

CANNABIS CULTIVATION & PRODUCTION FACILITY – FOR SALE

BRAND NEW CONSTRUCTION

±58,162 SQUARE FOOT BUILDING ON 2.86 ACRES

4620 EAKER STREET || NORTH LAS VEGAS, NEVADA 89081



N. LAMB BOULEVARD

EAKER STREET

FOR MORE INFORMATION PLEASE CONTACT: **Donna Alderson, SIOR** // 702.369.4866 // donna.alderson@cbre.com **Greg Tassi, SIOR** // 702.369.4853 // greg.tassi@cbre.com

CBRE

±58,162 SF BUILDING ON 2.86 ACRES

4620 Eaker Street, North Las Vegas, Nevada 89081



CBRE is pleased to present an exceptional opportunity to acquire this brand new, ±58,162 square foot building designed ideally as a Cannabis Cultivation and Production Facility, located in the North Las Vegas submarket.

This property is centrally located in the heart of the North Las Vegas industrial business district, situated 1.5 miles from the I-15/Craig Road Interchange and 1.4 miles from the I-15/Lamb Boulevard Interchange.

ADDRESS 4620 Eaker Street, N. Las Vegas, NV 89081

TOTAL SIZE ±58,162 SF

ACREAGE ±2.86 acres

APN 140-06-510-024

PURCHASE PRICE \$9,750,000

ZONING M-2 (General Industrial)

YEAR BUILT 2016

SECURE LOADING DOCKS DOORS Two (2)

SECURE LOADING GRADE DOOR One (1)

CLEAR HEIGHT ±24'

SECURITY Secured Storage Yard w/8 Foot Perimeter Wall

PARKING 63 Stalls, Including 3 Handicapped

PROPERTY INFORMATION



BUILDING AREAS

- ±37,372 SF - Open/Cultivation area
- ±7,658 SF - Production area (framed not built out)
- ±4,800 SF - Future production area
- ±2,821 SF - 2nd floor office area (framed not built out)
- ±4,709 SF - 2nd floor storage mezzanine



STRUCTURE

Concrete tilt-up, R-38 rigid insulation at roof deck with 60 mil TPO roofing



COOLING/HEATING

Ducting for EVAPS in warehouse (EVAPS not installed)



