



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.



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Highlights



PURPOSE-BUILT CANNABIS CULTIVATION FACILITY



FOUR GREENHOUSES, 4,200 SF EACH



ONE MILE FROM I-70 EXIT 75, AND 30 MINUTES FROM GRAND JUNCTION



THE CITY OF GRAND JUNCTION RECENTLY APPROVED RECREATIONAL CANNABIS



SPACE FOR TRIMMING, PROCESSING, DRYING, CURING, STORAGE AND MINIMAL OFFICE SPACE

Location Map



Suite B Floor Plan



SUITE B - FLOOR PLAN SNAPSHOT

Headhouse B	4,704 SF
Greenhouse 4	4,200 SF
Greenhouse 5	4,200 SF
Greenhouse 6	4,200 SF
Greenhouse 7	4,200 SF
Corridor B	2,016 SF
TOTAL SUITE B	23,520 SF



Contact Us

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