

FOR LEASE | CANNABIS CULTIVATION CAMPUS
3241, 3247 and 3253 Needles Highway, Needles, CA 92363

WILSON MEADE
COMMERCIAL REAL ESTATE

For Lease: \$2.10/SF + NNN



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Property Overview

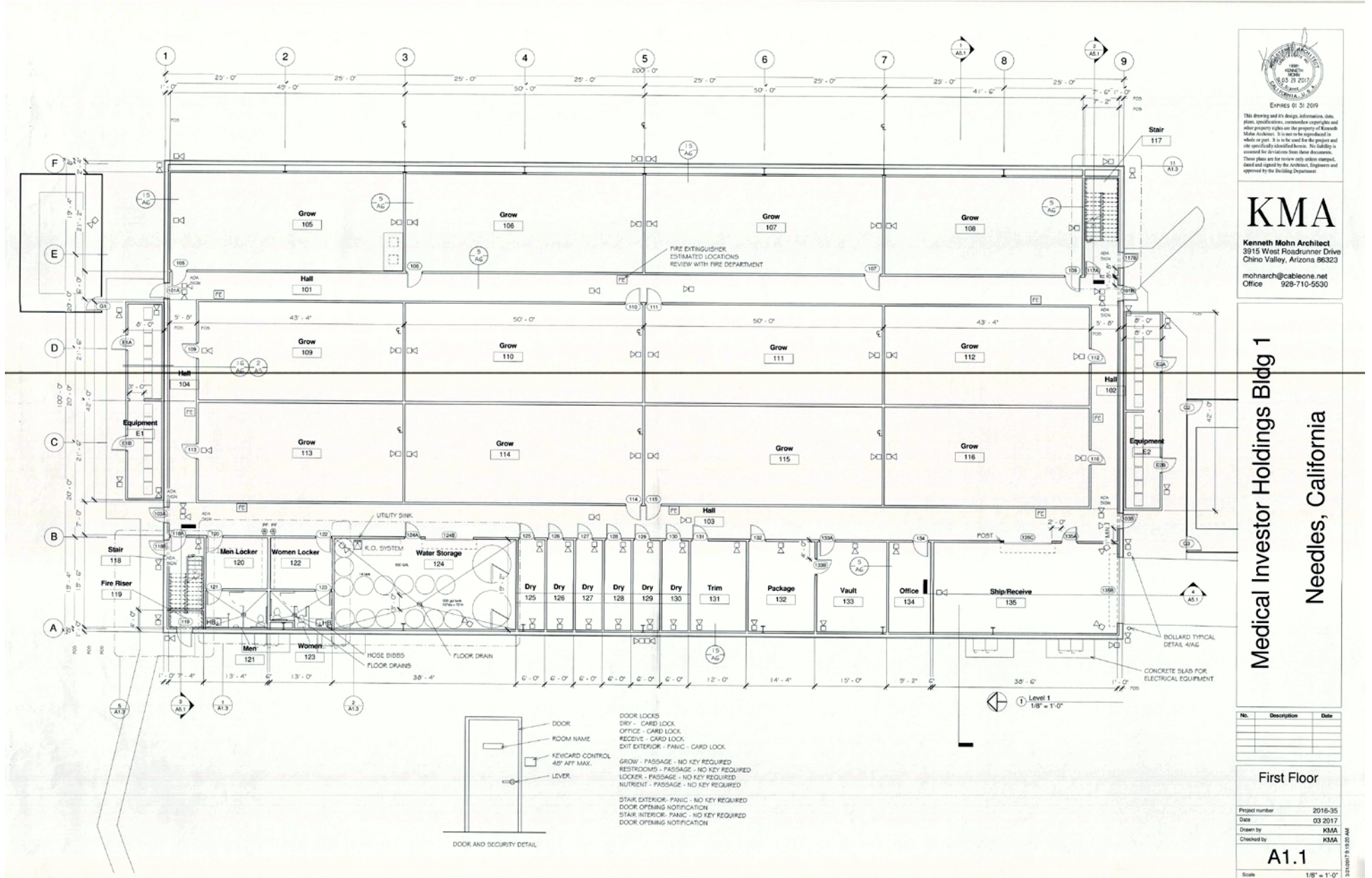
3241 Needles Highway consists of three (3) separate metal industrial buildings totaling 73,000 square feet permitted for cannabis cultivation and processing. Located in the “green” zone of Needles, the property has an active CUP for cannabis cultivation and manufacturing. The property has ample power with a cost of \$0.1285/kW consumed in excess of 395 kW per billing cycle.

Building 1 is two-stories of cultivation warehouse totaling 46,000 sq. ft. Building 2 is a single-story cultivation warehouse totaling 20,000 sq. ft. Building 3 is a single-story processing facility totaling 7,000 sq. ft.

The property is located off the I-40 freeway by the Colorado River which also serves as the border of Arizona. The property is located approximately 255 miles East of Los Angeles near the borders of Nevada and Arizona.

