

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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**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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