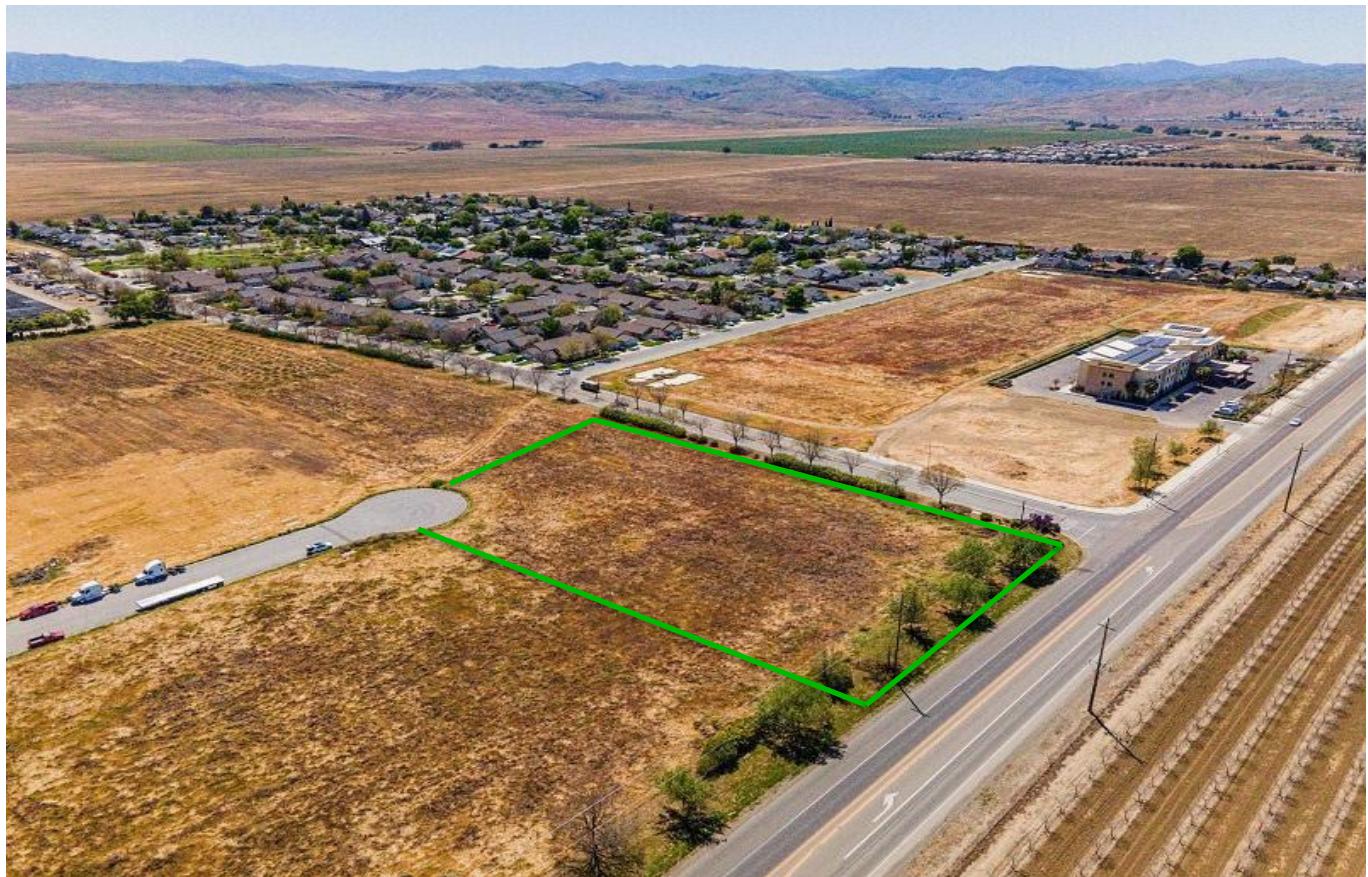


# Cannabis Use Property For Sale

## 1821 Mercantile Ave, Coalinga, CA 93210



- +/- 2.47 acres of vacant land area
- Completed building plans ready for permit issuance
- Plans call for up to 57,000 sf of building area situated over three buildings
- Ideal for cannabis cultivation, manufacturing & distribution
- Located in approved cannabis use zoning area
- Conditional Use Permit for cannabis approved (to be updated)
- Adjacent to existing cannabis facility
- Flexible site plan that can accommodate a variety of users
- Notice of exemption received
- All utilities available at site
- Ideally located between large Northern & Southern California markets
- Business friendly City of Coalinga ready to assist cannabis projects

