

1269 MARIE ST

MENDOTA, CA 93640

*For Lease:
±80,000 - ±125K,000 SF
Outdoor Storage OR
Mixed Light Cannabis
Cultivation Land on a
13.34 Acre Cannabis Park*

KORENA ELLIS

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LIC N° 01430539

KIDDER.COM



LAND LEASE OPPORTUNITY

Kidder Mathews is pleased to present for lease, ±80,000 - ±125K,000 SF outdoor storage or mixed light cannabis cultivation land.

LAND FOR LEASE!

Kidder Mathews is pleased to present for lease, ±80,000- 125,000 SF of outparcel land on this 13.34-acre site. The land can be used for outdoor storage or can be used for a mixed light cannabis cultivation operation. (There is an existing CUP for the cannabis mixed light use.) The existing 91,040 SF building is occupied with cultivation, manufacturing, and distribution operators. This is an opportunity to be the only outdoor mixed light or storage operator at the site. Build out a mixed light canopy with a greenhouse or hoop houses. The property is fenced and there is 24-hour armed security for safety and confidence in the site.

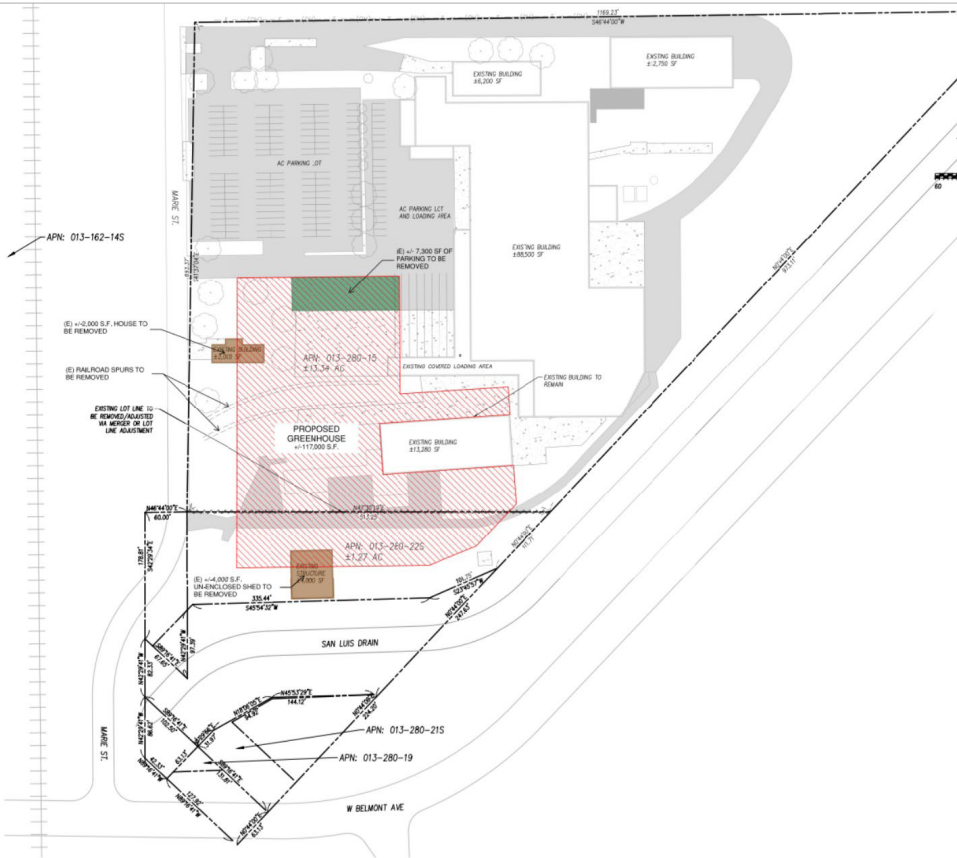
The structure is a former melon packing facility, and hosts cannabis cultivation, distribution and manufacturing. A mixed light or storage operator will have access to the building’s bathrooms and break room. The mixed light section of the parcel has electricity and water stubbed at the site: tenant to install their own electric and water meters. Tenant may need to grade land, and tenant shall apply for the license and comply with any city regulations related to the site. (Landlord reserves the right to designate the size and location of the storage area according to the intended storage use.)

±80K - ±125K

SQUARE FEET
OF LAND

\$0.25

LEASE RATE (PSF)



ADDRESS	1269 Marie St, Mendota, CA 93640
AVAILABLE LAND	±80,000 - ±125K,000 SF
LAND USE	Mixed light cultivation
LEASE RATE	\$0.25 PSF / \$3.00 annually (or best offer)
NNN LEASE RATE	\$0.05 PSF / \$0.60 annually
ELECTRICITY	Approx. 450 amps stubbed at site
WATER	Stubbed at site
CANNABIS TAXES	\$0.50 cents a year PSF of canopy

RENT ROLL

Suite	Tenants	Approximate Rentable SF	Percentage of Property	Lease Commence	Lease Expiration	Pro Forma Rent	Pro Forma Rent Per SF	Pro Forma NNN Per SF	Lease Term
A	Cannabis Mixed Light Land	105,000	100%	TBD	TBD	\$26,250	\$0.25	\$0.05	Negotiable
Monthly Totals		105,000	100%			\$26,250		\$5,773	

Total Monthly Rent	\$26,250	NNN	\$5,773
Total Annual Rent	\$315,000	NNN	\$69,275

PROPERTY HIGHLIGHTS

- Property is gated with 24 hour security
- Property has a current cannabis CUP
- Low cannabis tax rate – \$0.50 a year PSF of canopy
- Great space for outdoor storage
- Close proximity to all the major Northern California markets

Text





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*For more information,
please contact*

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