

TURN KEY GREENHOUSE FACILITY

3160 Upper Bay Rd & 1780 27th St, Arcata, CA 95521 | **2.7 Million** SF Under Roof | **173±** Acres | **\$16,500,000**

FOR SALE OR LEASE

SELLER FINANCING AVAILABLE



PROPERTY OVERVIEW

EXECUTIVE SUMMARY

Cushman & Wakefield is proud to present the opportunity to acquire a turnkey greenhouse facility. Previously operated by a prominent leader in the cut flower industry, Arcata Upper Bay Greenhouses feature an impressive 1,736,923± square feet of space under roof and are situated on 173± acres in the fertile landscape of Arcata, CA. The seller is willing to consider sale or lease offers for all or a portion of the offering and welcomes creative transaction structures. Additionally, there is an option for seller carryback for a qualified buyer.

In addition to the expansive greenhouse area, the facility boasts 942,521± square feet of supplementary support and residential structures, providing ample space for operational needs, processing, and comfortable living for staff or management. This comprehensive infrastructure makes the property a true turnkey operation. Investors and operators alike will appreciate the significant potential for expansion and innovation within this established facility.

PROPERTY HIGHLIGHTS



1,736,923± SF of functional Steel/Poly/Wood Greenhouses and Hoophouses



State-of-the-art technologies and extensive support structures including large coolers onsite



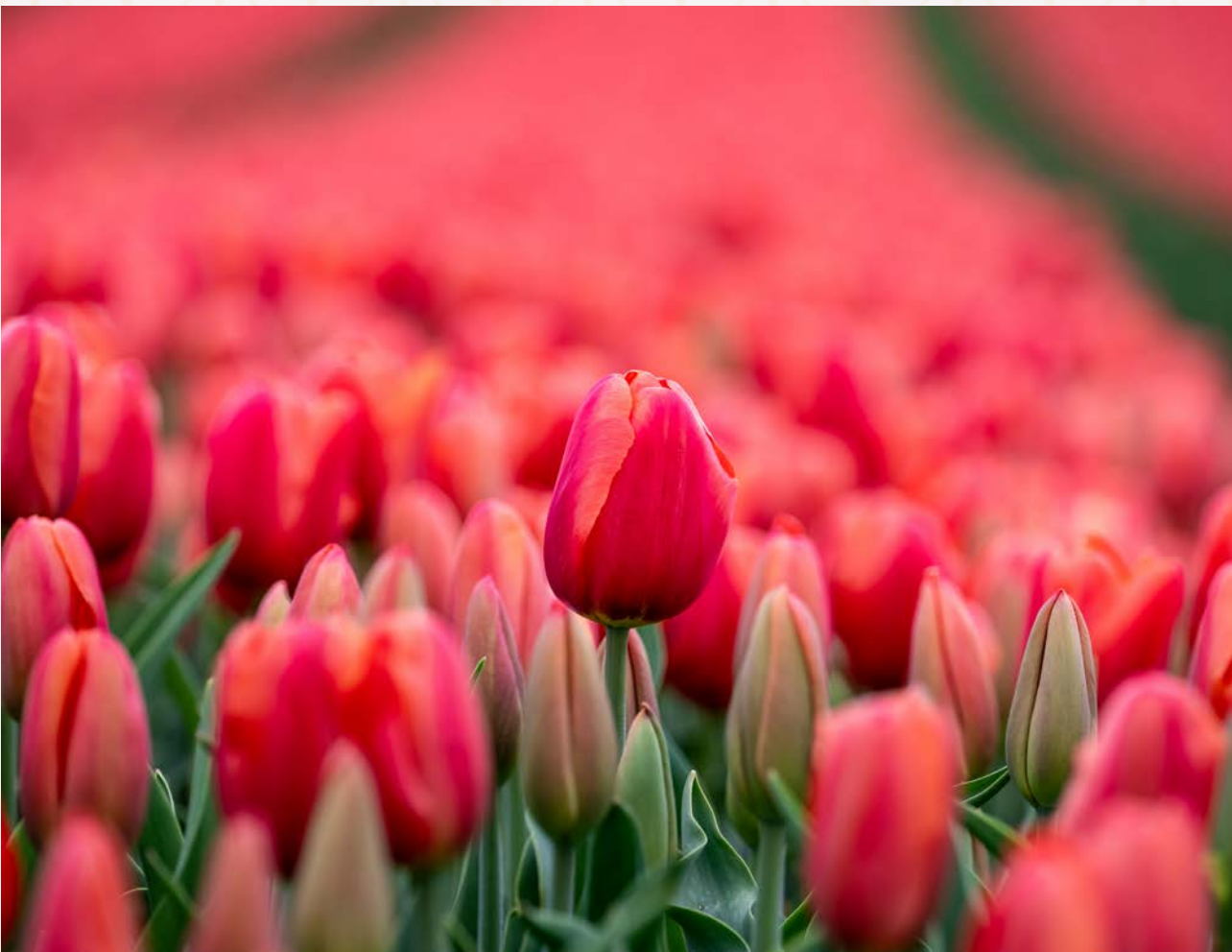
Coastal climate and fertile soil prove to be an excellent place to grow bulb flowers and seasonal field crops



Priced well below replacement cost



Seller financing available



PROPERTY DETAILS

IMPROVEMENTS

STRUCTURE	Size (SF)
Steel/Glass Greenhouses	1,267,347±
Steel/Poly Greenhouses	164,313±
Steel/Wood/Poly Hoophouses	305,263±
TOTAL GREENHOUSES/ HOOPHOUSES	1,736,923±
Operation Support Structures	931,525±
Miscellaneous/Dwelling Structures	10,996±
TOTAL OTHER STRUCTURES	942,521±