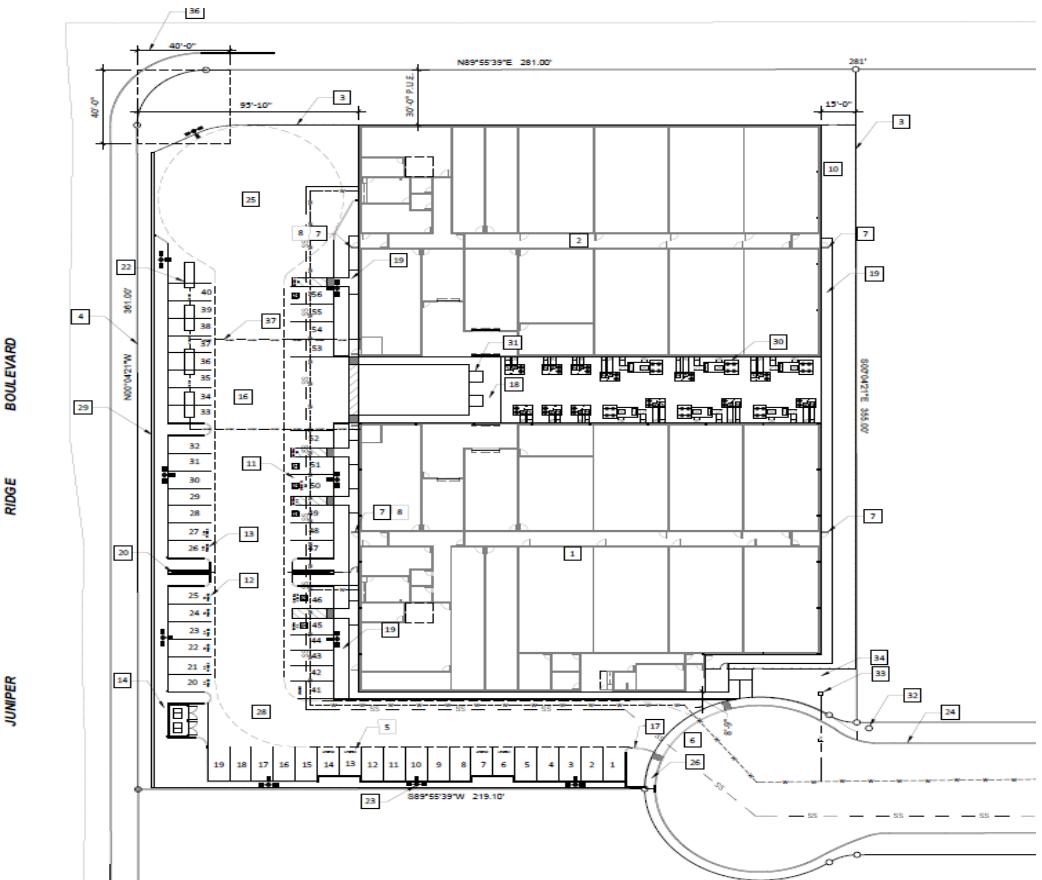


Jason W. Cox, CCIM, Broker (lic#01201316)

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# Site Plan & Aerial

APN: 083-280-105  
 ACRES: 1.50  
 LAND AREA TOTAL: 108,028 SF  
 ZONING: LIGHT  
 MANUFACTURING/BUSINESS  
 USE: LIGHT INDUSTRIAL  
 BUILDINGS: TWO (2)  
 BUILDING STORIES: ONE (1)  
 BUILDING AREA: 53,400 SF  
 (E) COVERAGE: 52.01%  
 $= 53,400 \text{ SF} / 108,028 \text{ SF}$



Although we do not doubt this information, CCRA Inc does not warrant or represent its accuracy and strongly suggest those reviewing this property to perform their own independent investigations.