

1501 NORTH O STREET

FOR LEASE in Lompoc, California
Industrial Building | **68,126 SF**

NEW CONSTRUCTION

Indoor, controlled environment to be built

CANNABIS CULTIVATION OPPORTUNITY

All entitlements and permits nearly complete

CONVENIENT LOCATION

Near Lompoc Airport, 10 miles from beach



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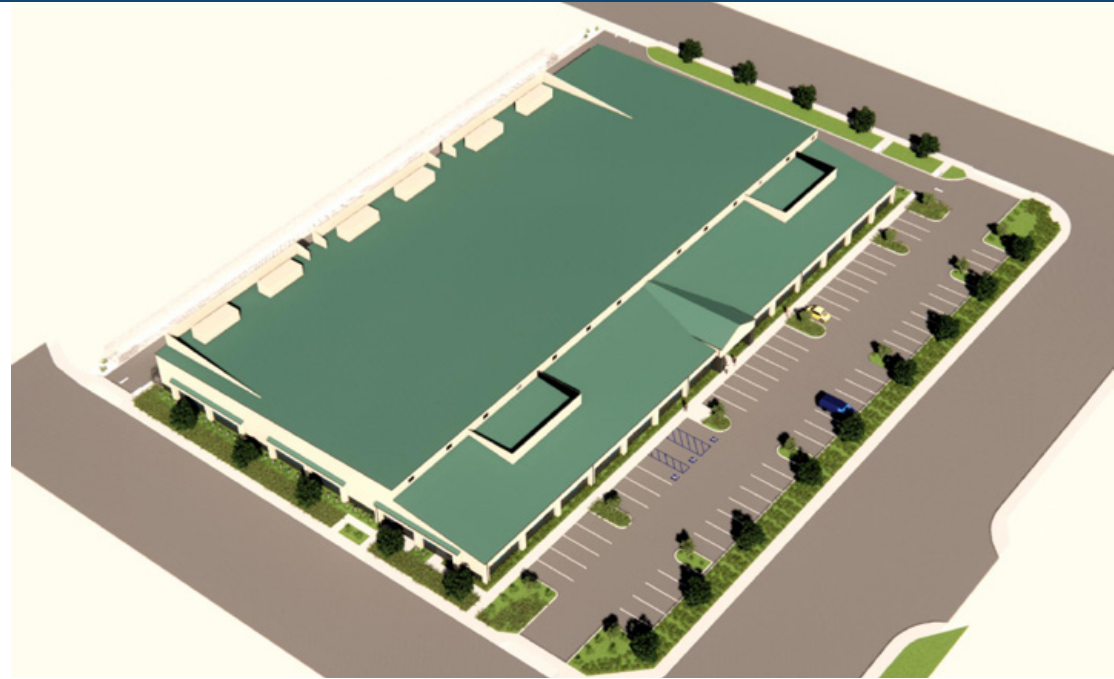
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3/10/21

Coastal Pre-Entitled Indoor Controlled-Environment Cannabis Cultivation and Processing Facility

This custom-built facility provides an incredible opportunity for indoor, controlled cannabis cultivation without the enormous outlay for tenant improvements. Entitlements nearly complete to greatly expedite becoming operational in this fast-moving market. Experts in controlled environment horticulture design will take the helm as the space is constructed to include significant energy and labor-saving features to ensure long-term, cannabis business economic viability and environmental sustainability. The City of Lompoc site plan approval is expected in Q3 2021 followed by a cultivation facility Special Permit approval by the Zoning Board in Q4 2021, reflecting the tenant.

Address:	1501 North O St & 801- 851 Cordoba Ave, Lompoc, CA 93436
Building Size:	68,126 SF (12% office, 57% cultivation, 31% processing)
Land Size:	2.92 acres (54% building, 34% hardscape, 12% landscape)
Rate:	\$3.00 NNN for warm shell delivery Turn-key buildout delivery, rate TBD, call for details
Zoning:	BP
Term:	15 years, with options
Available:	Q3 2022
Parking:	61 spaces, plus bicycle and motorcycle spaces



Features (Optional Turnkey TIs)

Lighting (pre-engineered for HPS or LED, tenant specified)

Cooling and humidity control

- High efficiency chillers and air rotation for high uniformity
- Liquid desiccant dehumidification for dark hours control
- Air cleaning systems for mold prevention

Odor control

- State of the art, subtractive odor system on exhaust
- Interior air cleaning system that also mitigates odors

Plant transportation/mobile container system

- High labor efficiency of plant and water delivery

Fertigation system

- Pre-engineered for micro-drip irrigation (tenant-specified)

Environmental controls

- Sophisticated integrated control of all environmental and fertigation systems

Security

- Site in accordance with City of Lompoc requirements
- Tenant responsible for operational compliance with BCC

Pre-Approvals (Estimated completion Q2 2021)

- City of Lompoc Development Plan to secure CUP and Building permit

Tenant Obligations

Secure CCU License with City of Lompoc (4-6 month process)

Secure appropriate licenses with the State of California

- Bureau of Cannabis Control (BCC) California (licenses and regulates retailers, distributors, testing labs and microbusinesses)
- CDFA's CalCannabis Cultivation Licensing (regulates cultivation and implements Track-and-Trace System)
- CDPH's Manufactured Cannabis Safety Branch (licenses and regulates manufacturers)
- Specify preferred lighting and irrigation techniques





Convenience

Highway 1	0.8 mile
Lompoc Airport	1 mile
Highway 246	1.6 miles
Highway 101	18.2 miles
Santa Maria Airport	23 miles
Santa Barbara Airport	48 miles
LAX	152 miles

Over 600 acres of parks, recreation fields, campgrounds with RV plug-ins, picnic areas, trails and open spaces in the area.

