

# Chino Valley Farms

Turnkey Cannabis Cultivation Campus · 2572 North Road 1 East, Chino Valley, AZ 86323

ASKING PRICE

# \$2,800,000



**6.05 AC**

TOTAL LAND AREA

**36,422 SF**

RENTABLE AREA

**28,000 SF**

CULTIVATION CANOPY

**7 BLDGS**

ON-SITE STRUCTURES

**\$2.65M**

PRIOR CAPEX INVESTED

**12+ YRS**

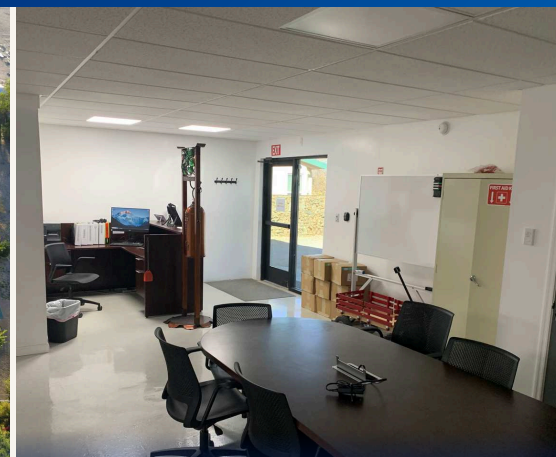
LICENSED CULTIVATION

**\$2.85M**

APPRAISED VALUE

**\$75.67**

PRICE PER SF



AERIAL — 6.05 ACRE SITE

SOLAR ARRAY + GREENHOUSE COMPLEX

FRONT OFFICE + CONFERENCE ROOM

## PROPERTY OVERVIEW

<b>TOTAL SITE AREA</b> 6.05 Acres (263,538 SF)	<b>NET RENTABLE AREA</b> 36,422 SF
<b>CULTIVATION CANOPY</b> 28,000 SF	<b>STRUCTURES ON-SITE</b> 7 Buildings
<b>YEAR BUILT / RENO</b> 1997 / 2001 / 2018	<b>ZONING</b> CL — Light Commercial
<b>JURISDICTION</b> Town of Chino Valley	<b>HIGHEST &amp; BEST USE</b> Cannabis-Oriented Use
<b>GH CEILING HEIGHT</b> 14 ft gutter / 23 ft peak	<b>LAND-TO-BLDG RATIO</b> 7.12 : 1
<b>WATER SUPPLY</b> 2 Wells — 35 GPM Each	<b>ON-SITE RESIDENCE</b> 3 Bed / 2 Bath, 2,220 SF
<b>OFFERING INCLUDES</b> RE + Cultivation FF&E	<b>POSSESSION</b> Vacant — Immediate

## INFRASTRUCTURE & SYSTEMS

- ▶ **LED Lighting** Supplemental LED throughout flowering & veg greenhouses; full-spectrum canopy coverage
- ▶ **Light Deprivation** Automatic light-dep curtains with central computer control in flowering GH
- ▶ **Climate Control** Wet-wall evaporative cooling; Quest dehumidification; mini-split HVAC in processing and office
- ▶ **Irrigation/Fertigation** Automated fertigation system across cultivation bays; drip irrigation to all containers
- ▶ **Water Supply** Two dedicated wells — 300 ft and 400 ft deep; static level 140 ft; combined 70 GPM
- ▶ **Backup Power** Caterpillar natural gas backup generator — on-site, hard-wired
- ▶ **Solar** On-site ground-mount solar arrays installed for operational energy offset
- ▶ **Cold Storage** Carrier PrimeLine refrigerated container for fresh/frozen product on-site

## BUILDING INVENTORY

- ▶ **Flowering GH** 20,000 SF steel-framed; supplemental LED, wet-wall cooling, auto light-dep curtains & central computer control
- ▶ **Vegetation GH** 8,000 SF steel-framed; vegetative & mother plant operations; attached 100 SF propagation nursery
- ▶ **Post-Harvest Bldg** 1,820 SF steel-framed; employee support, drying & trim infrastructure (built 2018)
- ▶ **Office Building** 2,016 SF steel-framed adjoining flowering GH; main office, conference room, server room & security hub
- ▶ **Packaging Vault** 2,016 SF steel-framed; packaging operations and secure product vault
- ▶ **Seedling GH** 350 SF external seedling greenhouse & general storage building
- ▶ **Single-Family Res.** 2,220 SF, 4 bed/2 bath; jacuzzi, natural gas fire pit, covered patio, landscaped 1-acre yard
- ▶ **Covered Storage** 8,036 SF non-cannabis — two steel/polycarbonate structures (41×100 ft & 41×96 ft)

## PRIOR OPERATOR

Most recently operated by one of the three largest vertically integrated MSOs in the US — operator is vacating, presenting a rare opportunity to acquire an institutional-grade campus at a discount.

