

**FOR LEASE: +/- 2,425 sq. ft. Industrial Cannabis Space
650 Farroll Road, Grover Beach, CA, 93433**

- Manufacturing / Lab space
- +/- 2,425 sq. ft. available in a two-tenant industrial building
- Build-out is city approved and partially complete
- Located in the approved Green Zone of Grover Beach
- On-site parking spaces
- Ample power
- \$2.50 sq. ft., NNN for cannabis uses
- \$1.25 sq. ft., NNN for non-cannabis uses



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Parcel Characteristics	
APN:	060-541-022
Legal Description:	Per title report
Land Use Zone:	Industrial – cannabis uses allowed
Building Gross Square Feet:	+/- 10,500
Land Area Gross Square Feet:	+/- 21,932
Utilities:	City water, on-site septic (city sewer available)



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