

COLLIERS

EXCLUSIVE OFFERING — FOR SALE

Turnkey *Tier 3* Cannabis Production & Processing Facility

OFFERING TYPE

Asset Sale

RE + License + Equipment

LOCATION

**South West
Puget Sound, WA**

STATUS

Operational

ASKING PRICE

\$2,700,000

**~10
AC**

TOTAL
SITE

**~32K
SF**

CANOPY +
FACILITY

**1,000
KVA**

POWER ON-
SITE

**10+
YRS**

LICENSED
OPERATION

TIER 3

PRODUCER /
PROCESSOR

A rare opportunity to acquire a fully operational, state-licensed cannabis production platform in Washington State — complete with infrastructure, licenses, and immediate revenue-generating capability.

PROPERTY DETAILS

TOTAL SITE AREA

~10 Acres

LICENSED / SECURED AREA

~2.5 Acres (Licensed & Secured)

ZONING

R4 / Mixed-Use Overlay

REDEVELOPMENT POTENTIAL

25+ Residential Lots

ADDITIONAL LAND

~2 Acres Available Separately

POWER

1,000 KVA (Up to 2,400A)

WATER / SEPTIC

Well + Installed System

SECURITY

LCB-Compliant CCTV

PERIMETER

8-Ft Chain-Link + Gate

PARKING

~35 Vehicles

INCLUDES

RE & Equipment

FACILITY IMPROVEMENTS

- ▶ **Main Greenhouse** 12,000 SF Conley's structure; ~200 Gavita DE-HPS fixtures; automated light deprivation system
- ▶ **Veg Greenhouse** 5,000 SF dedicated vegetative production facility
- ▶ **Outdoor Canopy** ~13,000 SF licensed outdoor cultivation area
- ▶ **Ops Building** 3,000 SF with drying/curing, safe rooms, packaging, trimming, offices & break room
- ▶ **Storage** Three (3) 40-foot conex units; Kubota tractor included

LICENSE AVAILABLE

- One (1) Tier 3 Producer / Processor State License — available as part of the negotiation

Processor licensing carries no volume cap on concentrates, vapes, or derivatives (subject to regulatory compliance).

BRAND AVAILABLE SEPARATELY

The operating brand — currently generating **over \$1M in annual revenue** — is available for acquisition at an additional premium. A fully bundled transaction (assets + license + brand + additional ~2 acres + seller transition support) can be structured at approximately **\$3,000,000**. Active

EXTRACTION & MANUFACTURING CAPABILITIES

HYDROCARBON LAB

C1D1-rated extraction room capable of processing **~150 lbs per shift**. BHO and PHO concentrate production ready.

DISTILLATION

VTA VKL 70-5 distillation system with two 10L reactors. Produces **~4 litres per 8-hr shift** of refined distillate.

VAPE MANUFACTURING

Full cartridge manufacturing capability. Ancillary processing equipment included in the asset package.

FULL-SPECTRUM PRODUCTS

Configured for full-spectrum extraction and derivative product lines — a complete, multi-SKU production platform from day one.

OPERATING HISTORY

YEARS OPERATING **10+ Yrs**

CUMULATIVE REVENUE **\$25M+**

PEAK ANNUAL REV. **~\$4M**

INVESTMENT HIGHLIGHTS



IMMEDIATE OPERATIONAL CAPABILITY

Fully turnkey — cultivation, extraction, and manufacturing all in place. Acquire and operate on Day 1 with zero build-out delay.



COVETED TIER 3 LICENSE

One active Tier 3 Producer/Processor license — among the highest-tier authorizations in Washington State, with no volume cap on concentrates or vapes.



SIGNIFICANT INFRASTRUCTURE IN PLACE

1,000 KVA (up to 2,400A) power, on-site transformer, well, septic, greenhouse systems, and C1D1 extraction lab — capital-intensive assets already built.



PROVEN REVENUE TRACK RECORD

\$25M+ cumulative revenue over 10+ years of licensed operation. Brand generating \$1M+ annually — available separately for qualified buyers.



LONG-TERM REDEVELOPMENT UPSIDE

~10-acre site zoned R4 with mixed-use overlay supports 25+ residential lots. An additional ~2 acres is available separately — providing further negotiating flexibility and land value.



BUNDLE OPPORTUNITY — ACT NOW

Acquire the core assets at \$2.7M or bundle the brand (\$1M+ annual revenue), additional ~2 acres, and seller transition support for an all-in package of approximately \$3M. Active buyer discussions underway.

COLLIERS CONTACTS

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This offering is subject to a Non-Disclosure Agreement. All information is provided for general informational purposes only and is to be verified by the buyer. Base offering is an asset sale (real estate, infrastructure, and equipment) at \$2,700,000. The Tier 3 Producer/Processor license is available as part of the negotiation. An additional ~2 acres and the operating brand (generating \$1M+ annually) are each available separately at additional cost. A fully bundled transaction can be structured at approximately \$3,000,000. Colliers International acts as exclusive advisor. © 2025 Colliers International. All rights reserved.

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