

Cultivation Facility For Sale

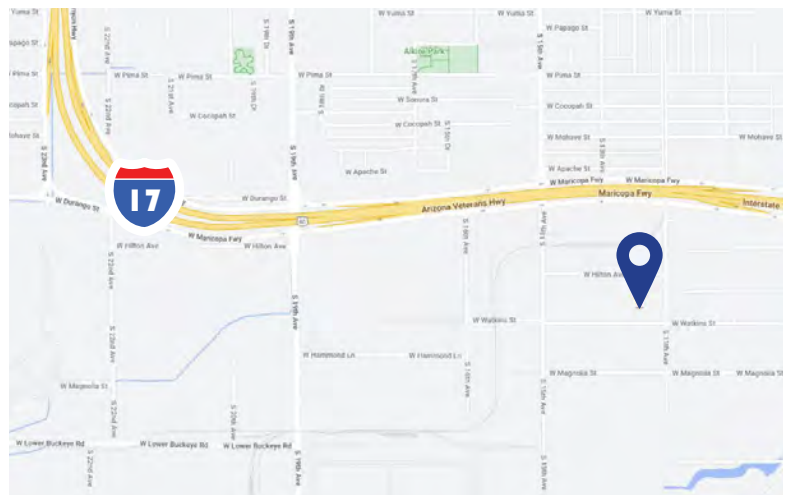


**1120 W Watkins St.
Phoenix, AZ 85007**

Space Profile:

Building	Turn-key Cannabis Cultivation/ Manufacturing Facility 30,359 RSF
RSF	
Asking Price	\$12,000,000.00
Availability	Immediate
Power	3200 amps, (3ph, 480v) PLUS 2000 amps (3ph, 208v)
HVAC	448 tons
Reconstructed	2019
Parking	30 Stalls plus street Parking
Land Area	1.44 AC

Map:



Specialty Facility Improvements:

- Deep Water Culture & Injection Systems
- Co2 Systems
- Water Filtration and Reverse Osmosis
- Facility Controllers and Dosing
- Humidification / Dehumidification
- Air Filtration & Odor Control
- Cameras / Access Control and Network
- Lighting 720 in Bloom, 180 in Veg Room, 67 in Mother Room

Facility Makeup:

- Nursery
- Cure Rooms
- Vault / Packing
- Trim Room
- Extraction Lab
- Packaging / Processing
- Environment Monitoring Station
- Surveillance Monitoring & Security Office
- Cryo Freezers

For More Information:



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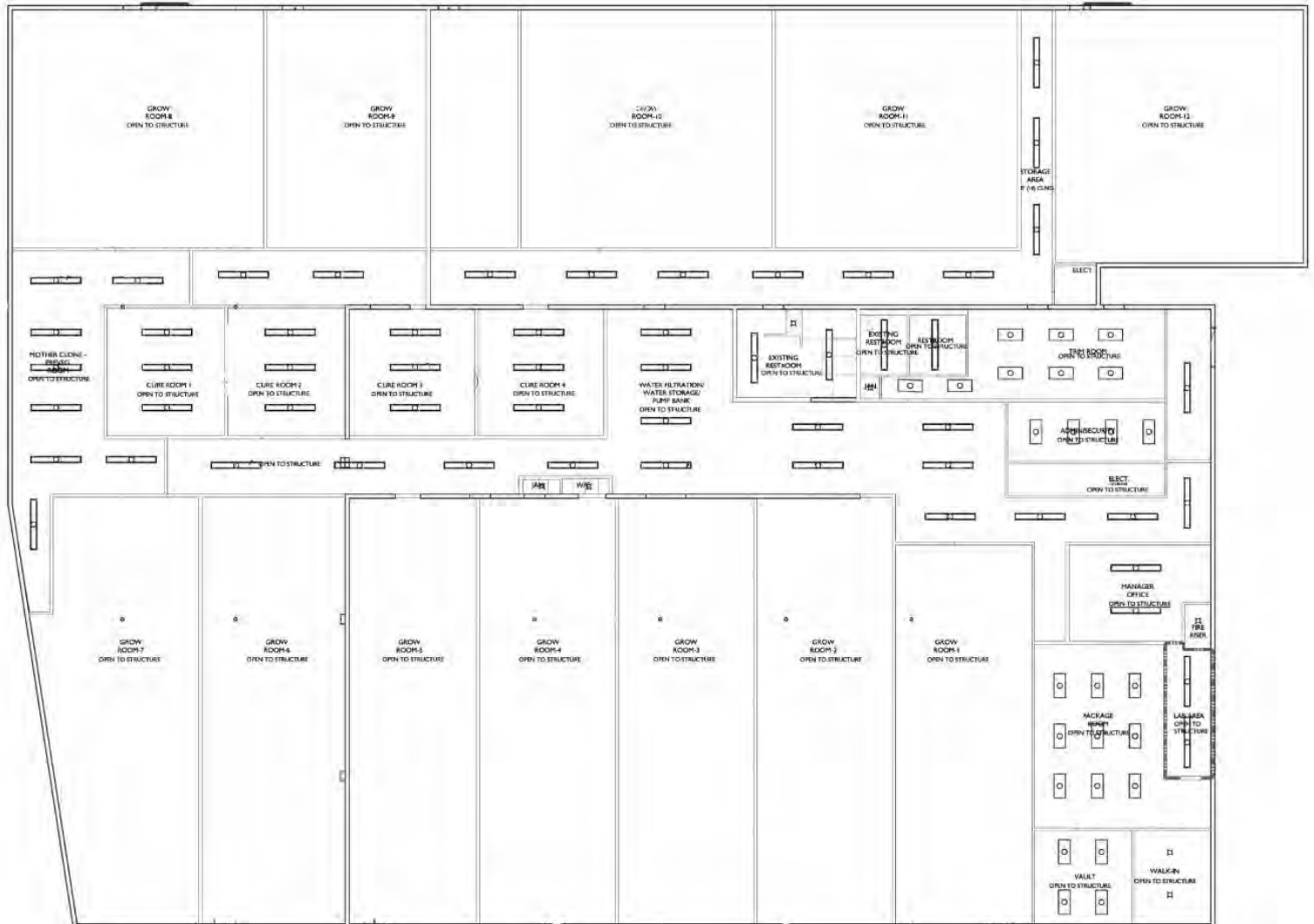
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The Floor Plan

