

Industrial Cannabis Cultivation Adelanto, CA Investors/Buyers



Entrance rendering

Two – 2 Acre Parcels with Completed Building and utility Stub Ups - \$4,990,000 each

Final Project will Include:

- 8 Pre-engineered Metal Buildings (297,678 sf) and 2 Retail Buildings (26,932 sf).
- 10 separate parcels totaling 20 acres located on the southwest corner of Daisy Road and Air Expressway within the City of Adelanto, County of San Bernardino.

(JV and Investor Inquiries welcome)

Adopted Mitigated Negative Declaration (MND), Approved Location and Development Plan (LDP 18-15) and Conditional Use Permit (CUP 18-17). Resolution #19-25.



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Ready-to-build world-class Cannabis complex for cultivation, manufacturing, distribution, and testing. CUP approved, all engineering plans have been approved and ready to break ground. Total project site is 20 acres on 10 separate parcels located on the southwest corner of Daisy Road and Air Expressway within the City of Adelanto, County of San Bernardino. There are 6 lots that can build individual warehouses at 44,000 sf each. Each 44,000 sq ft, can be divided into 2 units if desired and a second-floor mezzanines can also be added. The seller will build-to-suit on 2 acres for \$4,990,000 each. Project inquiries for JV and investors welcome. Other building sites and retail also available.

Final Project will Include: 8 warehouse buildings total 297,678 sf, 6 warehouses are 44,260 sf and can be divided into 2 units each at 22,130 sf ±2 acre lots. 2 warehouse buildings at 12,658 sf, can be divided into 2 units each at 6,239 sf ±1.23 acre lots. All buildings have office space plus bathroom. Ceiling height 23' at center. 2 retail buildings total 26,932 sf and are 14,806 and 12,072 each on ±1.25 acre lots. Located in the Opportunity Zone on the southwest corner of Daisy Road and Air Expressway within the City of Adelanto, County of San Bernardino. Close to highway 395, freeway 15 and California Logistics Airport. The city has low tax on cannabis.

Adelanto, California, has become one of the first cities in California to approve industrial cultivation.

The city of Adelanto was founded in 1915 by Earl Richardson, an innovator who is best known for inventing the toaster and an electric iron. The community of Adelanto is one of four Incorporated cities within the Victor Valley area, which has combined estimated population of 390,000.

As California moves toward issuing permits for large-scale medical marijuana cultivation like Adelanto have sought to establish themselves as destinations for growers. The city of Adelanto was among first in California to approve industrial cultivation.

The permitted use of Medical Marijuana Cultivation allows use in (MI- Manufacturing / Industrial, LM- Light Manufacturing & ADD - Airport Development District) , specified industrial zones recently increased to about 2,000 Acres. Improved properties and vacant land in the designated area have been selling quickly boosting the city's economy.

Approximately 4 Million Sq. Ft. of industrial buildings are already in construction for this use, making Adelanto a blossoming industrial growth center.

The surge in industrial development will create more jobs and the City of Adelanto has requested that half of new employees be Adelanto residents. This will ultimately drive more people to relocate to the city thus increasing demand for new homes and ancillary services. Adelanto has seen the job market increase by 2.3% over the last year. Future job growth over the next ten years is predicted to be 33.5%, which is higher than the US average.

The market opportunity for Cannabis in California is expected to reach \$6.6 billion by 2025. The expanding cannabis industry requires extensive real estate to meet the growing needs of the market for cannabis products and related services. The demand for cannabis-friendly commercial real estate continues to increase with California's successful legalization efforts.

Current Development Projects Nearby:
The Adelanto Lewis Retail Center is a 12.5-acre retail shopping center project located on the corner of Highway 35 and Mojave Drive.
The Adelanto City Center is a 19-acre Mixed Use project consisting of retail, medical uses, office space, a diagnoses clinic/urgent care facility, assisted living facilities, apartments, a Sheriff station, a 50-room hotel, City Hall, a senior center, an events center, and a library.

World Class Facilities



Gated Front rendering

- ***Eight warehouse buildings total 297,678 sf***
- ***6 warehouses at 44,260 sf , can be divided into 2 units each at 22,130 sf ± 2 acre lots.***
- ***2 warehouse buildings at 12,658 sf , can be divided into 2 units each at 6,239 sf ± 1.23 acre lots.***
- ***All buildings have between 625-779 sf office space each plus bathroom.***
- ***Ceiling height 23' at center. Total Warehouse parking 420 spaces plus bicycle parking.***
- ***2 retail buildings total 26,932 sf and are 14,806 and 12,072 each on ± 1.25 acre lots.***
- ***Total Retail parking 77 spaces.***



