

FOR LEASE | \$2.10/SF + NNN

3241, 3247 and 3253 Needles Highway, Needles, CA 92363



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Property Overview

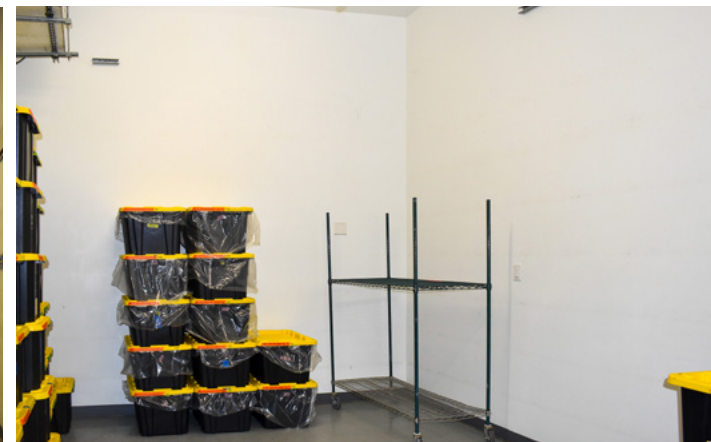
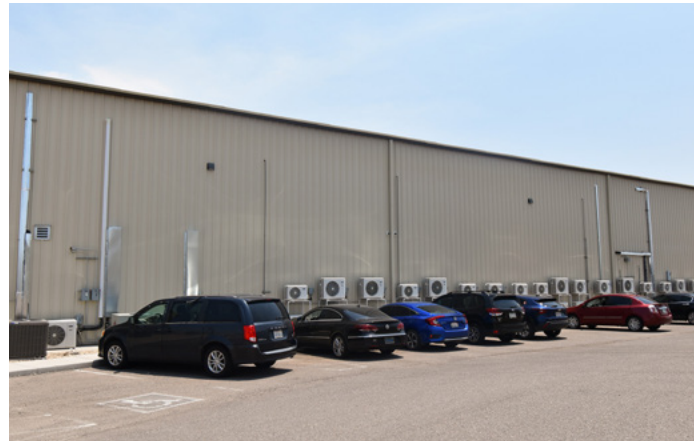
3241 Needles Highway consists of three (3) separate metal industrial buildings totaling 73,000 square feet permitted for cannabis cultivation and processing. Located in the "green" zone of Needles, the property has an active CUP for cannabis cultivation and manufacturing. The property has ample power with a cost of \$0.1285/kW consumed in excess of 395 kW per billing cycle.

Building 1 is two-stories of cultivation warehouse totaling 46,000 sq. ft. Building 2 is a single-story cultivation warehouse totaling 20,000 sq. ft. Building 3 is a single-story processing facility totaling 7,000 sq. ft.

The property is located off the I-40 freeway by the Colorado River which also serves as the border of Arizona. The property is located approximately 255 miles East of Los Angeles near the borders of Nevada and Arizona.

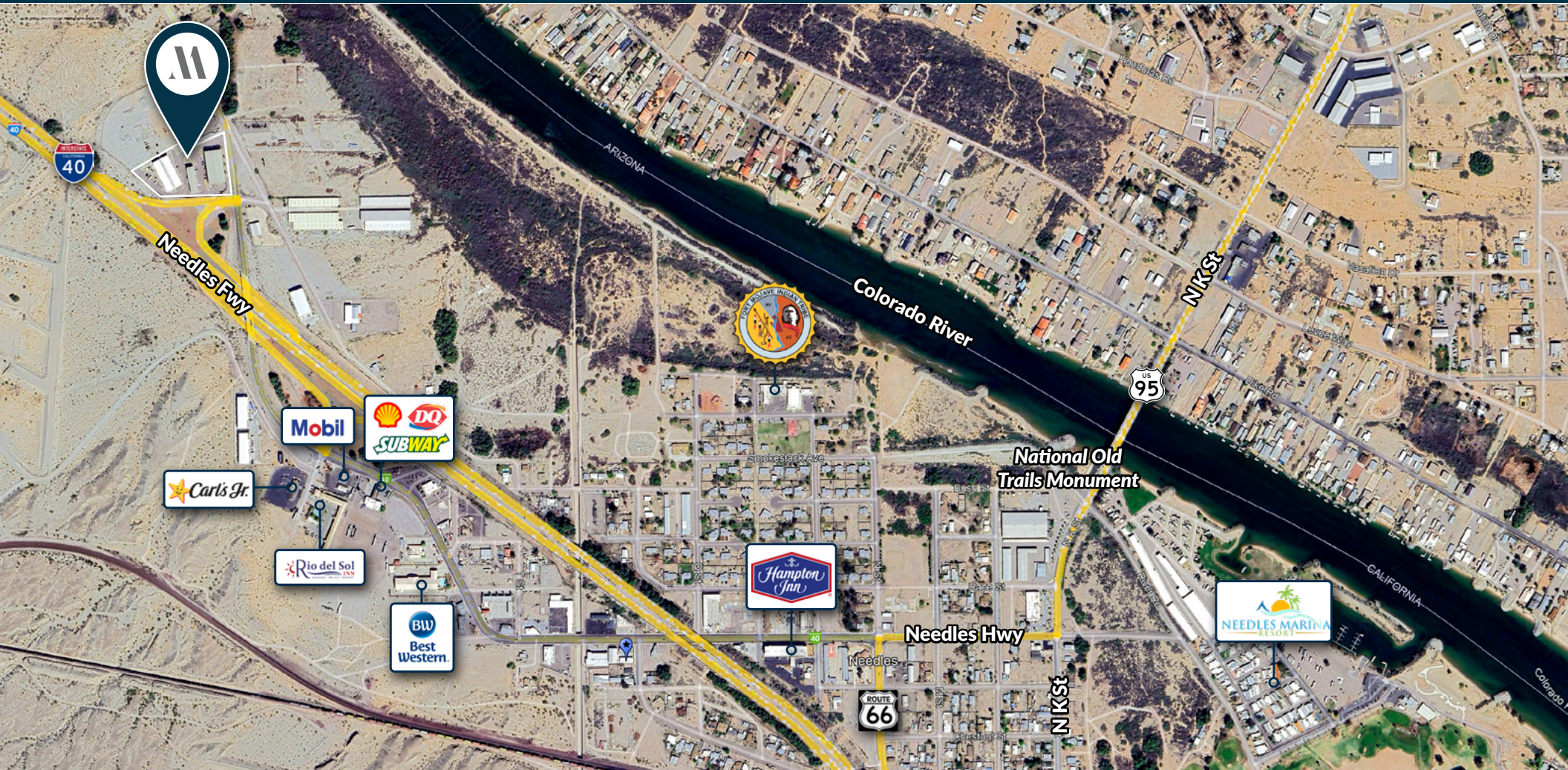
Building 1 (3241):	46,000 sq. ft.
Building 2 (3247):	20,000 sq. ft.
Building 3 (3253):	7,000 sq. ft.
Total Building:	73,000 sq. ft.
Land Area:	7.13 AC (total development)
Type:	Cannabis/Industrial
Tenancy:	Single
Zoning:	C-3 (Highway Commercial)











DEMOGRAPHICS	1-mile	3-mile	5-mile
Population	2,917	9,708	12,459
Households	1,233	3,922	5,043
Median Household Income	\$42,042	\$42,141	\$42,716
2025 Average Daily Traffic (ADT)	I-40: 14,294 ADT		

YOUR ADVISORS



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DISCLAIMER

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