



CANNABIS PERMIT-CULTIVATION, INFUSION, EXTRACTION AVAILABLE

TWO BUILDINGS (12,415 SF + 3,611 SF) | HIGH SECURITY FACILITY FOR SALE 16,026 SF TOTAL

2220 & 2222 WEST MCDOWELL RD | PHOENIX | AZ

PROPERTY NOTES:

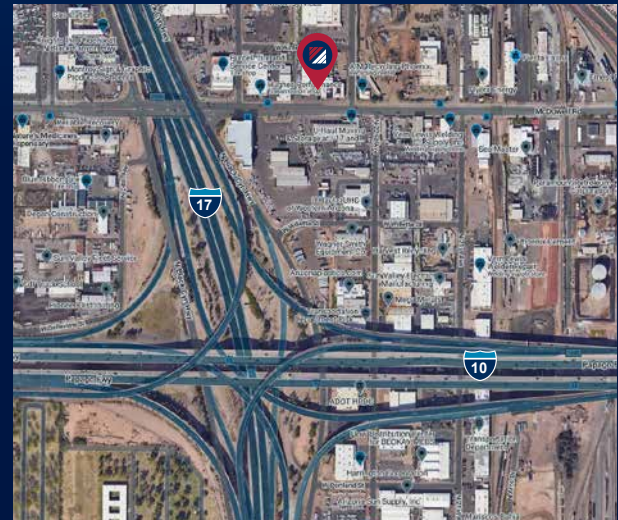
- 1.1 Acre Site
- Two (2) Buildings totaling 16,026 SF
- Use Permit approved for: Cultivation, Infusion & Extraction of Cannabis
- Zoned A-2 Heavy Industrial
- Both Buildings are Fully Air Conditioned
- Drive Thru Yard Access
- Fully Fenced
- Dusk to Dawn Security lights
- Major Arterial Frontage

2222 WAREHOUSE SPECS:

- Building Size: 12,415 SF
- Property Improvements:
 - 1200 Amp 3 Phase, 277/480
 - (3) Offices, breakroom, and storage built out
 - Fully Sprinklered Building
 - Fully Fenced with Yard (2) Gates
 - Building Space is fully air conditioned (147 Tons of AC)
 - (27) 5 Ton AC Units (_ Operational. Combined 2 rooms to 1 unit for tenants)
 - (1) 7 Ton Unit
 - (2) 2 Ton Mini Split AC Units
 - (1) Ton Mini Split AC Units
 - Co2 Detector System Installed
 - Co2 Truck Hook Up & Building Mainline
 - (4) ADA Restrooms
 - Alarm and 100+ video camera security system

2220 WAREHOUSE SPECS:

- Building Size: 3,611 SF
- Property Information:
 - 600 Amps 3 Phase Power. ((3) x 200 AMP Panels)
 - Office, breakroom, and storage built out
 - (3) Restrooms
 - Fully fenced yard with (2) gates
 - Full Access Control Security
 - Alarm and 16 video Camera Security System
 - Building space is fully air conditioned. (13 Tons of AC)
 - (2) 5 Ton Units
 - (1) 3 Ton Unit



FOR MORE INFORMATION PLEASE CONTACT:

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