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30,359 RSF



Awards



Spring 2022

1st Indica Blueberry
1st Hybrid Apple Fritter
3rd Sativa Lemon Mac

Fall 2022

1st Branson Royal Indica
1st Concentrate Diamond Sauce
2nd Concentrate Blueberry Sauce

Spring 2023

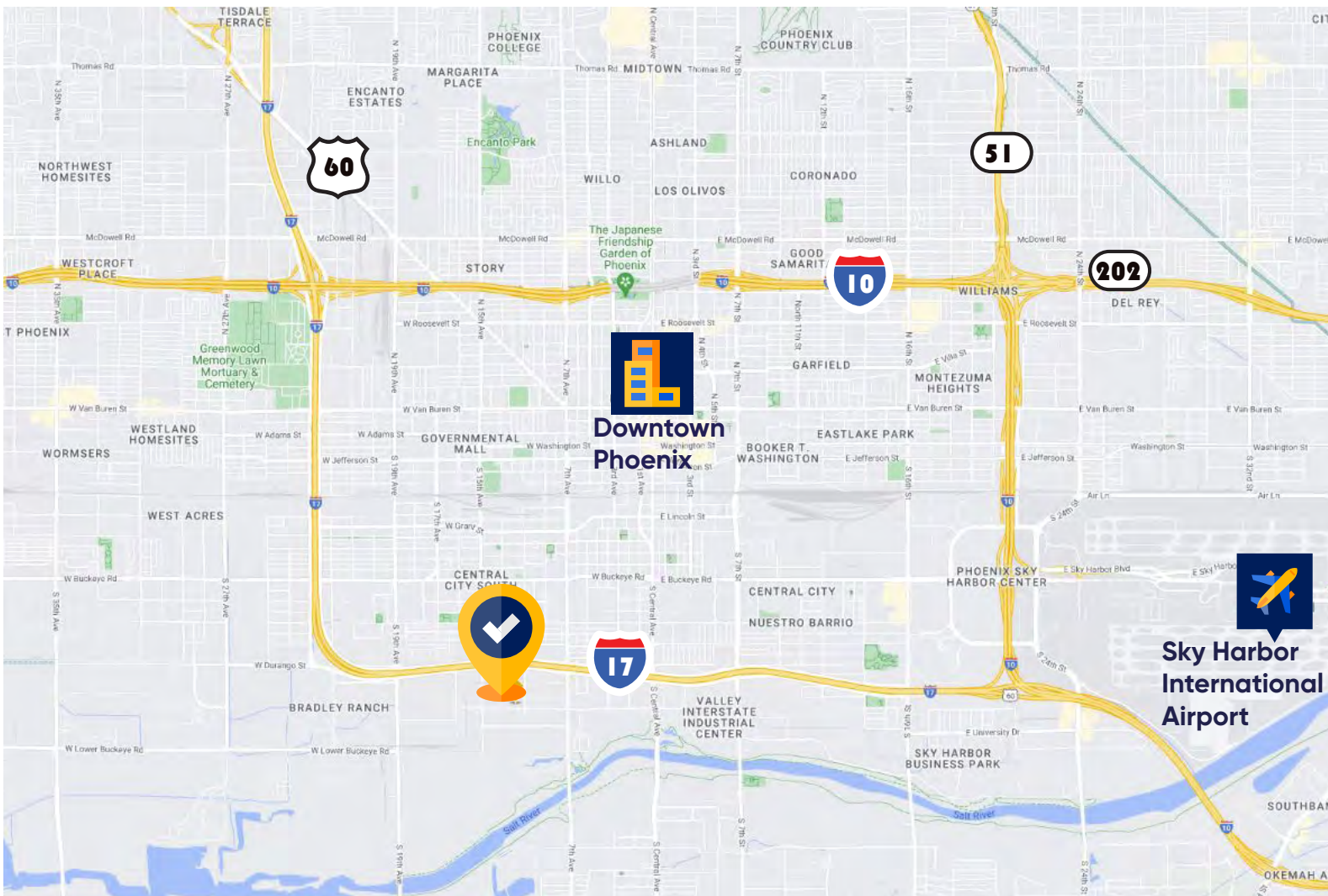
1st Sativa Lemon Meringue
1st Concentrate Indica Dirty Zittles
1st Concentrate Sativa Strawberry Butter
2nd Indica Gelato



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The Surrounding Area



For More Information:

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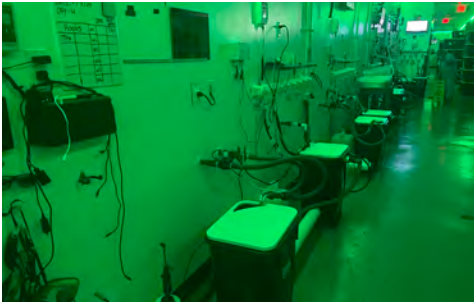


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