

**For Sale**

**+/- 12,000 sq. ft. Industrial building with 6 Cannabis tenants  
2115 Willow Road Arroyo Grande, CA 93420**

## **Property Overview**

- Fully leased Building for Sale
- Total site is +/-1.86 acres
- Zoning: Industrial  
(County of San Luis Obispo)
- Cap Rate: 9.0%
- All tenants are Cannabis related businesses
- Sale Price: \$3,575,000
- Large lot size will allow for additional building space to be constructed
- Inquire for rent roll and more information



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**Suites E & F**  
3,000 SF  
Warehouse  
Leased:  
Tenant 1

**Suite D**  
1,500 SF  
Warehouse  
Leased:  
Tenant 2

**Suite C**  
1,500 SF  
Warehouse  
For Lease:  
Tenant 3

**Suite B2**  
1,500 SF  
Warehouse  
Leased:  
Tenant 4

**Suite B1**  
2,275 SF  
Warehouse  
Leased:  
Tenant 5

**Suite A**  
2,225 SF  
Offices  
Leased:  
Tenant 6