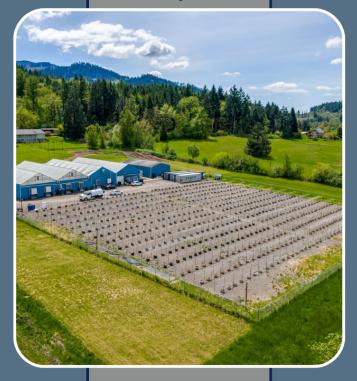
Business Opportunity

Springfield, Oregon

Asking Price \$175,000







- Incredible Opportunity: Own a turnkey cannabis production and processing facility in Willamette Valley.
- Prime Location: Situated on 18.02 acres.
- State-of-the-Art Greenhouse: 15,700 SF gutterconnect greenhouse, fully automated and designed for efficient, high-yield cultivation.
- **Optimized Space:** Approximately 25% for drying, curing, storage, and office; 25% for vegetative growth with rolling benches; 50% for mixed-light flowering canopy with rolling benches.
- Maximized Outdoor Cultivation: Remaining Tier II canopy fully utilized for full-term outdoor cultivation.
- **Robust Infrastructure**: Includes a massive backup generator, rainwater collection with RO filtration, and automated irrigation systems.
- CID1-Compliant Processing Lab: A 2,135 SF detached BHO processing lab is available for lease to qualified tenants.
- **Licenses Included:** Production and processing licenses are part of the list price (negotiable).
- Experienced Management: On-site manager available for hire, offering continuity and operational knowledge.
- Truly Turnkey: Ready to grow today.
- Lease with Option to Buy: 5-year lease with an option to buy back the OLCC license at the end of the lease. Lease is 15k a month.

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