



FOR SALE
3320 Industrial Drive
Santa Rosa, CA

**Cannabis Cultivation
Facility with CUP**

Northern California's Premier Commercial Real Estate Firm



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



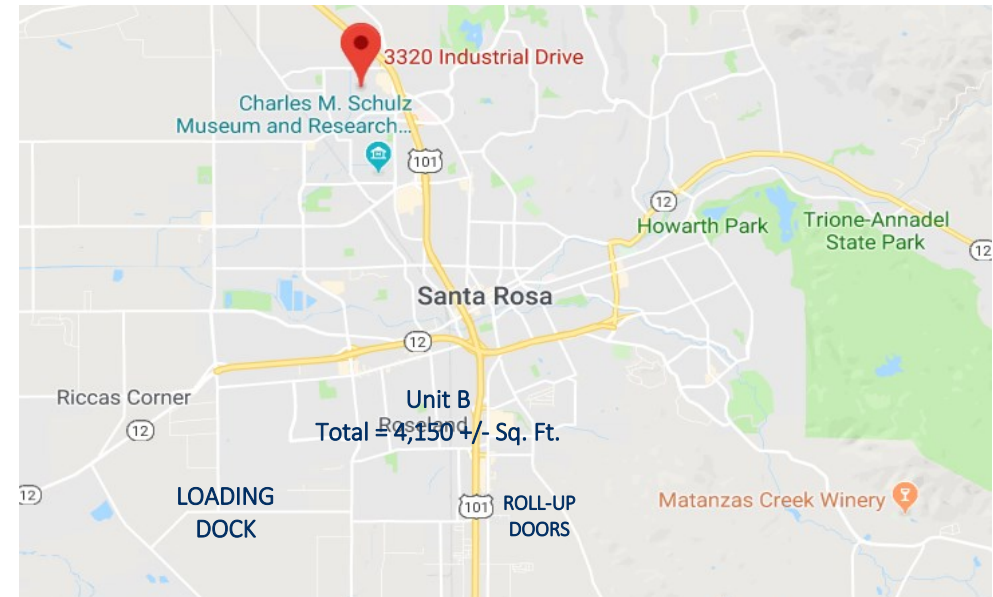
OVERVIEW

3320 Industrial Drive Santa Rosa, CA

Cannabis Cultivation facility available to purchase. Property offers 20,160 +/- sq. ft. of industrial space with CUP approval for 10,000 +/-sq. ft. of cannabis cultivation. Facility is fully sprinklered, dock high with both interior and exterior loading docks. Clear high is approximately 20' which allows for a 3 tiered cultivation racking system. Building is zoned IL with GP designation of General Industry. Zoning would allow for other cannabis uses in addition to cultivation.

The Cultivation system designed allows for up to 10K +/- sq. ft. of canopy, with a canopy to floor ration of 1:1, with an estimated gross annual harvest of 8K pounds. The plans for this build out have been approved by City Building Department and are awaiting final approval from fire. The PG&E system is currently 800 amps, with an application into PG&E for an upgrade to 2500 amps.

Rare facility with these approvals, allows a buyer to become operational much faster than many other options.



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FOR SALE SUMMARY

PRICING

Asking Price:	\$4,536,000
Price per Square Foot:	\$225

BUILDING

Construction / Siding:	Concrete Tilt Up
Approximate Building Sq. Ft.:	20,160 +/- sq. ft.
Lot Size:	.885 +/- acres
Property Amenities:	2 Grade Level Automatic Roll-Up Doors
	1 Loading Dock
Electrical/Gas	800 Amps power, with 2500 amp upgrade pending with PGE
Zoning	IL
Fire Suppression	Existing Fire Sprinkler System
General Plan	General Industry
Water/Sewer	City of Santa Rosa

City of Santa Rosa Cannabis Tax Info 17-18*

*Adjusts based on CPI, see City SR Cannabis Tax Ordinance

Cultivation	2% of Gross Receipts or \$5/sq.ft.
Manufacturing	1% of Gross Receipts
Distribution	0%
Retail (Medical)	0%
Retail (Adult Use)	3% of Gross Receipts

