



Turn-Key Cannabis Farm for Sale

Prime Location in Western Washington

**With
License
& Equipment**

Cannabis Farm For Sale

Cannabis Farm

- Tier 3 Producer Processor (30,000 square feet)
- Top notch infrastructure and equipment
- Fully automated
- Prime location
- Low cost of production
- 3 Harvest cycles per calendar year



[View Drone Footage Here](#)





Turn-Key Cannabis Farm for Sale

Prime Location in Western Washington

Opportunity to own a fully licensed, Tier 3 cannabis cultivation and processing facility just 90 minutes from Seattle and 1 hour from Tacoma. This state-of-the-art, 5-acre farm offers 23,000 square feet of climate-controlled cultivation space, 2,000 square feet of processing space, and brand-new 3,000 square foot greenhouses with covered floors, forced ventilation, air circulation, and zone-specific watering.

Key features include

- Automated irrigation with inline fertilization and 5,000 drip emit
- Automated light deprivation for optimal harvest cycles (3x per year)
- Well water with water rights, septic system, & energy-efficient infrastructure costing less than \$9/day in power
- Office space and 42 IP security cameras, all buildings hardwired and insulated
- Eight-foot-high security fence with barbed/razor wire encompassing entire development
- Processing and curing equipment, automated trimming machine, and lab equipment included
- 200 cubic yards of Pro Mix soil, 3,000 fabric pots, and three years' worth of 5-part fertilizer ready to use
- Steel roof truss and lumber for an additional 800-square-foot building on site (storage, propagation, or processing space)
- Camper trailer and private entrance with parking lot for convenience
- Licensed through January 1, 2026

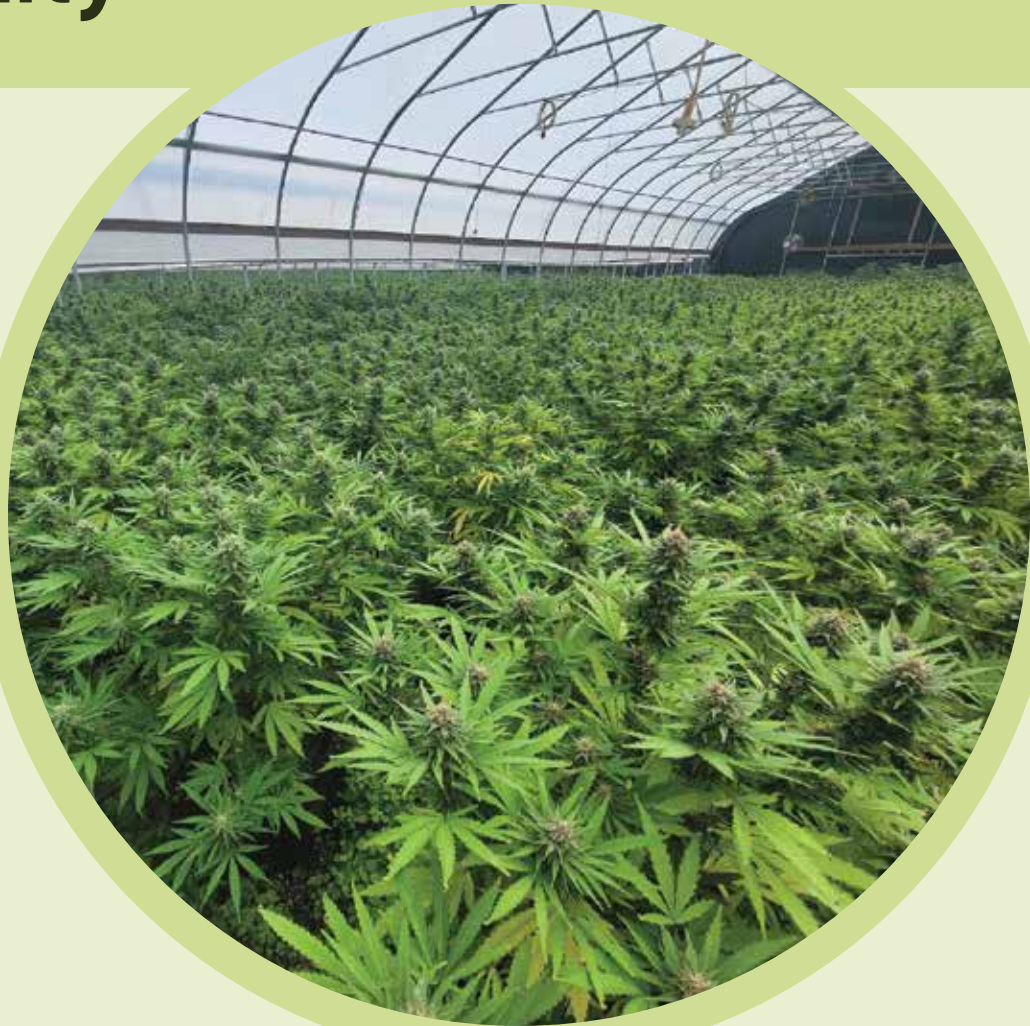
This operation is meticulously maintained, offering the potential to harvest 2,000 pounds annually. It's a rare opportunity to acquire a secluded, turnkey facility in a prime location, ready to start producing from day one. Ideal for investors looking for a fully developed farm with top-notch infrastructure.