Building 1 (3241):	46,000 sq. ft.
Building 2 (3247):	20,000 sq. ft.
Building 3 (3253):	7,000 sq. ft.
Total Building:	73,000 sq. ft.
Land Area:	7.13 AC (total development)
Type:	Cannabis/Industrial
Tenancy:	Single
Zoning:	C-3 (Highway Commercial)





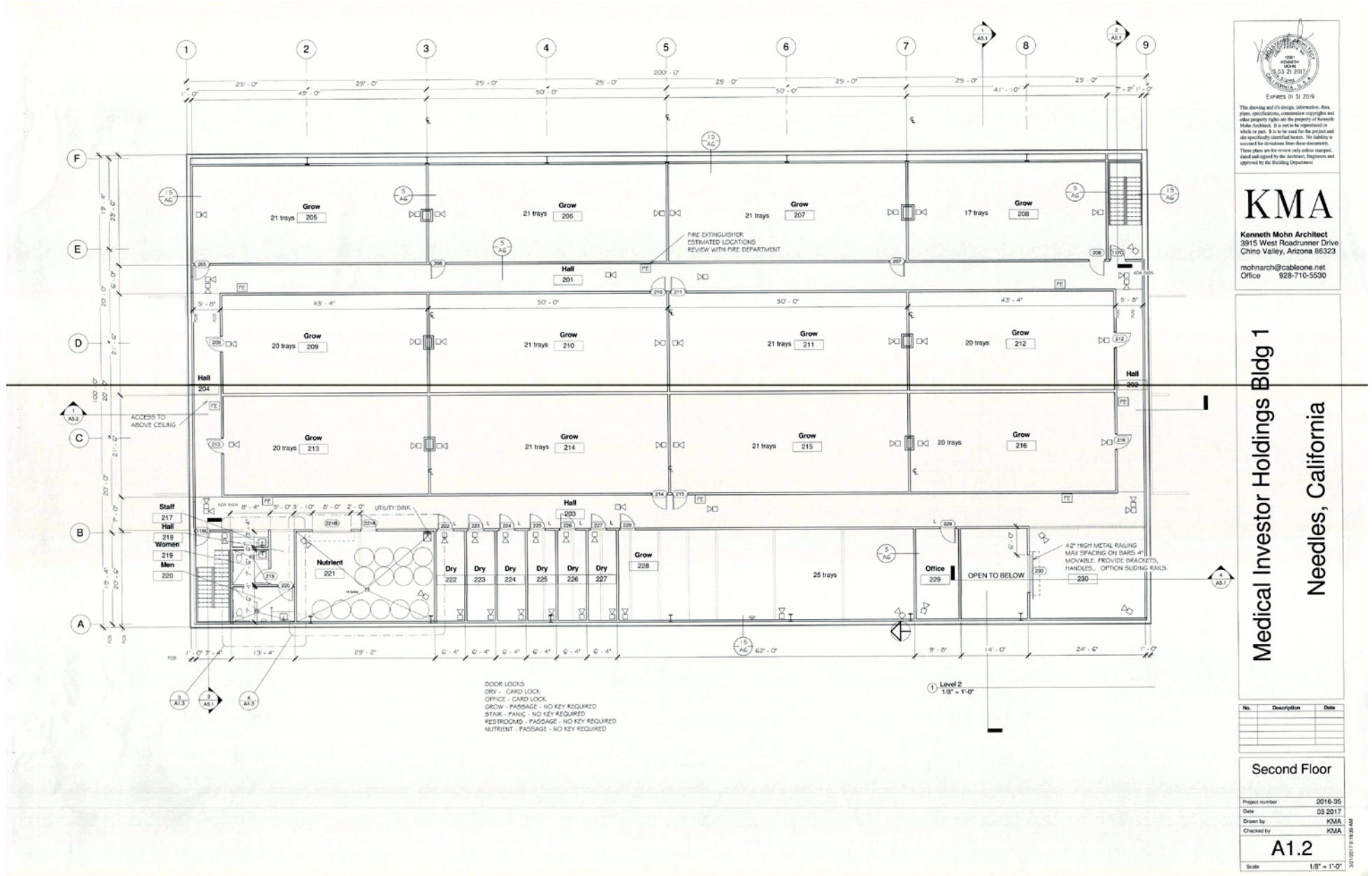
EXPIRES 01/31/2019

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Medical Investor Holdings Bldg 1
Needles, California

No.	Description	Date
First Floor		
Project number	2016-35	
Date	03/20/17	
Drawn by	KMA	
Checked by	KMA	
A1.1		
Scale	1/8" = 1'-0"	