POWER

277/480 Volts - 4,000 Amps Service, Maximum Breaker 3,750 Amps



FIRE/LIFE/SAFETY

The building is fully sprinklered

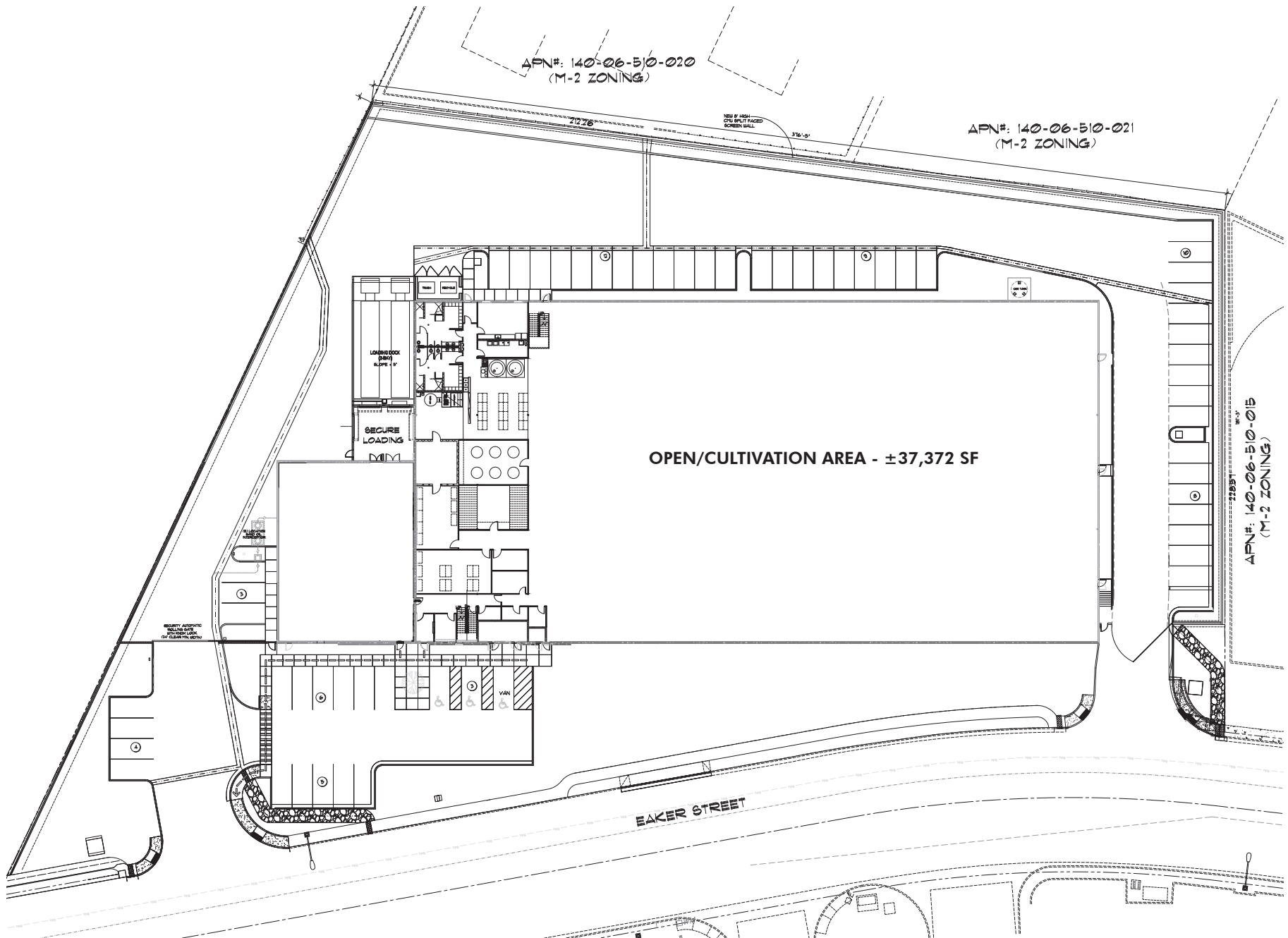


EQUIPMENT

- 1,500 Gallon sand oil separator
- 2.5 Liter Isolate Extraction Machine (Set-up and training for machine included)

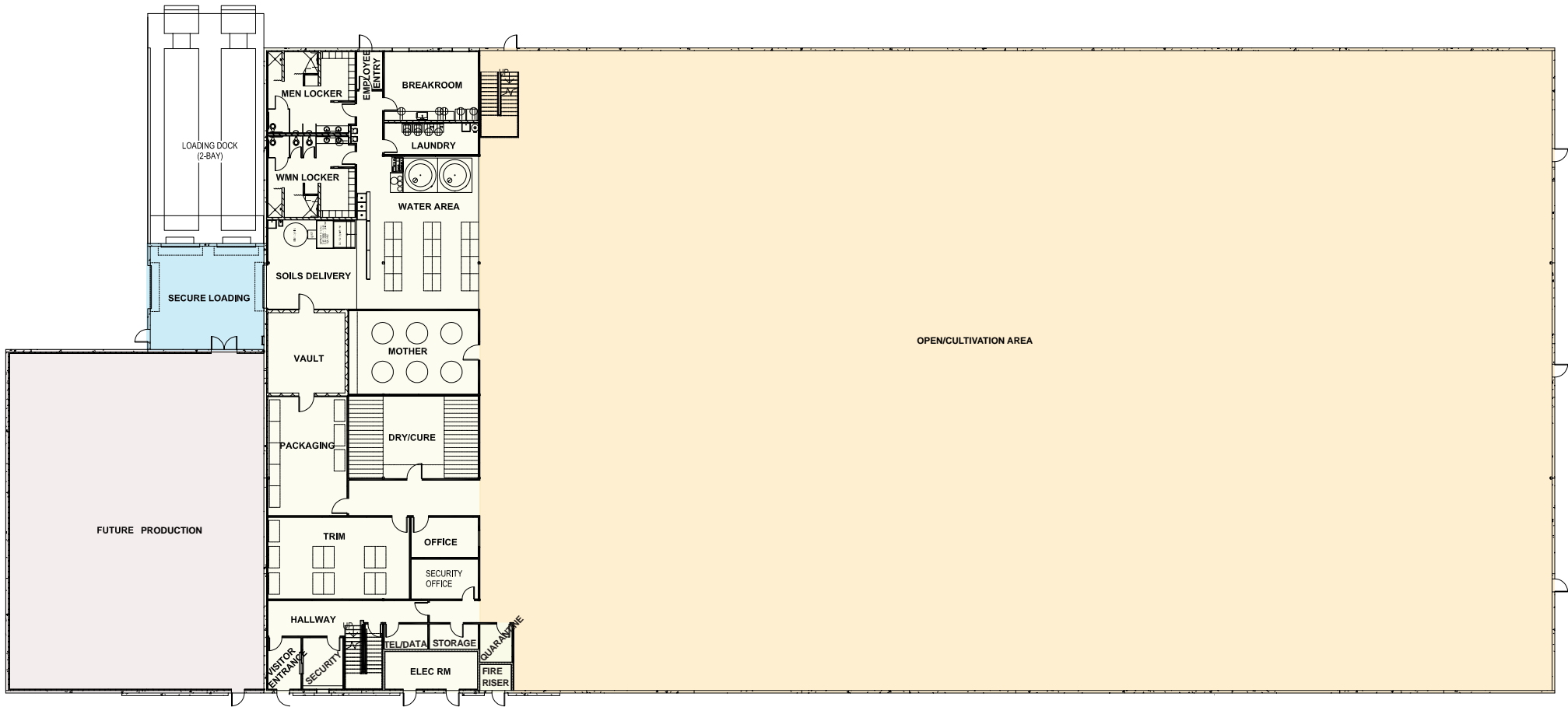


CULTIVATION AND PRODUCTION LICENSES ALSO AVAILABLE FOR SALE



First Floor PRODUCTION AREAS (FRAMED UNFINISHED)

- FUTURE PRODUCTION AREA- ±4,800 SF
- SECURED LOADING - ±802 SF
- PRODUCTION AREA (FRAMED UNFINISHED) - ±7,658 SF
- OPEN/CULTIVATION AREA - ±37,372 SF



Second Floor PLANNED OFFICE (FRAMED UNFINISHED)

OFFICE AREA (FRAMED UNFINISHED) - ±2,821 SF

STORAGE MEZZANINE - ±4,709 SF