Indoor Grow Opportunity

Cannabis Property for Sale with License & Equipment

Equipment includes

- Fully licensed producer processor
- 8 foot tall fence with razor wire
- 42 cameras with IP enabled DVR system
- 400 amps power
- Well water with new well pump 20 gpm pressure
- Septic system - gravity feed
- Every building wired for electricity
- Secluded entrance, parking lot
- Camper trailer
- Automatic trimming machine, both wet and dry
- Drying racks
- Dehumidifiers
- Fans
- Air conditioners
- Heaters
- Extraction laboratory equipment



Office, Irrigation & Storage, Drying & Curing Buildings



Office Building

- 700 sqft
- With restroom
- ADA accessible



Irrigation and Storage Buildings

- 400 sqft



Foam insulated climate controlled drying and curing building

- 400 sqft

7 Greenhouses



Greenhouses (7)

● 3,000 sqft

- Automated timer controlled light deprivation
- The light deprivation system is on an automated wench system
- Automated drip irrigation with inline fertilization, drip lines and 5,000 drip emitters (1 gph)
- Automated ventilation

- Insulated
- New wrap (5 months old, good for 10 years)
- Plastic ground cover for 360 degree protection
- 3 harvests in 1 calendar year
- Low cost of production being only the electricity
- Low cost of living in Mason county = low wages



Cannabis Licensing

Tier 3

Producer and Processors Licenses valid until January 2026

Allows the licensee to produce, harvest, trim, dry, cure, and package cannabis into lots for sale at wholesale to cannabis processor licensees and to other cannabis producer licensees. May also produce and sell:

- Cannabis plants, seed, and plant tissue culture to other cannabis producer licensees;
- Immature cannabis plants or clones and cannabis seeds to members of a registered cooperative, qualifying patients, or designated providers; Immature cannabis plants or clones and cannabis seeds to a licensed cannabis researcher.

