

INDUSTRIAL FACILITY AND CANNABIS BUSINESS OTIS GARDENS

3735 EAGLE LOOP, HOOD RIVER, OR 97031



PRESENTED BY:

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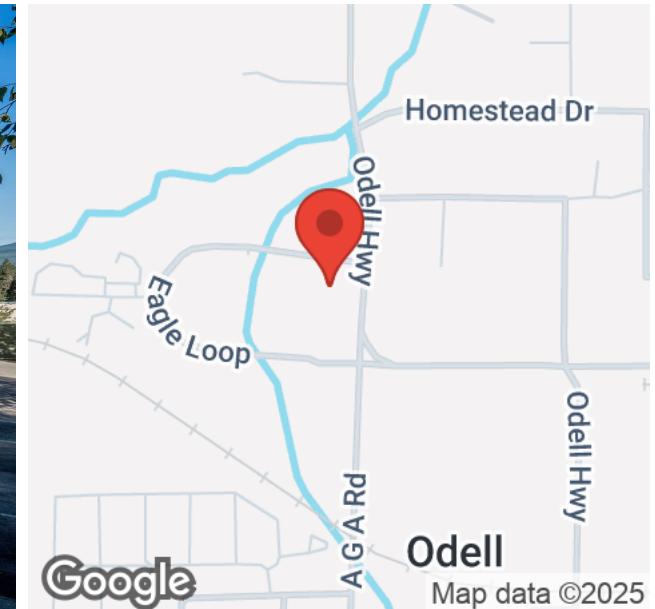
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EXECUTIVE SUMMARY

Otis Gardens

3735 Eagle Loop | Hood River, OR 97031

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OFFERING SUMMARY

PRICE:	\$6,500,000
BUILDING SF:	24,000
OCCUPANCY:	100%
LOT SIZE:	0.57 AC
PARKING:	10+ Stalls
HEAVY POWER:	1200 Amps @ 3PH power
GRADE DOOR:	1
ZONING:	M2 - Industrial

PROPERTY OVERVIEW

Opportunity to acquire a turn-key and producing cannabis production facility near Hood River, Oregon, including a Tier 2 licensed business. The property consists of approximately 24,000 sq ft of building on a 0.57-acre industrial parcel.

County officials have previously recognized this property as a model for compliant cannabis operations, making it an outstanding opportunity for investors looking to enter or expand within the cannabis industry. The facility also includes administrative and operational amenities such as office spaces, locker rooms, a break room, a testing room, a vault, and ample storage.

Owner open to creative sale and lease scenarios.

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EQUIPMENT & FACILITIES

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Main Space:

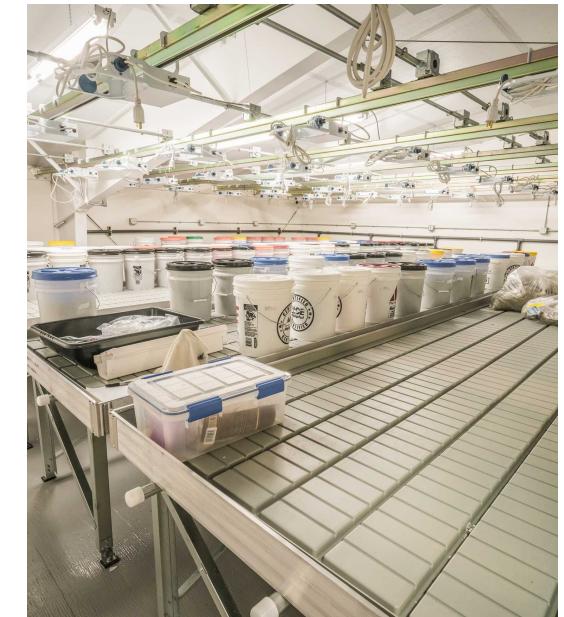
The original building consists of 18,000 Sq Ft of space in a dual-level steel structure. It houses 10 flowering grow rooms, 3 vegetation rooms, a mother room, multiple drying and trim rooms, and an advanced Argus irrigation system for nutrient distribution. It features 165 lights, a comprehensive HVAC system, and an OLCC-compliant security system.

Equipment:

- 350+ lights and
- 192 tons of HVAC - Purchased in 2018
- 1200 amps @ 3ph power with expandability
- Irrigation System: Argus Irrigation System Nutrient-enriched water
- Security and Compliance: OLCC Compliant Security System

Rooms and Facilities:

- Ten Flowering Grow Rooms
- Three Vegetation Rooms (200 lights and 30 T-5's for clones)
- Mother Room
- Three Drying Rooms
- Trim Room
- Testing Room
- Viewing Room for visitors
- Two Locker Rooms
- Four Offices
- Break Room
- Kitchen
- Vault



Annex:

The current owner built a 6,000 Sq Ft addition in 2017 called the Annex. It is also two stories, with each floor consisting of two 1,500 Sq Ft rooms. It is partially vacant and has the potential to be leased out separately.

Equipment and Facilities:

- Irrigation System: Argus Irrigation System (connection from main building)
- Stubbed for gas, electric, and water
- Rooms and Facilities: One 6,000 SF of space (potential processing facility) Four 1,500 SF rooms

BUILDING PHOTOS - PAGE 1

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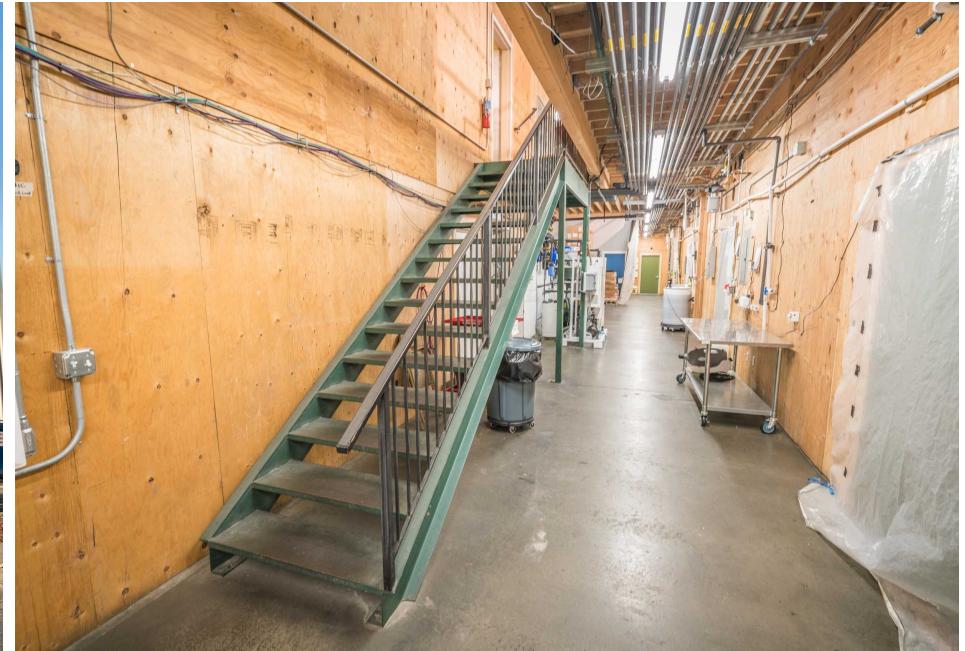
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BUSINESS MAP

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DISCLAIMER

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