

OFFERING MEMORANDUM

6431 Galbreth Road
Pueblo, CO 81005

FOR LEASE

PRESENTED BY:

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All information herein is deemed reliable, but not guaranteed.

Buyer to verify any and all information.



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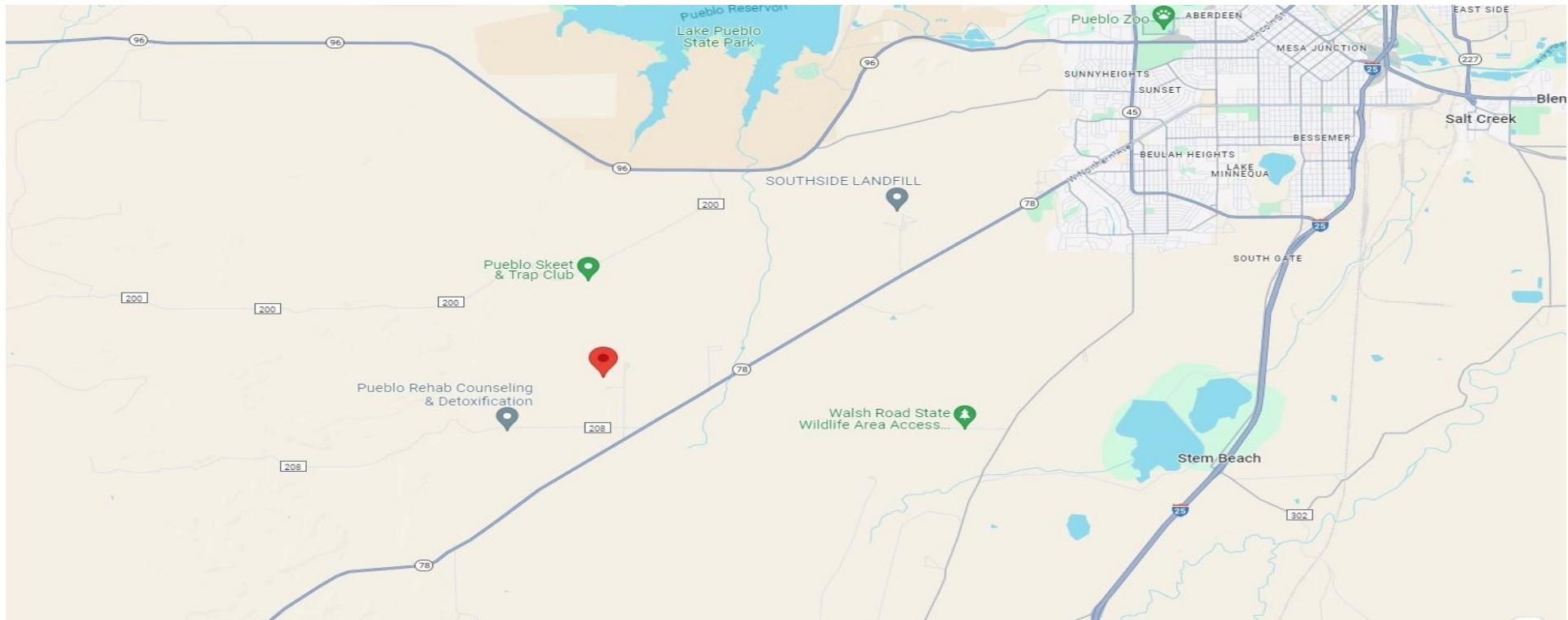


OFFERING SUMMARY:

LEASE PRICE:	\$3,200 Month
	+all NNN expenses
TOTAL BUILDING SIZE:	8,630 sq. ft.
YEAR BUILT:	2002 – 2,870 metal building
	2017—5,760 sq. ft. greenhouse
LOT SIZE:	7 Acres
ZONING:	Commercial

PROPERTY OVERVIEW

Active and fully operational RECREATIONAL TIER 2 (3,600 Plant Count) wholesale cultivation business and property improvements for lease in Pueblo County, CO. The property is 7 acres that has been locally approved for cultivation expansion, and two of the 7 acres have fencing and irrigation and are currently licensed for cannabis cultivation. The property contains the following buildings for cultivation: Two Conley 30' X 96' fully automated greenhouses with full light deprivation systems, Wadsworth controllers, Dosatron watering system, heaters, exhaust fans, wet wall cooling systems and ceiling ventilation. A 3,000 square foot metal building that houses 3 indoor grow rooms, an office and front desk area, two bathrooms, a processing area, and secure storage space for products. There is 3 Phase Power - including a 750 KVA Transformer on-site provided through Black Hills Energy. The property offers a shared commercial agricultural well for cultivation. There is an extensive water filtration system on-site that is capable of producing 6,500 gallons of reverse osmosis water daily. In addition, there are 30,000 gallons of on-site water storage included. The farm produced over 5,500 pounds of wholesale recreational flower and over 6,000 pounds of recreational trim during 2022. Come see this tremendous lease opportunity and arrange a showing today.