STEEL/GLASS GREENHOUSES

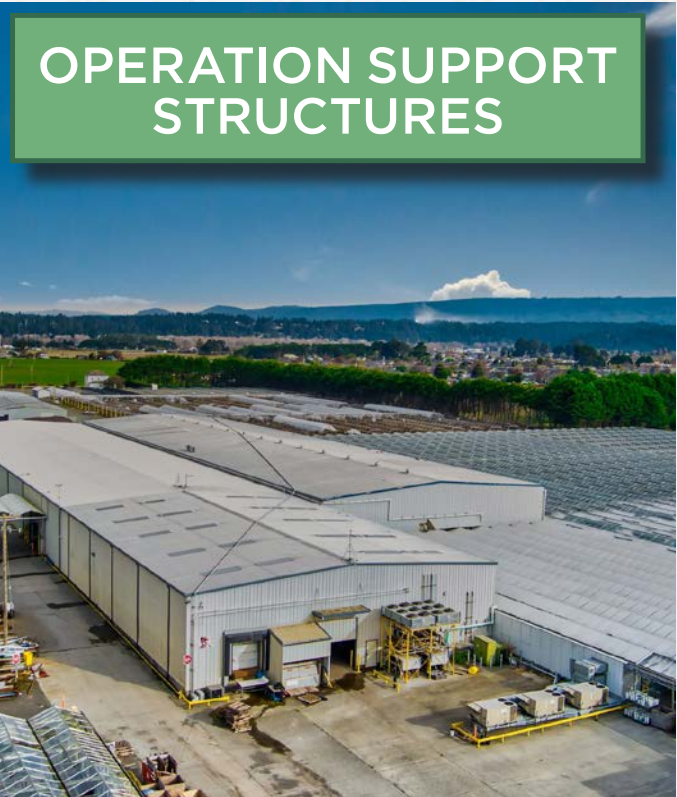
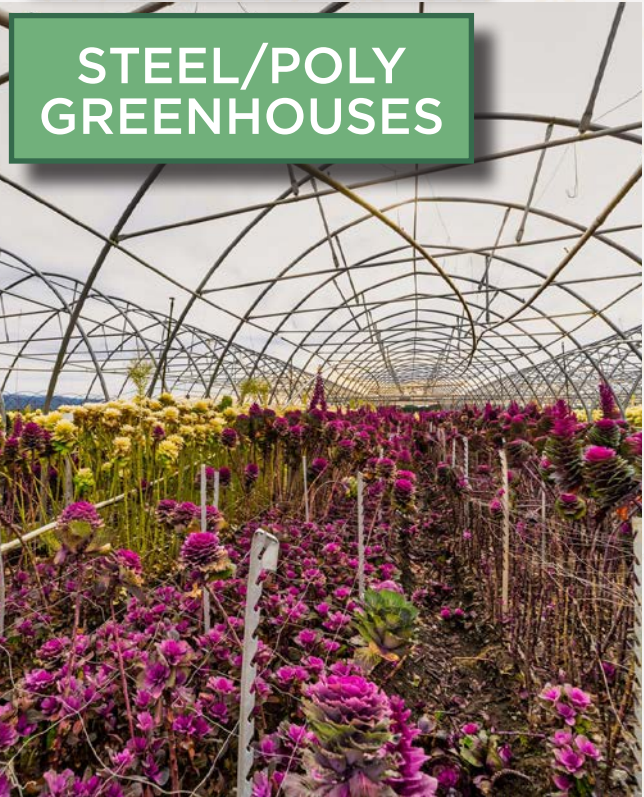
STEEL/POLY GREENHOUSES

OPERATION SUPPORT STRUCTURES

DWELLING STRUCTURES

DETAILS

ADDRESSES:
3160 Upper Bay Rd & 1780 27th St, Arcata, CA 95521
APNS:
507-162-013, 507-203-056, 507-162-014, 507-181-016
GROSS ACRES:
172.54±
JURISDICTION:
Humboldt County
ZONING:
Agriculture Exclusive - 60 Acre Minimum (AE-60/F)
WATER DISTRICT:
City of Arcata
SOILS:
Class I: 21%, Class II: 74.6%, Class V: 3%, Class VI: 1.3%



POTENTIAL USES*

**INCLUDING BUT NOT LIMITED TO*

MUSHROOM PRODUCTION

CROP RESEARCH

MULTI-TENANT GREENHOUSE

CATTLE YARD/PROCESSING FACILITY

HYBRID ENERGY CAMPUS
(I.E. SOLAR OR BATTERY STORAGE)

SEED PRODUCTION

AQUACULTURE

AGRITOURISM/FARM TO TABLE

SMALL/BEGINNING CO-OP FARM
OPERATIONS & SUPPORT

GENERAL STORAGE/INDUSTRIAL
(I.E. CONVERT GH INTO TEMPERATURE-
CONTROLLED WAREHOUSE)



LOCATION MAP





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OFFERING TERMS

PRICE	\$16,500,000
LEASE	Seller will consider offers on all or portions of the site
OCCUPANCY	A portion of the property is currently leased and the tenant may consider staying after the sale
TOURS	All tours must be coordinated through C&W

**PLEASE DO NOT DISTURB TENANT AND MUST COORDINATE ALL TRANSACTION ACTIVITY THROUGH BROKER*

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Sale Price: \$16,500,000 | Seller Financing Available

CLICK HERE OR SCAN BELOW FOR MORE INFORMATION



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