OPERATING SINCE	<b>2013</b>
2018 CAPEX	<b>\$2,650,000</b>
POSSESSION	<b>Vacant</b>
FF&E	<b>Remains On-Site</b>

## VALUATION

ASKING PRICE	<b>\$2,800,000</b>
APPRAISED VALUE	<b>\$2,850,000</b>
DISCOUNT TO APPRAISAL	<b>\$50,000</b>
PRICE / RENTABLE SF	<b>\$75.67</b>
APPRAISAL DATE	<b>Feb 6, 2025</b>

**TURNKEY CULTIVATION PLATFORM**

Purpose-built, fully operational campus from day one. LED lighting, climate control, fertigation, and light deprivation are all in place — no build-out delay, no capital lag before first harvest.

**MSO-GRADE INFRASTRUCTURE**

Most recently operated by a top-three publicly traded multi-state operator. The facility carries the operational standard and infrastructure of an institutional-grade cannabis producer.

**\$2.65M SUNK CAPEX**

Prior operator invested \$2.65M in 2018 alone on top of the original 2013 build. Buyer inherits the full benefit of that capital at a fraction of replacement cost.

**SOLAR + WELL INFRASTRUCTURE**

Ground-mount solar arrays offset operating energy costs. Two dedicated on-site wells at 300 ft and 400 ft depth supply 70 GPM combined — no municipal water dependency.

**12+ YEARS CULTIVATION USE**

Continuously operated as a licensed cultivation facility since 2013. Established highest-and-best-use for cannabis operations in this jurisdiction, with demonstrated regulatory acceptance.

**FACILITY OVERVIEW**

Chino Valley Farms is a purpose-built cannabis cultivation campus on 6.05 acres in Yavapai County, Arizona. Seven buildings total 36,422 SF, anchored by two steel-framed greenhouses — a 20,000 SF flowering bay and an 8,000 SF vegetative greenhouse — delivering 28,000 SF of cultivation canopy at full operation.

The post-harvest building (1,820 SF), office and command center (2,016 SF), and dedicated packaging vault (2,016 SF) complete the full production loop on a single contiguous campus. An on-site 2,220 SF residence (4 bed/2 bath) with jacuzzi and gas fire pit adds operational convenience for owner-operators.

All greenhouse structures are steel-framed with polycarbonate glazing. Systems include supplemental LED, automatic light-deprivation curtains, wet-wall evaporative cooling, Quest dehumidification, automated fertigation, Caterpillar natural gas backup generator, and a Carrier PrimeLine refrigerated container for fresh/frozen product storage.

**WHY THIS OPPORTUNITY**

- ✓ **Institutional Pedigree** Most recently operated by a top-three publicly traded MSO — the facility carries that institutional operating standard to the next owner.
- ✓ **CapEx Already Spent** \$2.65M of improvements installed in 2018 alone — buyer inherits a modernized, maintained asset at well below replacement cost.
- ✓ **Day-One Operational** No build-out required. Cultivation FF&E remains on-site for the next operator to transition immediately into production.
- ✓ **Established Jurisdiction** 12+ years of licensed cultivation in Chino Valley establishes the site's cannabis highest-and-best-use with no regulatory uncertainty about permissibility.

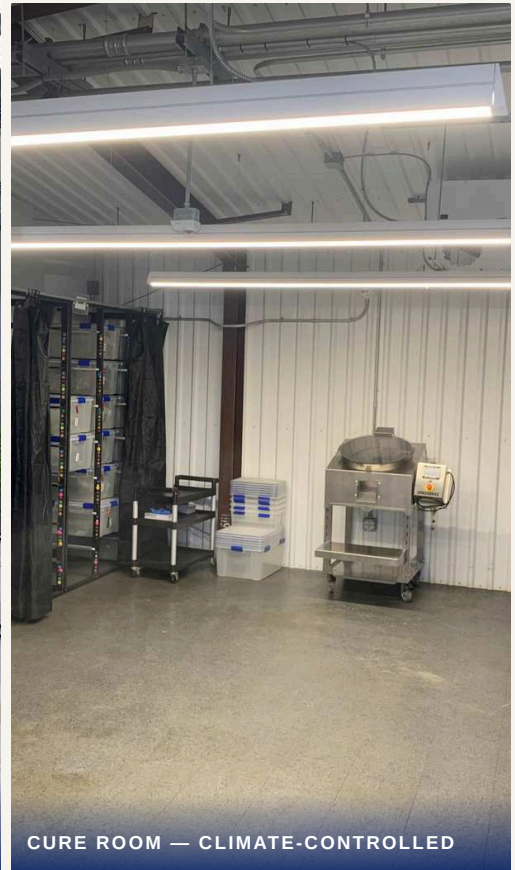
A complete walk-through of the campus — from the institutional-grade flowering greenhouse to the cure room, processing floor, front office, and covered employee amenity areas. All FF&E shown remains on-site for the incoming operator.