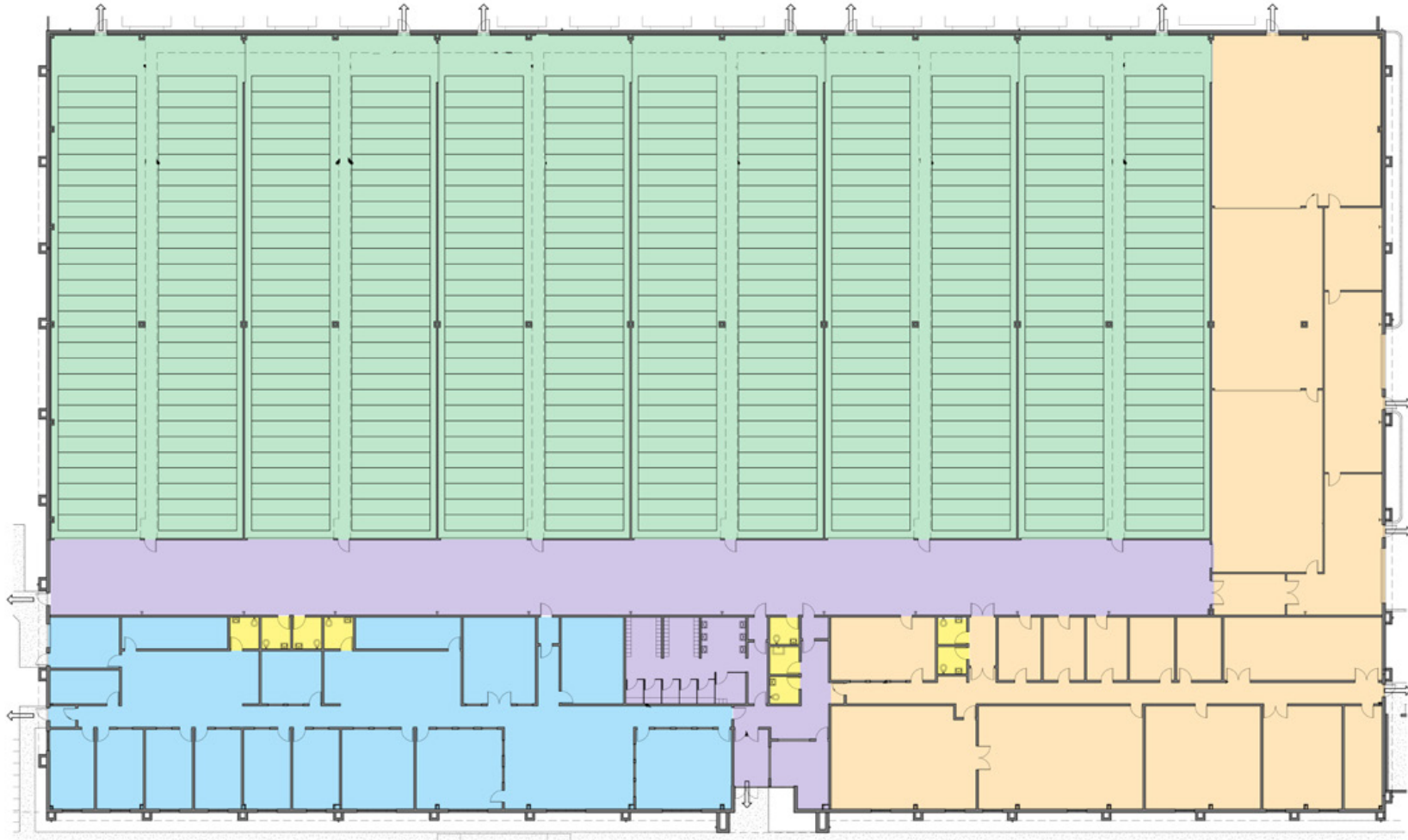
The city

Lompoc is growing into a top destination for vintners and tourists to experience wine country. The city is a hub for urban tastings and also serves as a gateway to vineyards in the adjacent Santa Rita Hills.

Higher education is primarily handled by Allan Hancock Community College, with over 100 areas of study and an impressive ranking in the top five best community colleges in California.

Lompoc's healthcare district is anchored by Lompoc Valley Medical Center with its state-of-the-art emergency, critical-care, surgical, cardiopulmonary and laboratory services, diagnostic imaging, general acute care, a birthing center, and perioperative, pharmacy and physical rehabilitation care.





- Office
- Growing
- Corridors/lockers
- Restrooms
- Processing

For additional information, contact:

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