

FOR LEASE | CANNABIS CULTIVATION CAMPUS
3241, 3247 and 3253 Needles Highway, Needles, CA 92363



For Lease: \$2.10/SF + NNN



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Property Overview

The Cannabis Cultivation Campus at Needles Highway consists of three (3) separate metal industrial buildings totaling 66,000 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.

3241 Needles Hwy is two-stories of cultivation warehouse totaling 40,000 sq. ft. 3253 Needles Hwy is a single-story cultivation warehouse totaling 20,000 sq. ft. 3247 Needles Hwy is a single-story processing facility totaling 6,000 sq. ft.

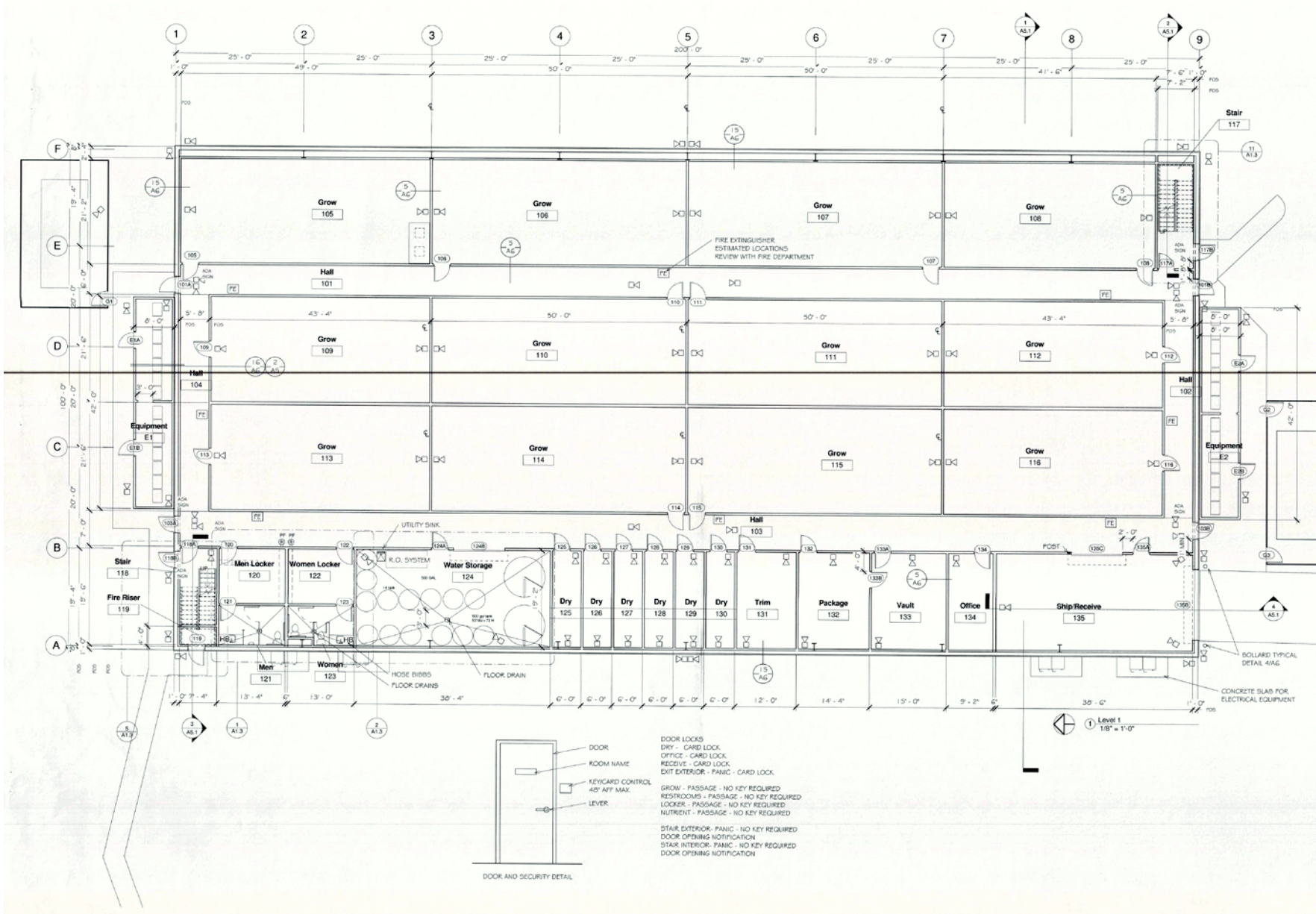
The property is located off the I-40 freeway by the Colorado River which also serves as the border of Arizona. The property is located approximately 255 miles East of Los Angeles near the borders of Nevada and Arizona.

