

SALE / LEASE

Turnkey Medical Cannabis Site

122 HUGHES ROAD

New Smyrna Beach, FL 32168

PRESENTED BY:

MARK ASCIK

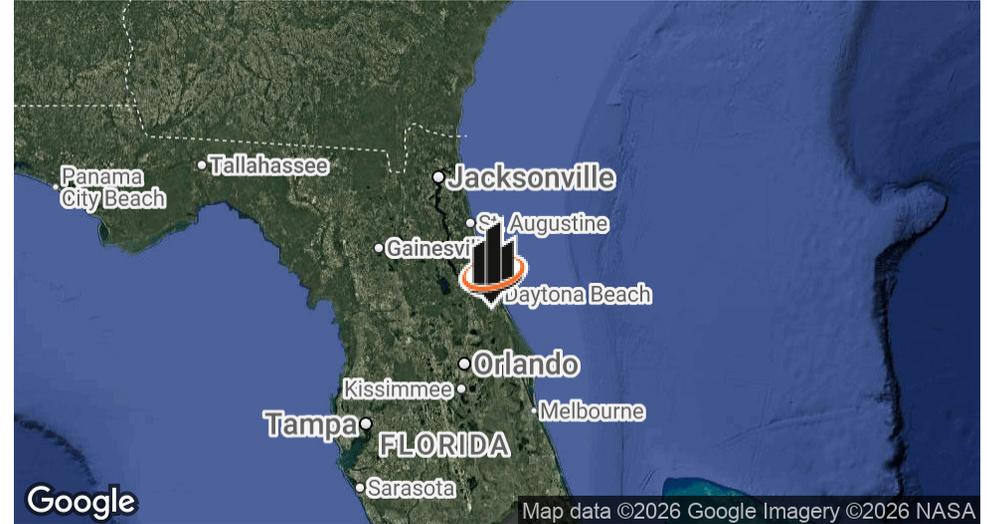
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FL #SL3555494



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Price Upon Request
LEASE RATE:	Negotiable
AVAILABLE SF:	96,000 SF
BUILDING SIZE:	96,000 SF

PROPERTY DESCRIPTION

- Turnkey medical cannabis cultivation site
- located in close proximity to I-95 and I-4. Can address 90% of state's population in 4 hours' drive time
- Previously operating and approved by Florida Dept of Health, Office of Medical Marijuana Use
- 92,000sf greenhouse space
- room for additional 35-40,000sf of structure- indoor facility, additional greenhouses, or lab facilities
- Dosatron with drip fertigation in place. Deep well on site
- dry/cure rooms: full HVAC w/ dehumidification
- fully compliant security system in place with 360 degree camera coverage
- on-site offices and processing space
- power on site sufficient to sustain current operation; power upgrades readily available
- diesel backup generators in place
- ag exempt zoning allows for fast construction - no permitting required