PUEBLO, CO

Pueblo is a city located in Pueblo County, Colorado. It is also the county seat of Pueblo County. It is the 8th largest city in Colorado and is currently growing at a rate of 0.22% annually and its population has increased by 0.67% since the most recent census. Spanning over 56 miles, Pueblo has a population density of 2,054 people per square mile.

CITY INFORMATION

CITY POPULATION (2023)	112,868
AVERAGE HOUSEHOLD INCOME:	\$56,100
MEDIAN HOUSE VALUE:	\$163,400
UNEMPLOYMENT RATE (2023):	3.5%

<https://worldpopulationreview.com/us-cities/pueblo-co-population>

<https://www.census.gov/quickfacts/pueblocolorado>

https://www.bls.gov/eag/eag.co_pueblo_msa.htm



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GENERAL INFORMATION:

Tenant pays all expenses. Lease is NNN. Tenant pays all: Insurance and Real Estate Taxes for Cultivation Component of the Property, Personal Property Taxes on Cultivation Equipment, Water, Security, Propane, Electrical, Septic System Maintenance, Trash Removal, Property Maintenance, Snow Removal if required, etc.

The Single Family House, and detached Single Family Garage is not included with the lease for the property, just the cultivation component of the property and the equipment.

Tier 2 Recreational Cultivation License – 3,600 plant count

Winter Plant Count Current -2,000 plants indoor / greenhouse.

Summer Plant 2023 - 4000 plants outdoor + 2,000 indoor/ greenhouse

Average Monthly Expenses for Utilities, Alarm Monitoring, Internet, and Security Expenses

Propane – average \$1,000 in winter per month

Electric – average \$4,000-\$5,000 per month.

Trash average \$100 per month

Security Average \$150 per month

Internet Average \$150 per month

Water and filter maintenance average \$50 per month.

Electrical Services

1-750 KVA Transformer 3 Phase power – Black Hills Energy

1-50 KVA Single Phase power for Cultivation—Black Hills Energy

Oversized transformer now and 3 Phase is available and used for lighting only in the greenhouses. There is the ability to add up to 10 additional 3,600 square foot greenhouses, possibly all with the 3 Phase Power.

Water System Commercial shared agricultural well . Well Permit #14313-F-R

\$50,000 onsite water filtration system and insulated building capable of producing 6,500 gallons of reverse osmosis water daily. This is a self-cleaning water filtration system with 3 -2" iron filters, and 2- 2" water softener filters. 2 Inch water line services the water filtration system. The property offers 30,000 gallons on onsite water storage with the cisterns and above ground water storage. Calcite system.

Applied Membrane Inc - 3 membrane Reverse Osmosis System also self-cleans. 1/1 discharge.

4" line capability from the water system in place if needed for outdoor additional outdoor irrigation if needed.

Greenhouses onsite and operational

2- 2,880 square foot Conley greenhouses total 5,780 square feet both greenhouses offer full light deprivation system, Wadsworth environmental control, ceiling mount propane heaters, water walls, roof vents, and fans, for cooling the greenhouses.

150 Nanolux Lights adjustable 600 watt - 1,200 watt

Aggregate floors with white ground cover in greenhouses.

Dosatron fully automated feeding system.

3,000 square foot Metal Indoor Cultivation Building

CO2 system in indoor rooms 1, 2 and 3.

Dehumidification – 3 dry rooms have A/C and air mixing systems.

Indoor Rooms 1, 2, and 3 all have 5 Ton of Central A/C

Indoor Room 1

Lights, 17 T-5 8 Bulb lights, + 7- I-Grow Induction lights

5 Double racked metal tables for cultivation

Indoor Room 2 -Currently a Mother and Veg room for indoor plants. This room is also used for drying the outdoor cannabis after the fall harvest.

16 Nanolux lights HPS

Indoor Room 3- Dry and cure room and veg room used for outdoor drying after summer harvest.

16 HPS lights

Indoor Room 4 – Inventory Safe room area, product storage area and product prep area

3 freezers for live or fresh or frozen products

Secure metal safe room with extensive locks for all product storage.

Office area of Metal Building

Men's and Women's Restrooms, Shower

40-gallon hot water heater

Computer DVR room and cameras

Front desk and check in area with office area.