3241 Needles Hwy:	40,000 sq. ft.
3247 Needles Hwy:	6,000 sq. ft.
3253 Needles Hwy:	20,000 sq. ft.
Total Building:	66,000 sq. ft.
Land Area:	7.52 AC (total development)
Type:	Cannabis/Industrial
Tenancy:	Single
Zoning:	C-3 (Highway Commercial)

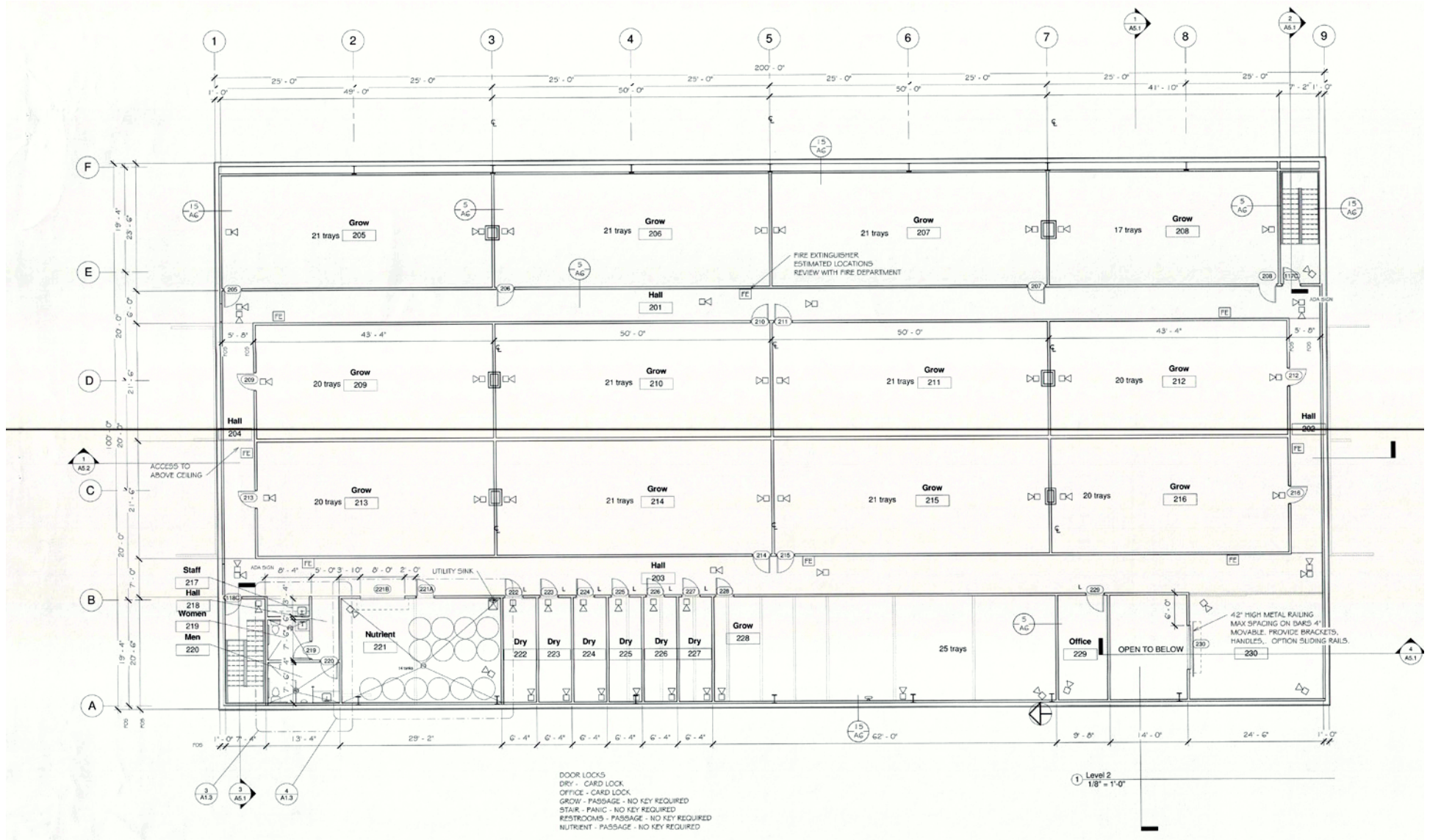




