

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)

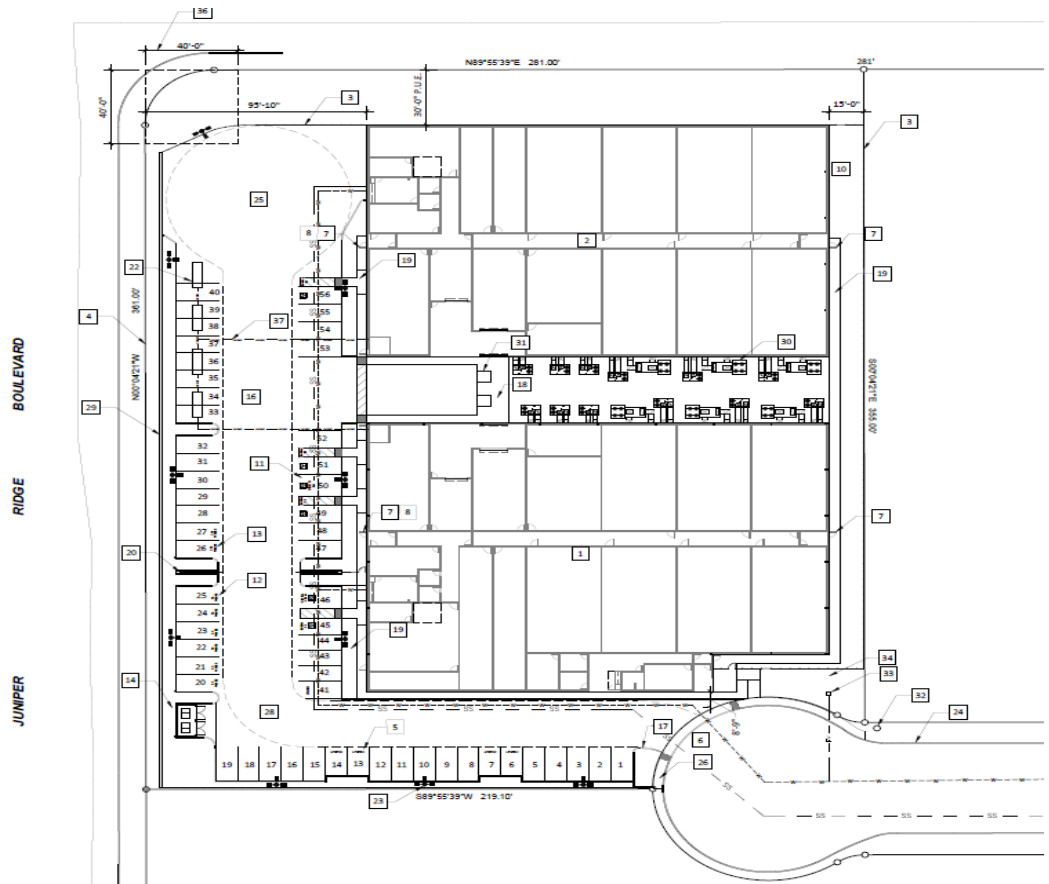
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Site Plan & Aerial

APN: 083-280-105T
ACRES: 2.48
SITE 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 SF / 108,028 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.