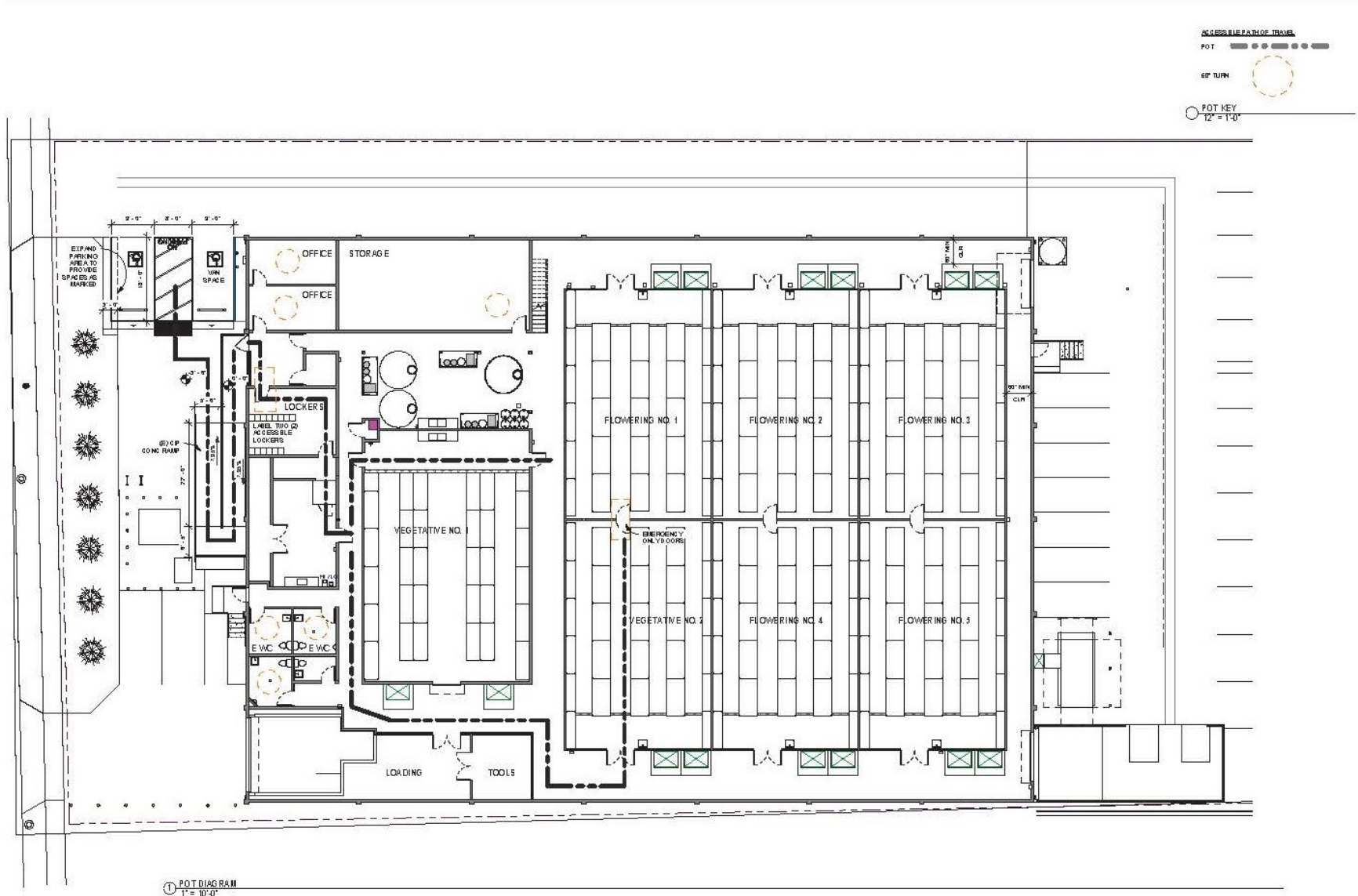
Estimated Cultivation Info

Canopy:	10,000 +/- sq. ft.
System	Racked, 3 levels
CANNOPY/FLOOR AREA	1:1
Lighting System	LED
Gross Estimated Production	Approximately 8,000 lbs annually. Buyer to perform their own analysis and not rely on this estimate.