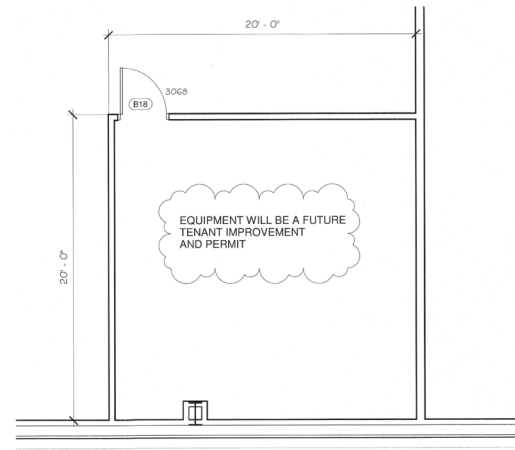
FIRST FLOOR | ±333 LIGHTS



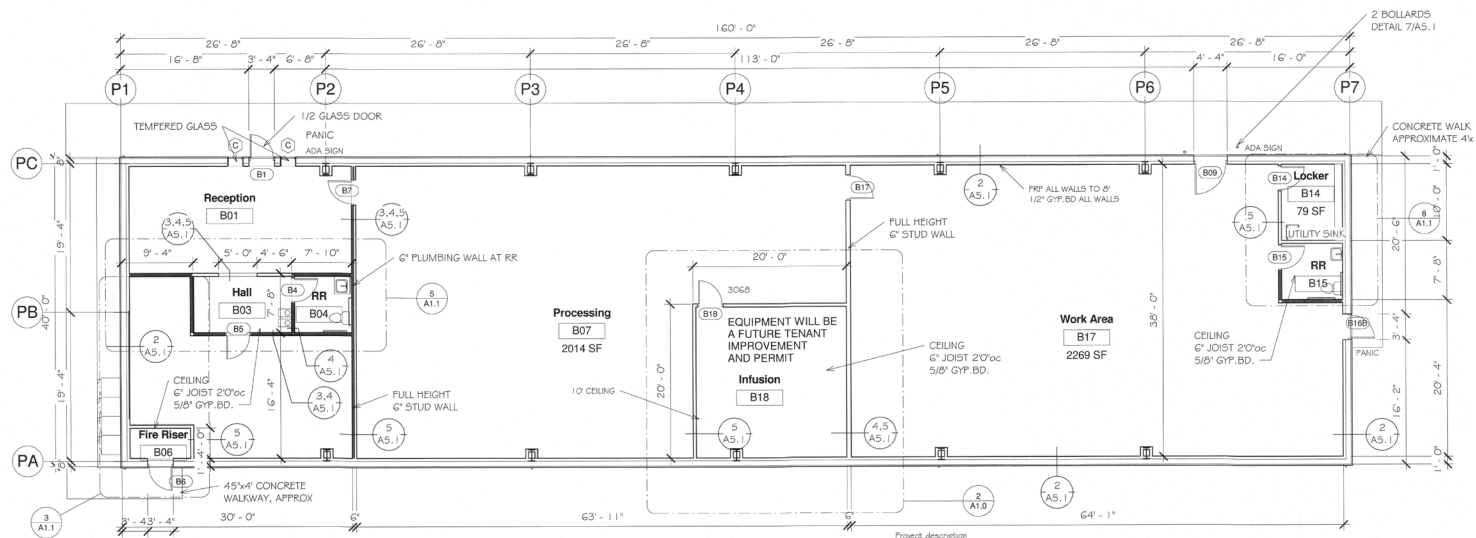
SECOND FLOOR | ±408 LIGHTS







2 PB Level 1 - Infusion
1/4" = 1'-0"



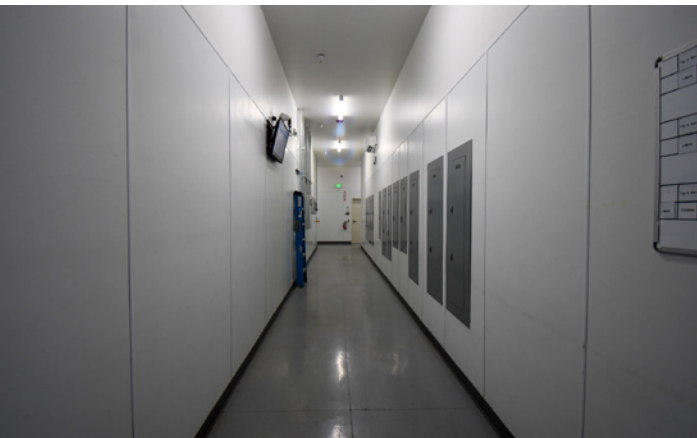
REFER TO SHEET A2 FOR CEILING JOIST LOCATIONS

Fire Extinguisher Note:

