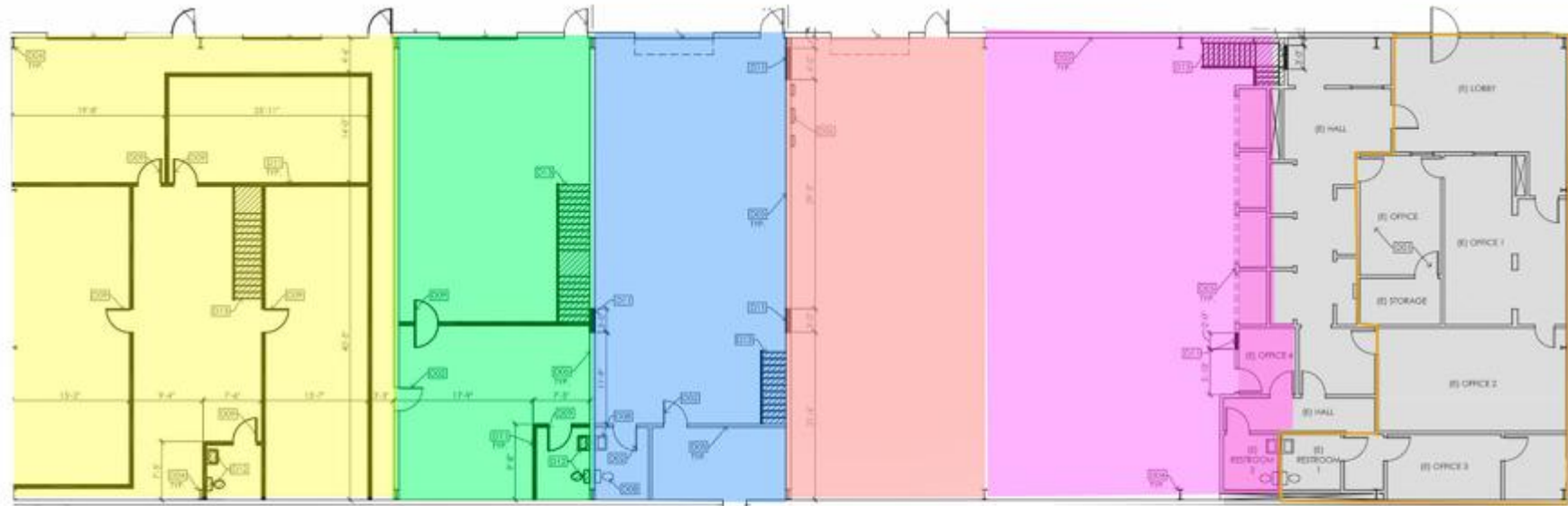


- Fully-leased Building for Sale
- Total site is +/- 1.86 acres
- Zoning: Industrial (County of San Luis Obispo)
- Cap Rate: 9.0% (Owner will guarantee cap rate for one year after purchase)
- All tenants are cannabis related businesses
- Purchase price: \$ 3,575,000
- Large lot size will allow for additional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





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
Leased:
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