

## FOR LEASE



| Location      | 111 Diamond Loop, Suite B, Parachute, CO |
|---------------|--|
| Property Type | Greenhouse                               |
| Property Size | 23,520 SF                                |
| Zoning        | Light Industrial                         |
| YOC           | 2019                                     |
| Lease Rate    | Negotiable                               |
| Lease Type    | NNN                                      |

# **Property Description**

111 Diamond Loop, Suite B is a 23,520 SF greenhouse located in the Town of Parachute's light industrial zoning district. Formerly a cannabis cultivation facility, Suite B has four greenhouses (4,200 SF each), 4,704 SF for trimming and processing, separate drying and curing vaults, storage and minimal office space. The suite has an extensive security system with 360-degree cameras, fixed cameras, infrared sensors, keypad entry and sirens. Including Suite A (currently occupied), the building totals 38,828 SF atop 2.62 acres with ample parking.

The property is located approximately one mile from I-70 exit 75, providing convenient east/west access throughout Colorado. The City of Grand Junction, with a population of 68,000 people, is situated 30 minutes from the subject property. Grand Junction recently approved the sale of recreational cannabis with the issuance of eight new retail licenses for brick-and-mortar stores. Previously, the only option to purchase recreational cannabis in the Grand Valley was in Palisade. Grand Junction's approval is expected to create a significant amount of new demand for cannabis in the area.



### **STEVEN SENDOR**

VICE PRESIDENT
T: (970) 306-7112
sendor@fortiuscap.com

#### **ERICH SCHMIDT**

VICE PRESIDENT T: (970) 306-0313

eschmidt@fortiuscap.com

#### KYLE DIEHL

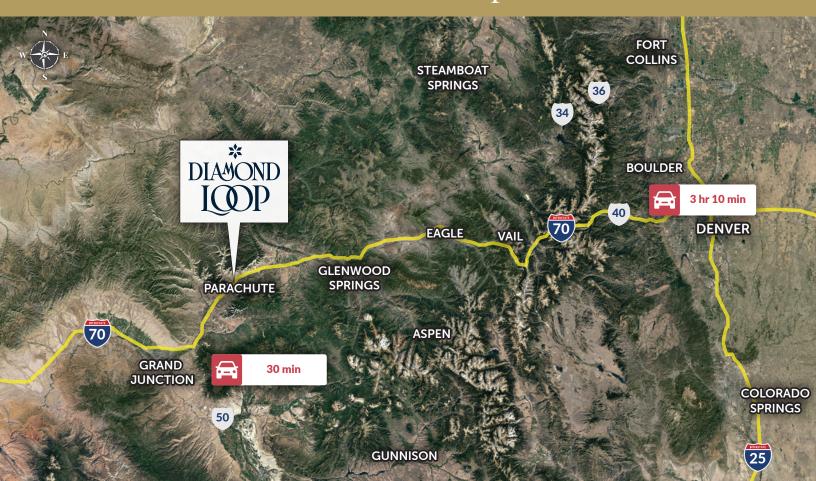
BROKER ASSOCIATE/ANALYST

T: (970) 306-0928

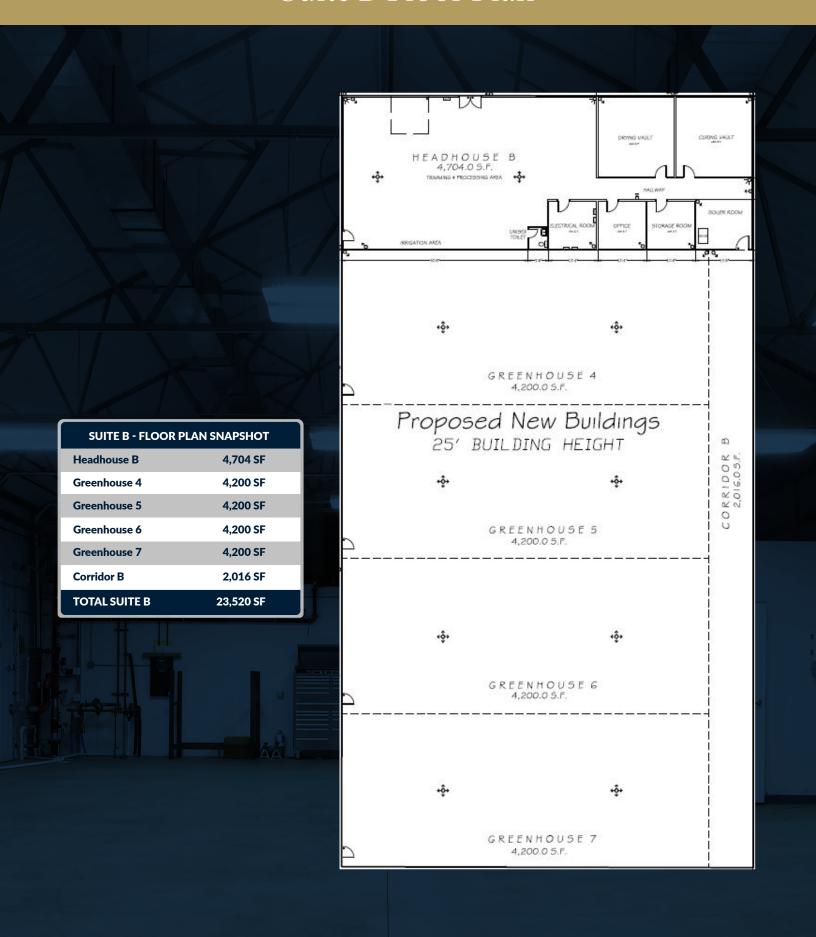
kdiehl@fortiuscap.com



## Location Map



### Suite B Floor Plan









### Contact Us

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