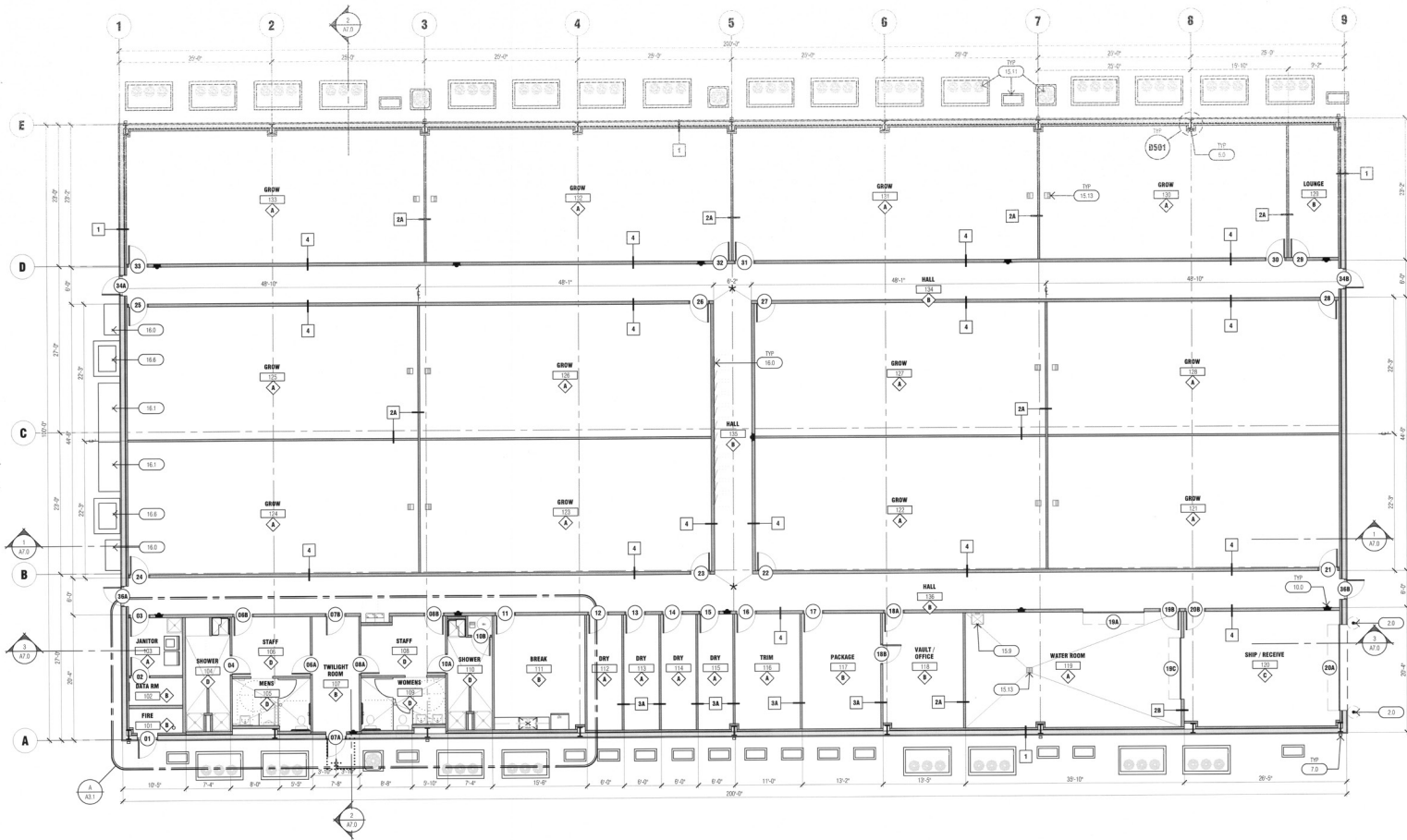
- Provide 2A10BC Fire Extinguishers within 75 feet walking distance. Extinguishers are not to exceed one Extinguisher for every 3,000 square feet of building area. Locations are to be confirmed by the Fire Department. 2 per floor.

- Project description
- reception: no change
 - fire riser: no change
 - Office: remove stairs, include space into office extraction Rooms. there were 3. Now there is one larger with a C1D1 laboratory. Another space is empty for the moment. However plan for a nursery.
 - South Stairs: remove.
 - Locker and Restroom to remain
 - HVAC and Power: Extraction CONVENTIONAL HVAC 5 TON, C1D1 own system. Work space: future nursery, conventional HVAC 5 ton for now?