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GREENHOUSES



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DRY/CURE BUILDING



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OFFICE/PROCESSING SPACE

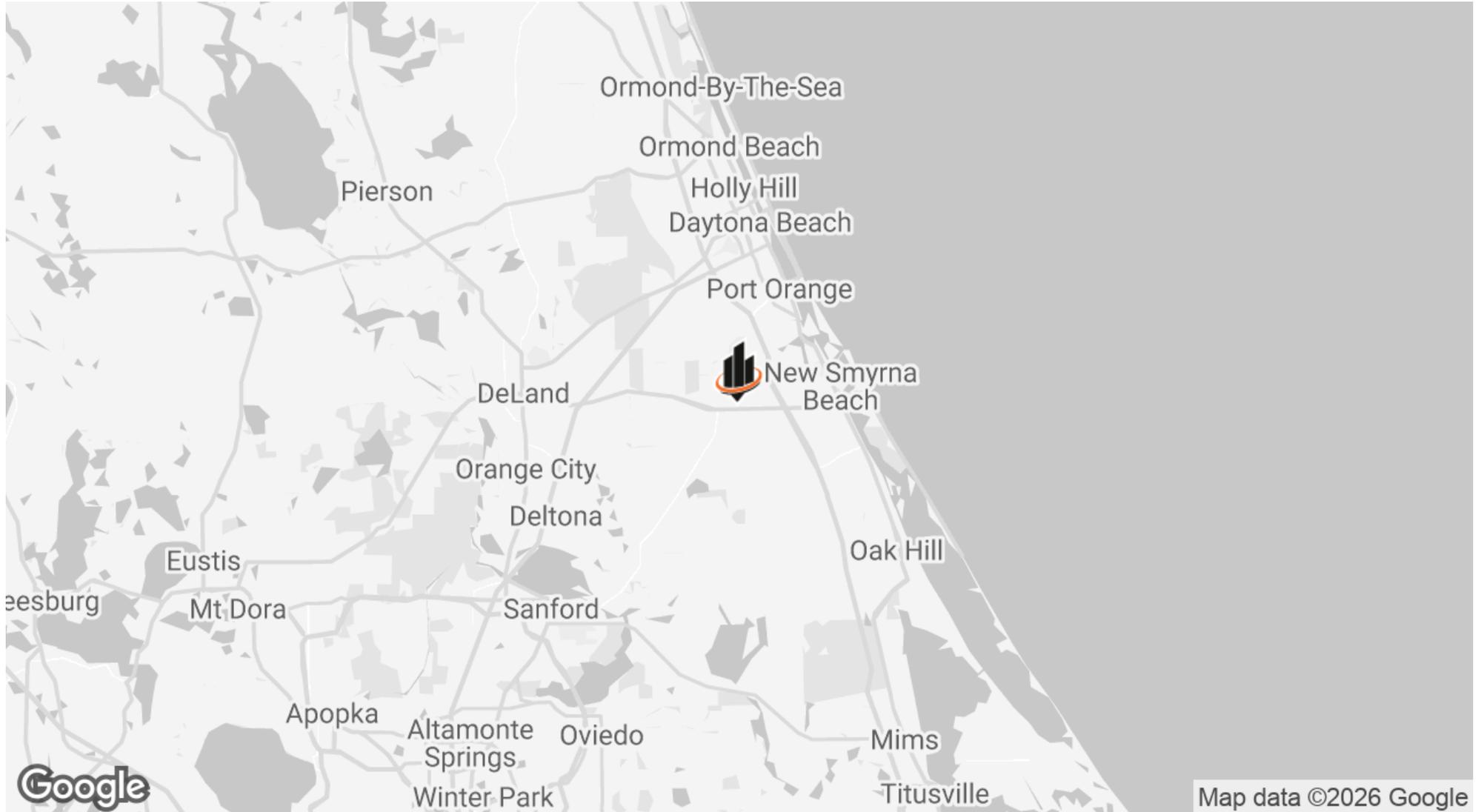


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LOCATION MAP



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ADVISOR BIO 1



MARK ASCIK

Advisor

mark.ascik@svn.com

Direct: **407.334.4200** | Cell: **407.334.4200**

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PROFESSIONAL BACKGROUND

Mark Ascik is an award-winning real estate broker specializing in industrial and retail sales and leasing. With decades of experience spanning wholesale distribution, retail management, and commercial real estate, he brings a deeply strategic and multifaceted approach to deal-making and property optimization. He was recently awarded CoStar's 2025 PowerBroker status for his efforts in Industrial warehousing.

Distribution & Retail Foundation:

He began his career climbing through B2B wholesale and retail channels, working with Fortune 500 companies in New York. There, he developed core expertise in full product lifecycles—from production and distribution to marketing, planning, and analysis.

Cannabis & Executive Leadership:

In 2017, Mark leveraged this experience to help co-found VidaCann LLC, a vertically integrated cannabis company in Florida. He initially navigated the pre-licensing phase and later served as Executive Vice President, guiding operations from cultivation through retail and is a 2024 Marijuana Venture "40 Under 40" honoree. During his tenure, Mark led the retail expansion of the company in Florida, and served as the real estate and development lead for the company's 27 stores statewide. In 2024, VidaCann completed its sale to publicly-traded Planet 13 Holdings, Inc.

SVN | Alliance Commercial Real Estate Advisors

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