

Vested Cannabis Cultivation Site

CUP Approved for 23,580 SF | 6 Greenhouses |

APN #3128101130000

LOT SIZE: 2.28 ACRES

17055 VERBENA RD
ADELANTO CA 92301

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Jennie Leung

BROKER ASSOCIATE

909.322.4350














JENNIELREALTOR@GMAIL.COM

DRE#02011045

17055 Verbena Rd
Adelanto Ca 92301



Investment Highlight

-  **Vested CUP (Per Seller) approved for up to 23,580 SF of cannabis cultivation across 6 greenhouses**
-  **One 3,930 SF greenhouse fully constructed and permitted with see-through ceiling for natural sunlight and energy savings**
-  **Two additional greenhouse pads are framed and ready for concrete pour**
-  **Utilities in place and permitted (Per Seller):**
 - **400 amps electricity**
 - **Agricultural water**
 - **Natural gas line (ideal for CO₂ burn or generator use)**
 - **Frontier telephone line**
 - **Water filtration system**
 - **Perimeter fencing**
-  **No sewer connection or fire sprinklers required (Per Seller) — lower build-out cost**
-  **Minutes from Interstate 15, offering direct access to LA, Inland Empire & Las Vegas**
-  **Located in Adelanto, one of California's most cannabis-friendly cities, known for streamlined zoning and permitting**
-  **Near future High-Speed Rail corridor**
-  **Lot Size: 99,316 SF (~2.28 acres)**
-  **APN: 3128-101-13-0000**
-  **Site plan and CUP documents available**
-  **Seller open to lease-option or flexible terms**
-  **Buyer to verify all information with city/county**

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