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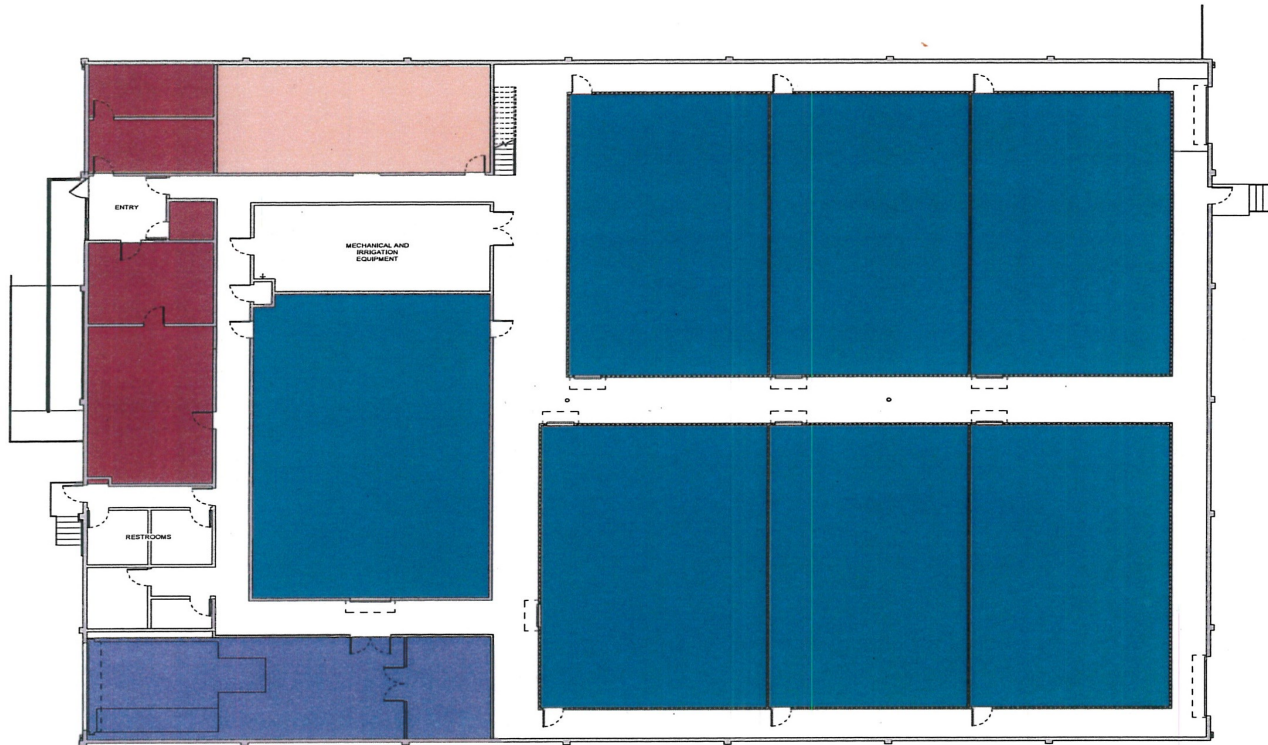
FLOOR PLAN