**FLOWERING GREENHOUSE — NE VIEW**



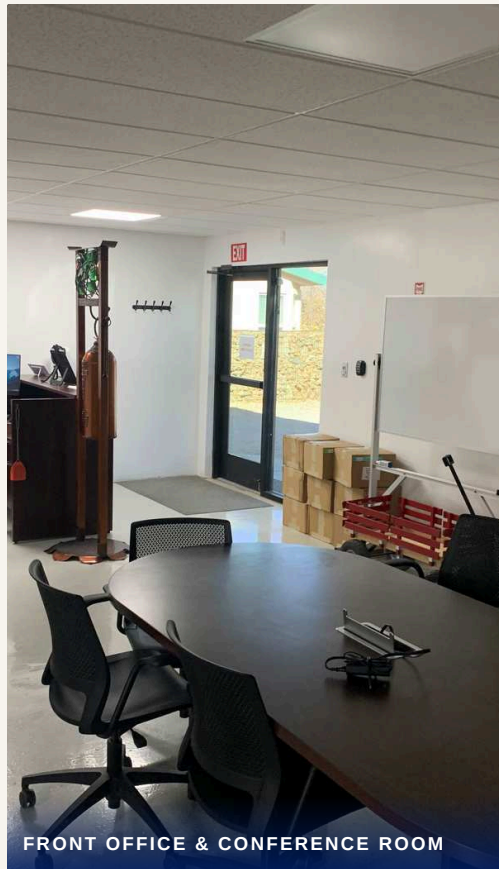
**FLOWERING GREENHOUSE — SOUTH VIEW**



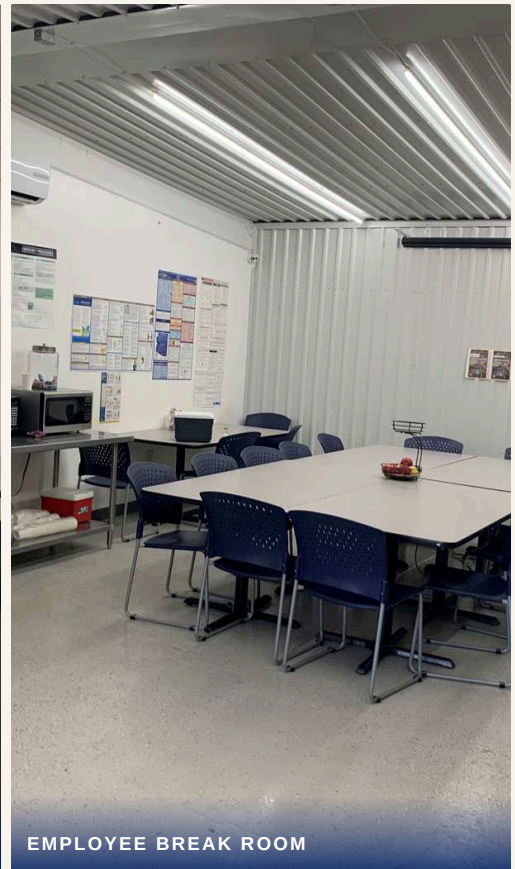
**CURE ROOM — CLIMATE-CONTROLLED**



**PROCESSING & PACKAGING FLOOR**



**FRONT OFFICE & CONFERENCE ROOM**



**EMPLOYEE BREAK ROOM**



NORTH FRONT — STREET VIEW

COVERED OUTDOOR EMPLOYEE LOUNGE

EAST APPROACH — PUBLIC AREA

OWNER'S NOTES

- **Adjacent Land Available.** This property can be combined with the adjacent 5 acres we own for a total of 11 acres, or some portion thereof.
- **Splittable Parcels.** Both properties are splittable. Note: the residence cannot be split from the main greenhouses due to insufficient setbacks — this property was built as a working farm.
- **Rezoning Potential.** The Town of Chino Valley will entertain changing the zoning from CL to Neighborhood Residential — there is a critical need for housing in the area and this location is highly desirable.
- **~300 Water Credits Available.** Current value estimated at \$500+ each. If a buyer were to develop housing on this acreage or the adjacent property, these credits may be essential.
- **In-Ground Pool in Residence.** There is an in-ground swimming pool within the sunroom of the house — covered with decking and carpet, but pumps, heater, and equipment remain fully functional.
- **Owner Carry Option.** Seller will carry the note with an appropriate down payment. Terms negotiable.

SALE PROCESS

- 1 **Execute NDA** — Contact the Colliers advisory team to execute a Non-Disclosure Agreement and receive access to the full due diligence data room.
- 2 **Review Data Room** — Financial records, operating history, appraisal report (Newmark, Feb 2025), survey, title, and FF&E schedule made available to qualified parties.
- 3 **Property Tour** — Qualified buyers may schedule a guided facility walk-through with the listing advisors. Inspections available by appointment only.
- 4 **Submit Offer** — Offers submitted to Colliers advisors. Seller may negotiate with one or multiple parties at their discretion. Vacant possession available.
- 5 **Closing** — Property offered as an asset sale. Buyer to complete standard due diligence, cannabis license transfer (where applicable), and financing conditions prior to close.

DISCLOSURE

This offering is subject to a Non-Disclosure Agreement. All information is provided for general informational purposes only and must be independently verified by prospective buyers. Appraisal completed by Newmark Valuation & Advisory, LLC (Job No. 25-0219076-1); figures reflect "As Is" Leased Fee valuation as of February 6, 2025 and may differ from current market conditions. Colliers International acts as exclusive listing advisor.

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