1 PB Level 1
1/8" = 1'-0"



±330 LIGHTS (1st Hall), ±135 LIGHTS (2nd Hall)



FLOOR PLAN 1/8" = 1'-0"

- SEE DOOR SCHEDULE SHEET A10.0
- ◇ SEE WINDOW SCHEDULE SHEET A1.1
- ⊠ SEE WALL SCHEDULE SHEET A1.1
- SEE KEYED NOTES SHEET A1.1



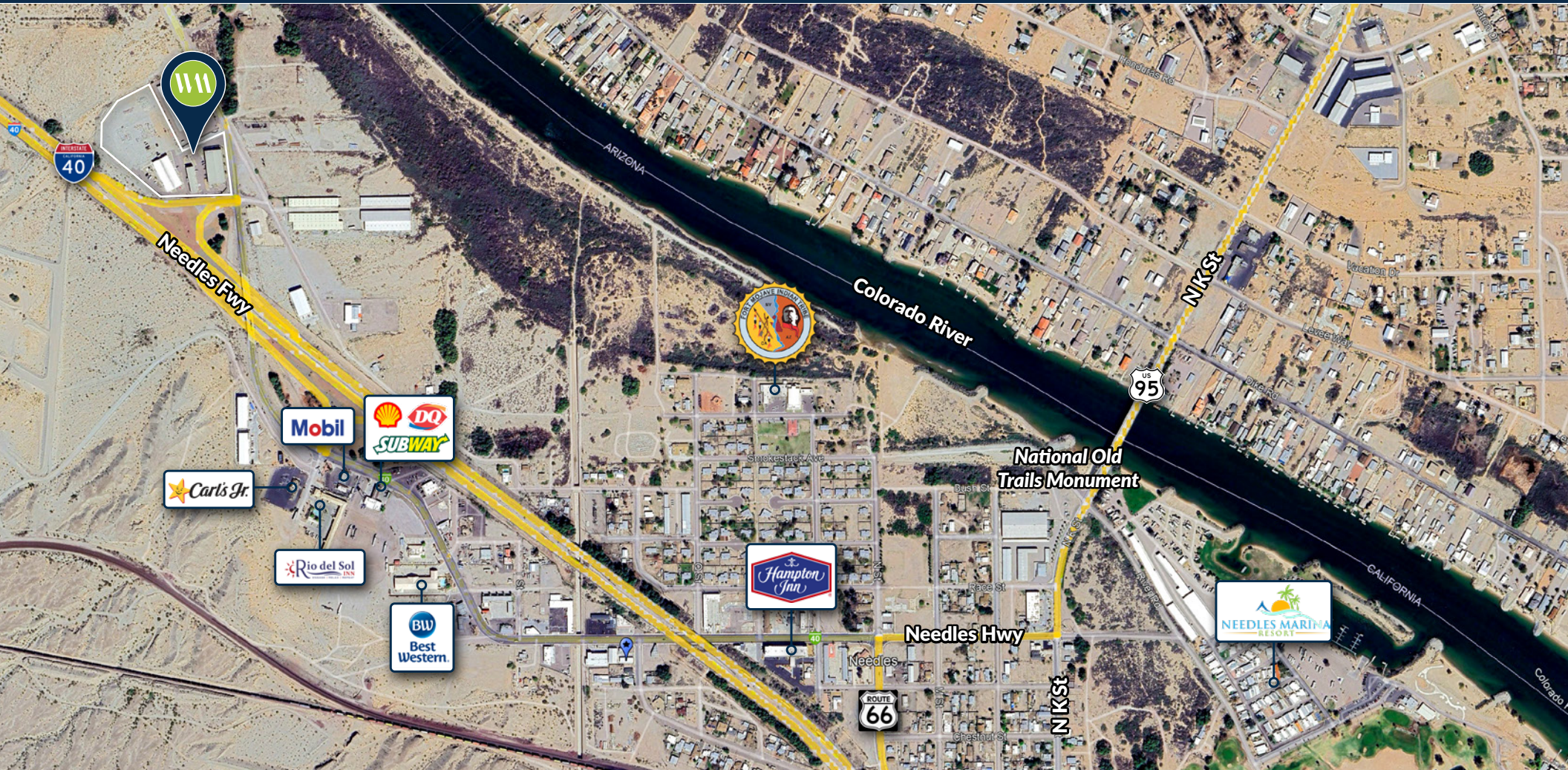
5.24.2018

SFA
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project
Needles, CA
**Medical
Investor
Holdings
Building 3**

1802 ADD - FLR : file
1802 : project
SFA : drawn
SFA : date
FLOOR PLAN : title



DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	2,917	9,708	12,459
2024 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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