

FOR SALE or LEASE

60,000 SF GREENHOUSE PROPERTY

An Excellent Greenhouse Facility for Propagation and Finished Plant Production with Planting Line, Packing House and Permitted Bathrooms

501 OSBORNE STREET, VISTA CA 92084

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PROPERTY DESCRIPTION

Vista offers one of the best growing climates in the world. This approximately 60,000 square foot greenhouse is made up of 10 gutter connected greenhouses of approximately 30 feet by 200 feet. It is passively ventilated by 4' x 190' vents in each greenhouse.

The greenhouse is located on a 2.36 acre in the jurisdiction of San Diego County in the sphere of influence of the City of Vista, California. One of the greenhouses is built out as a 6,000 square foot head house with concrete floor and two restrooms. The head house includes a planting line including soil fed tray filler, water tunnels, conveyors and trolley carts.

The greenhouses are computer controlled creating three separate growing environments allowing independent control of ventilation, table heat, air heat, watering schedules, humidity and temperature in each zone. There is a Reverse Osmosis water filter system with 5,000 gallons of water storage. The fertigation system includes A and B Fertilizer tanks, multiple Dosatron injectors and flexibility of watering with city water, RO water, or fertilized water with each. There is a 40' refrigerated storage container on site for secure and temperature controlled storage.

The access to the property is via a 60 foot easement from Hutchison Street allowing truck pick up and delivery access.



PROPERTY SUMMARY

60,000 SF GREENHOUSE

2.36 ACRE PROPERTY WITH PRIVATE ROAD ACCESS

LOCATED IN SAN DIEGO COUNTY JURISDICTION

40' REFRIGERATED STORAGE CONTAINER

GUTTER CONNECTED HOUSES

THREE GROWING ZONES

COMPUTER CONTROLLED:
HEAT • TEMPERATURE • HUMIDITY

6,000 SF CONCRETE FLOOR HEAD HOUSE

TWO PERMITTED RESTROOMS

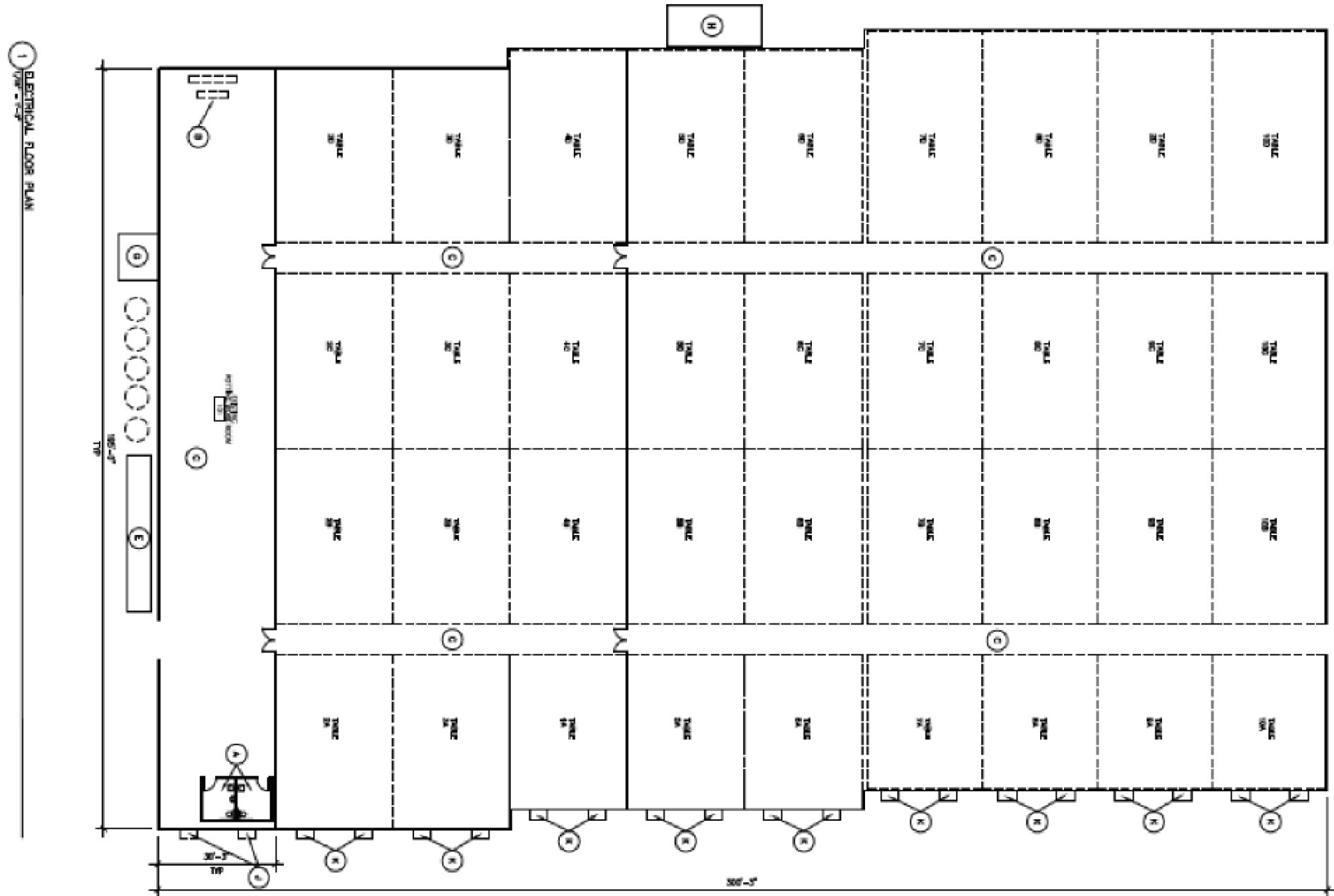


PROPERTY HIGHLIGHTS

- Fertigation System with Dosatron Injectors and A/B Tanks
- Propagation Planting Line
- 5,000 Gallon RO Water Storage
- Reverse Osmosis Water Production System
- Automated Table Based Irrigation System
- Natural Gas Vented Air Heating System
- Natural Gas Boiler System for Hydronic Table Heat
- Efficient Passively Vented Houses
- Includes Metal Grate Tables on Blocks
- 40' Refrigerated Storage Container



FLOOR PLAN



Outside Features:

- Complete recapture and recycling of runoff water
- Fully landscaped and fenced
- Equipment Storage shed with concrete floor
- Gravel parking and access lot suitable for semi access

Heating System:

- 2 - Natural Gas Boilers rated at 1,060,000 BTU each. Copper plumbed boiler room. Natural Gas. Radiant heat under-bench heating system.
- 6 - Supplemental overhead gas air heaters.

Computer Controls:

- Reliable Controls Computer based Environmental Monitor and Control System
- Computer control of misting, bottom heat, humidity.

The Building:

- 60,000 SF fully climate controlled greenhouse space. 10 bays, 30 feet wide. 1st bay is the Head House packing/planting house. On 2.36 Acres.
- Temperature Controlled Roof vents running the length of each house
- Utilities installed: natural gas, electricity 110/220,cable
- Concrete floor in packing house and main walkways to allow truck and cart access.
- Double bathroom building in packing house, on septic, permitted and to code
- Packing house with separate temperature control for worker comfort.
- Fully benched, metal movable tables
- Separate time-clock control of bench-top irrigation spitters and micro-emitters



