

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 gutter-connect 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.
- **CIDI-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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