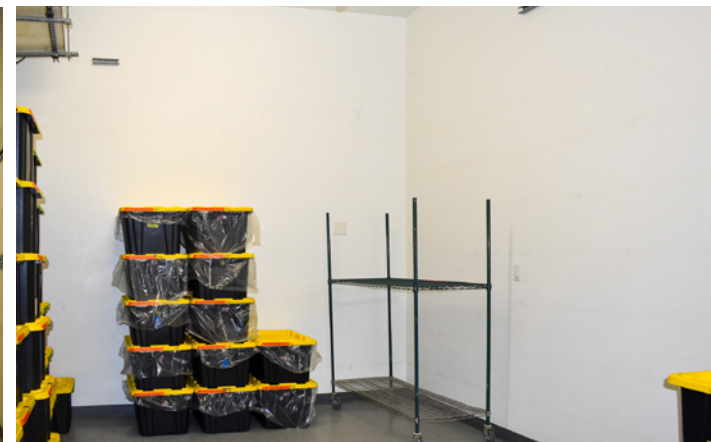
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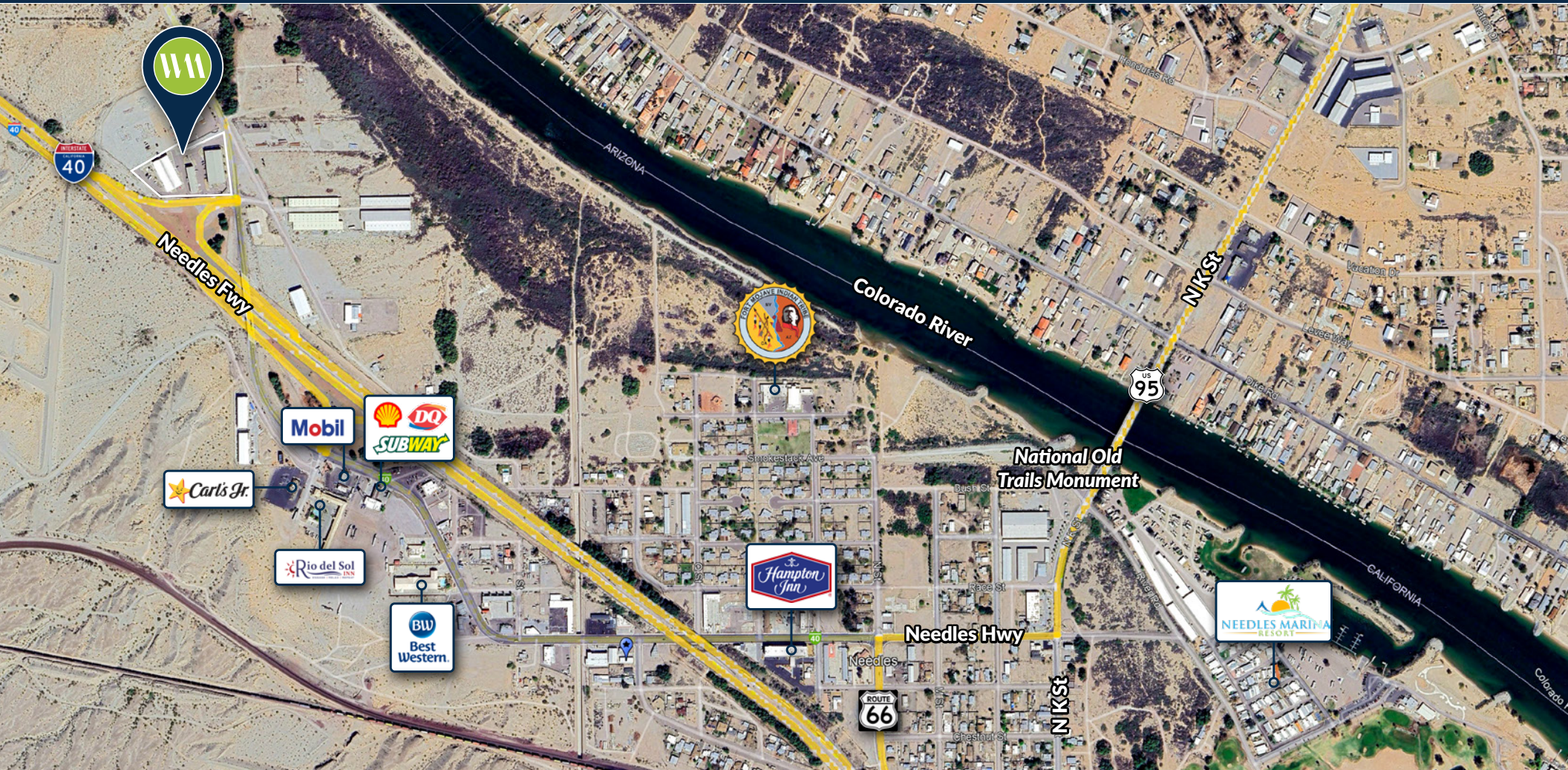
No.	Description	Date

Second Floor	
Project number	2016-35
Date	03/2017
Drawn by	KMA
Checked by	KMA
A1.2	
Scale	1/8" = 1'-0"









DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	2,917	9,708	12,459
2024 Households	1,233	3,922	5,043
Median Household Income	\$42,042	\$42,141	\$42,716
2025 Average Daily Traffic (ADT)	I-40: 14,294 ADT		

YOUR ADVISORS



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