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CUP-Floor Plan Concept



	SUPPORT / OFFICE	1,182 SF
	GROWING	10,866 SF
	DELIVERIES	1,080 SF
	PROCESS / DRYING	778 SF

APPROVED

DATE: 12-14-17
PROJ. #: CUP 17-078
PLANNER: C. WHITEHEAD
ORD/RESO #: 11868

PLANNING & ECONOMIC
DEVELOPMENT DEPARTMENT

NOV 2 2017

CITY OF SANTA ROSA
Santa Rosa, CA



PHOTOS



Grow Room



Grow Room



Warehouse



Grow Room—3 tier rack

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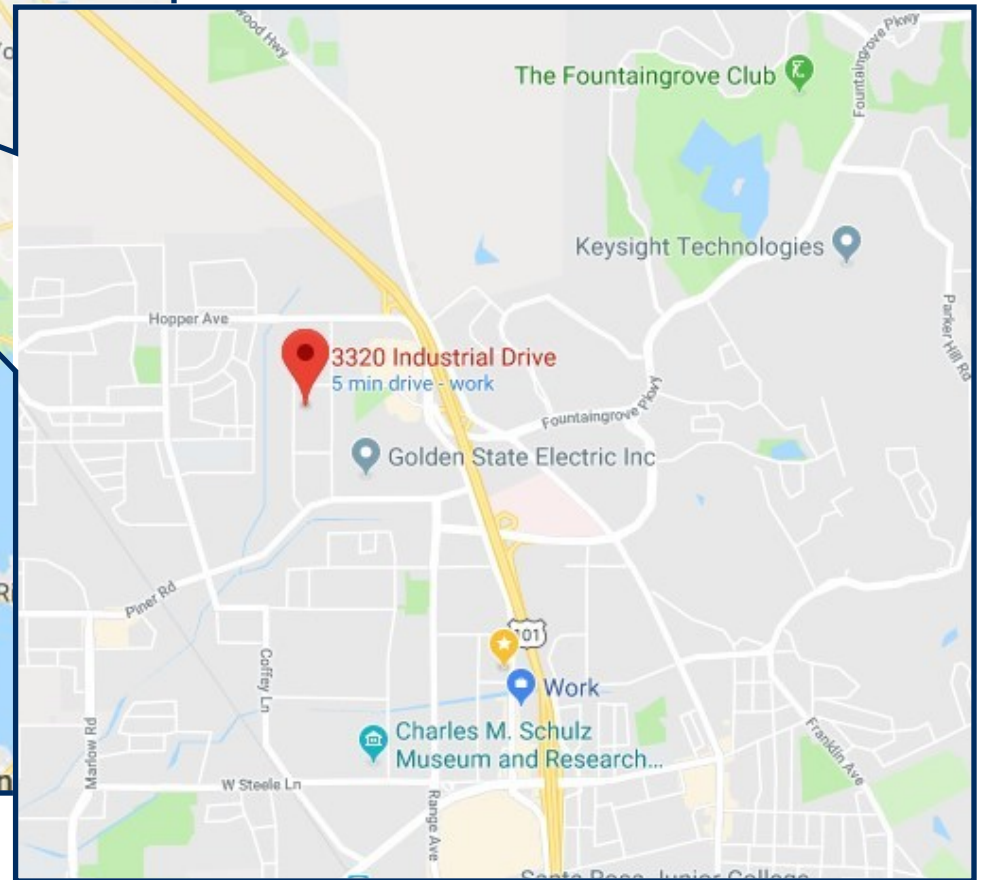
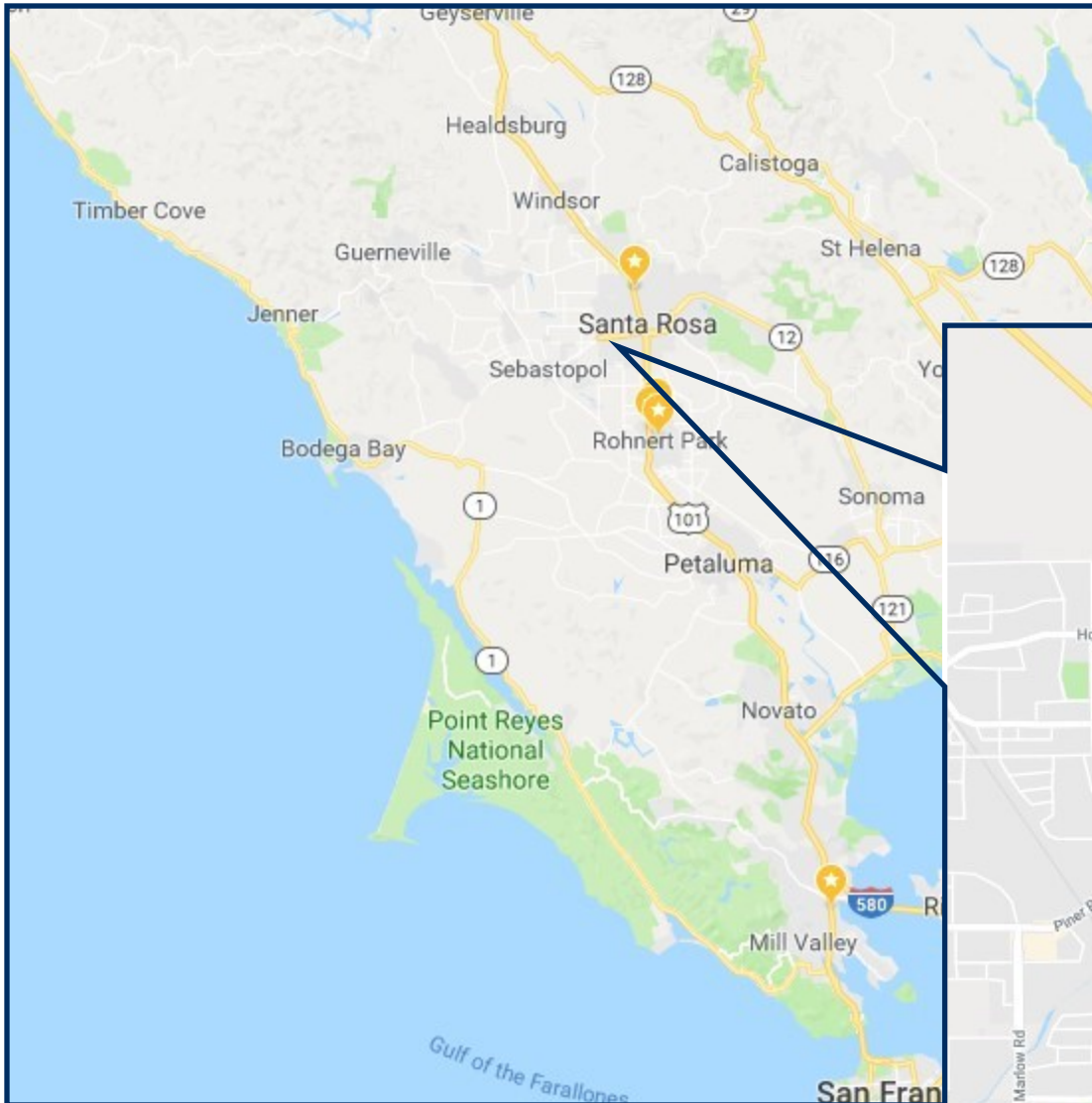
AERIAL MAP



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MAPS



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LISTING TEAM



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