Tier 3 - cover larger operations with up to 30,000 square feet



<https://apps.leg.wa.gov/WAC/default.aspx?cite=314-55>

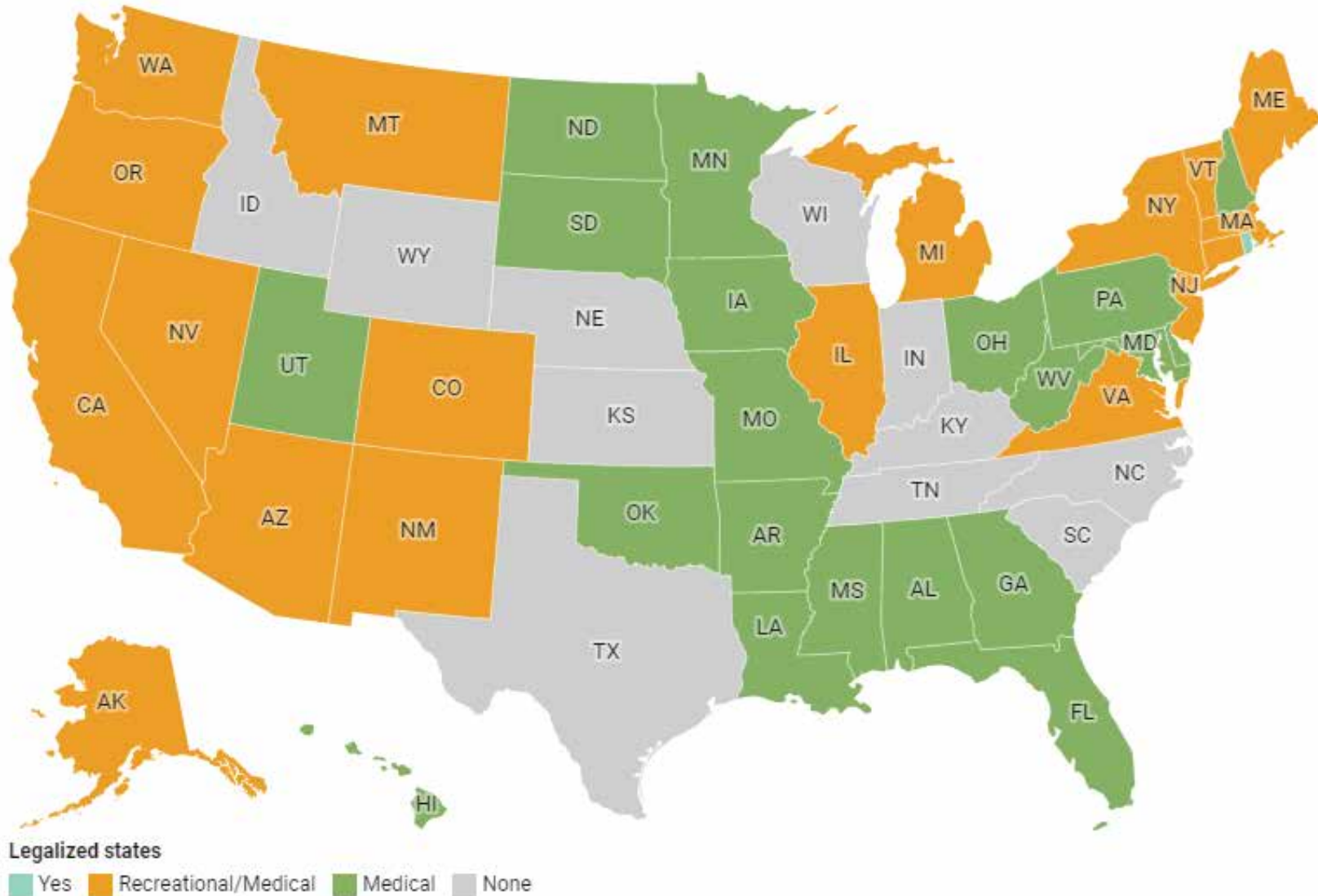


Scan here for Cannabis Licenses, Application Process, Requirements, and reporting



Reference Legalization throughout per State

Laws on recreational and medical marijuana use in the United States



Highway Access



SR 3: US 101 Jct (Shelton) to Belfair (Lake Flora Rd)

This 29-mile long north-south segment of State Route 3 traverses between US Route 101 on the Olympic Peninsula and the unincorporated community of Belfair on the Kitsap Peninsula. It is primarily in Mason County, with a very small portion crossing into Kitsap County near its eastern terminus. This corridor passes along or near Devereaux Lake, and Oakland Bay, North Bay, and Lynch Cove in the Puget Sound.

This corridor provides a direct access route between Mason and Kitsap counties and intersects with SR 101, SR 106, SR 302 and SR 300. It serves commuters, tourists, and freight haulers traveling between Shelton and Bremerton and beyond. Portions of the corridor serve as a main street for Shelton and the developing communities of Belfair and Allyn. Other traffic generators along the corridor include Naval Base Kitsap-Bremerton, Johns Prairie Industrial Area, Puget Sound Industrial Center, and transportation hubs. Transportation hubs include the Bremerton National Airport and the Seattle-Bremerton ferry terminal. Mason Transit Authority provides services throughout the corridor, including a transit center in Shelton. A freight rail line runs between Johns Prairie Industrial Park and Puget Sound Industrial Center. Cyclists use the road shoulder along SR 3 and pedestrians use sidewalks in Shelton's city limits.

Turn-Key Cannabis Farm for Sale

Prime Location in Western Washington

Represented by:

Austin Scarsella

📞 253.335.3019

✉️ Austin@MyPugetSoundrealty.com

www.mypugetsoundcommercial.com

