

TURN-KEY CANNABIS CULTIVATION FACILITY



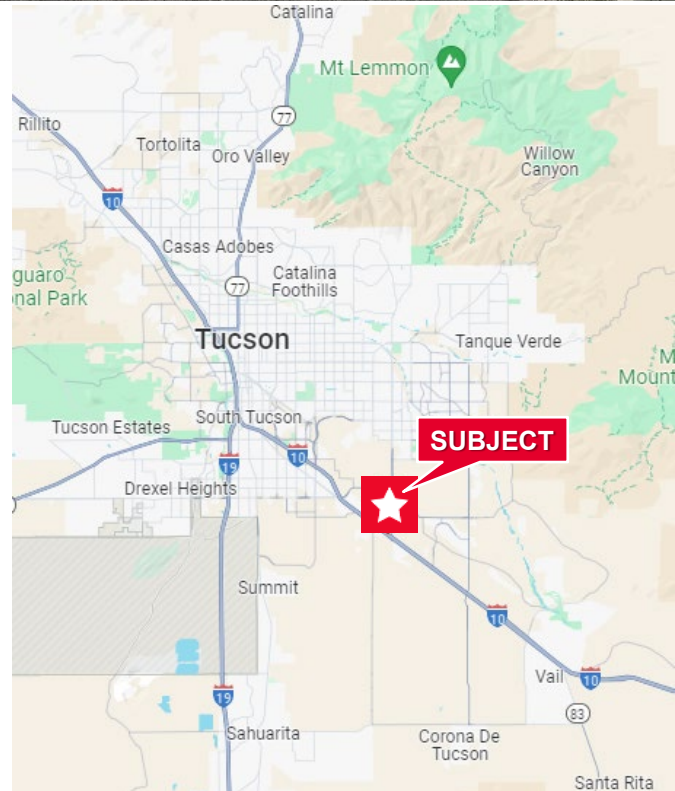
±2.69 Acres (9,000 RSF)
Sale Price & Lease Rate – Inquire with Agent

Property Highlights

- This operation offers existing turnkey facility opportunities as well as ample future expansion space
- Zoning: I-2, City of Tucson
- Metal construction with full grow facility build out
- Existing zoning compliance letter
- Existing C of O
- Existing ATO
- Existing license is under a management agreement. Assignment of the agreement can be discussed

Property Details

- 18 flower rooms
- Moms room
- Clone room
- Veg room
- Dry room
- Office with full security system
- Vault/safe
- Postproduction area
- Multiple exterior storage areas that can quickly gain ATO
- Excess power capacity
- *Bring your own lights or assume existing Cibus Light lease*



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Property Photos



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TUCSON
At a Glance



1.072M
TUCSON MSA
POPULATION



437,780
TOTAL HOUSEHOLDS



30%
COLLEGE
EDUCATION



1.3%
POPULATION
GROWTH RATE



\$59,215
MEDIAN HOUSEHOLD
INCOME



3.2%
UNEMPLOYMENT
RATE

Source: arizona.edu, BLS, ACS 02/19/24

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
 2. RAYTHEON MISSILE SYSTEMS- 13,000
 3. DAVIS-MONTHAN AFB- 11,769
 4. STATE OF ARIZONA – 8,580
- www.arizona.edu, suncorridorinc.com

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

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46,932
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2024

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS
U.S. News & World Report

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3/19/2024