Retail Corner rendering

Property Overview

Property total sf	20 acres	871,200 sf	Retail Building Parcel #1	12,072		sf
Total Retail sf		26,932 sf	Retail Building Parcel #2	14,806	26,878	sf
Total Warehouse Mfg.		297,678 sf	Warehouse Building Parcel #3	44,260		sf
Security Booth		40 sf	Warehouse Building Parcel #4	44,260		sf
Paved Area		338,582 sf	Warehouse Building Parcel #5	44,260		sf
Concrete Area		18,700 sf	Warehouse Building Parcel #6	12,658		sf
Landscape Area		89,511 sf	Warehouse Building Parcel #7	44,260		sf
Setbacks		14,991 sf	Warehouse Building Parcel #8	44,260		sf
Parking Spots	497		Warehouse Building Parcel #9	44,260		sf
			Warehouse Building Parcel #10	12,658	290,876	sf
Building Space by sf						
<u>Retail Building #1 Gross sf</u>	1.3 acres	12,072 sf	<u>Retail Building #2 Gross sf</u>	1.2 acres	14,806	sf
Retail Building 1 Net sf	11,658		Retail Building 2 Net sf	14,474		
Area 1 - General Merchandise	1,462		Area 1 - General Merchandise	1,462		
Area 2 - Office	1,474		Area 2 - Office	1,474		
Area 3 - Office	1,474		Area 3 - Office	1,474		
Area 4 - Office	1,474		Area 4 - Office	1,474		
Area 5 - Office	1,462		Area 5 - Office	1,462		
Area 6 - Restaurant	4,312		Area 6 - Restaurant	3,564		
			Area 7 - Bank	3,564		
<u>Warehouse Building #3</u>	2 acres	44,260 sf	<u>Warehouse Building #4</u>	2 acres	44,260	sf
Manufacturing 1	22,130		Manufacturing 1	22,130		
Office 1	625		Office 1	625		
Rest Room 1	86		Rest Room 1	86		
Manufacturing 2	22,130		Manufacturing 2	22,130		
Office 2	625		Office 2	625		
Rest Room 2	86		Rest Room 2	86		
<u>Warehouse Building #5</u>	2 acres	44,260 sf	<u>Warehouse Building #6</u>	1.2 acres	12,658	sf
Manufacturing 1	22,130		Manufacturing 1	6,329		
Office 1	625		Office 1	779		
Rest Room 1	86		Rest Room 1	86		
Manufacturing 2	22,130		Manufacturing 2	6,239		
Office 2	625		Office 2	779		
Rest Room 2	86		Rest Room 2	86		
<u>Warehouse Building #7</u>	2 acres	44,260 sf	<u>Warehouse Building #8</u>	2 acres	44,260	sf
Manufacturing 1	22,130		Manufacturing 1	22,130		
Office 1	625		Office 1	625		
Rest Room 1	86		Rest Room 1	86		
Manufacturing 2	22,130		Manufacturing 2	22,130		
Office 2	625		Office 2	625		
Rest Room 2	86		Rest Room 2	86		
<u>Warehouse Building #9</u>	2 acres	44,260 sf	<u>Warehouse Building #10</u>	1.2 acres	12,658	sf
Manufacturing 1	22,130		Manufacturing 1	6,329		
Office 1	625		Office 1	779		
Rest Room 1	86		Rest Room 1	86		
Manufacturing 2	22,130		Manufacturing 2	6,239		
Office 2	625		Office 2	779		
Rest Room 2	86		Rest Room 2	86		

Project Status – Sales Availability

Adopted Mitigated Negative Declaration (MND), Approved Location and Development Plan (LDP 18-15) and Conditional Use Permit (CUP 18-17). Resolution #19-25. Grading, Engineering, Underground, Utility, Infrastructure Approved. Building Plans in Final Approval Stage. So. Cal Edison in Process.

Currently Available:

Two – 2 Acre Parcels with Completed Building and utility Stub Ups - \$4,990,000 each

50% down and Two Progress Payments of 25%
Estimated time to completion – 9 months

Build to Suit - Customization Available for Additional Cost: Generator(s), Mezzanine, Lighting, Climate Controls, Security Controls, Water Filtration, Benching & Racking, Irrigation Controls, Machinery & Ancillary Equipment.

After Build-Out Value \$6.5M - \$7.5M per building
Additional Lots available for expansion (pricing available)
JV and Investor Inquiries welcome

Utility Services:

Electric – Southern California Edison Company

Water & Sewer – City of Adelanto

Cable TV – Frontier

Telephone - Verizon

Gas – Southwest Gas



Retail Corer rendering



Current Property View



4 miles to Southern California Logistics Airport

Call for information, files, reports, pricing and showings



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