



SR COMMERCIAL



CONVISER
PROPERTY
GROUP

For Lease

Turnkey Cannabis Cultivation Facility

71,000 SF Available

1466 Curran Highway, North Adams, MA

Jeremy Casey

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In Partnership with

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EXECUTIVE SUMMARY

SR Commercial and Conviser Property Group are pleased to present for lease the property located at 1466 Curran Highway North Adams, Massachusetts. This state-of-the-art, turnkey cannabis production facility totals 71,000 SF on 9.66 acres, and offers a unique opportunity for an incoming operator to step in and scale immediately.

The Property underwent significant upgrades to optimize indoor cultivation and post harvest workflows, including LED lighting and infrastructure upgrades. The project encompassed 71,000 SF, ~23,500 SF flowering canopy, and ~1,376 LED fixtures, supporting efficient, compliant operations.

The building is arranged for plug-and-play operations: approximately 33,000 SF cultivation, 7,000 SF processing/lab, 25,000 SF warehouse, and 5,100 SF office/other. Clear heights range from 9'4" to 14'0" on the first floor and 8'6" on the second floor, providing flexibility for racking, environmental controls, and workflow segregation.

PROPERTY HIGHLIGHTS

- **Scale & Strategic Regional Access:** 71,000 SF on 9.66 acres with frontage on MA-8 (Curran Hwy) and quick access to Route 2. Same-day distribution across Western MA, the Albany MSA, Southern VT, and greater New England.
- **Turnkey Cannabis Facility:** 23,500 SF flowering canopy with 1,376 LEDs, minimizing ramp-up time and capex for an incoming operator.
- **\$20M Renovation (2021):** Modernized MEPs, production areas, and site improvements tailored to regulated cultivation.
- **Robust Utilities:** 3.3 MW (4,000 A) power with purpose-built distribution for environmental control and processing.
- **Efficient Layout:** 33k SF cultivation, 7k SF processing/lab, 25k SF warehouse, 5.1k SF office.
- **Ceiling/Clear Heights:** 9'4"-14'0" (first floor), 8'6" (second floor).
- **Logistics-Ready:** 4 docks + 1 drive-in (current condition), with dock hardware/drive-in door supporting distribution.

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Property Stats

Address	1466 Curran Highway, North Adams, Massachusetts
Year Built/Renovated	1978 / 2021
Available SF	71,000
Lease Rate (NNN)	Negotiable
Timing	Immediate
Term	Negotiable
Land Area (AC)	9.66
Clear Height	9'4" (two-story area), 14'0" (built-out rooms), 10'0" (hallways), and 8'6" on the second floor
Power	4,000 AMPS, 480/277V, 3-phase
Loading	4 Loading Docks (dock-high with levelers/seals), 1 Drive-In
Zoning	I-1 Industrial

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Photos



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Photos



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Aerial Photos



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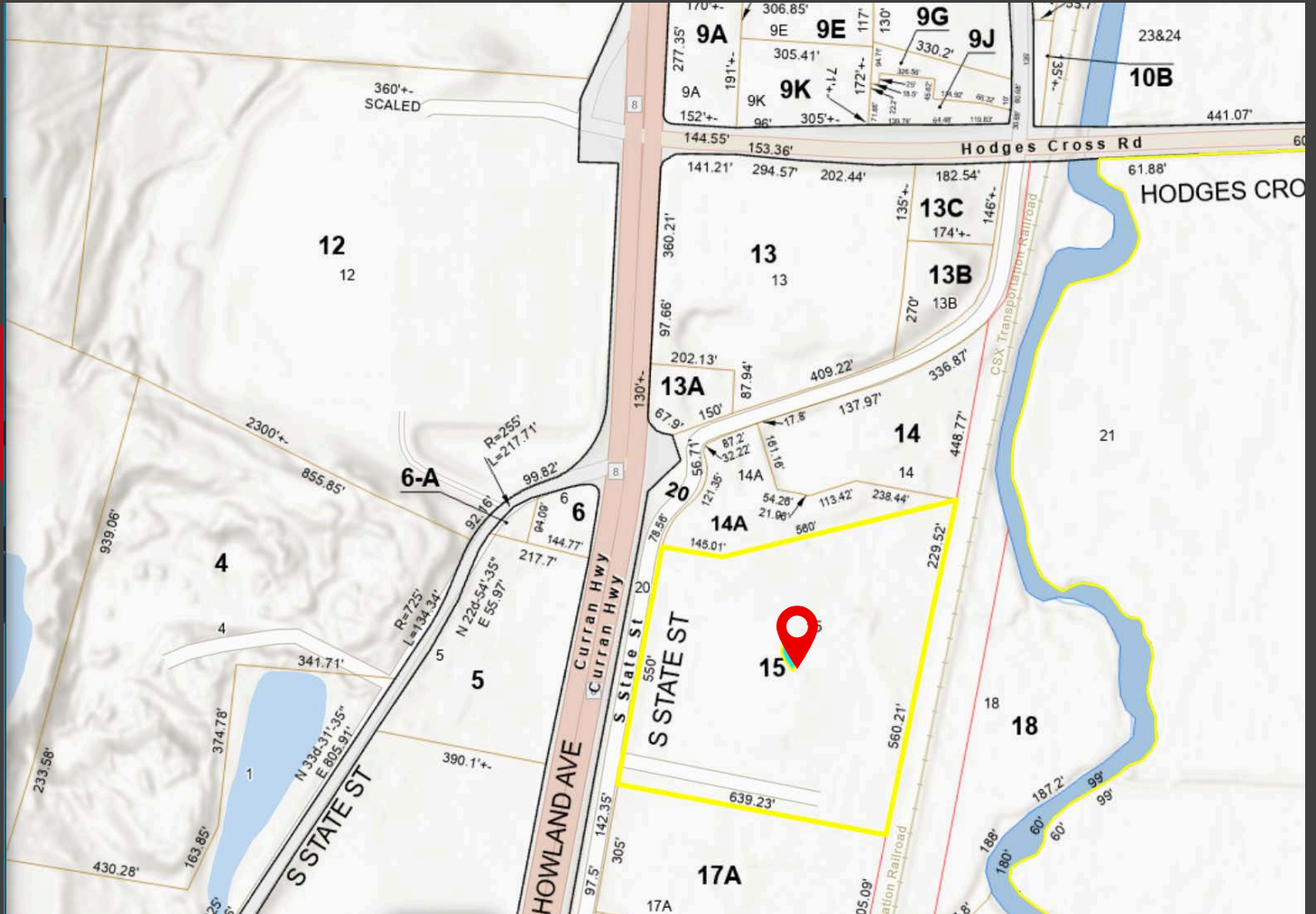
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Parcel



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THANK YOU !

Thank you for reviewing this offering memorandum.

If you would like further information, please don't hesitate to reach out.

Sincerely,

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