

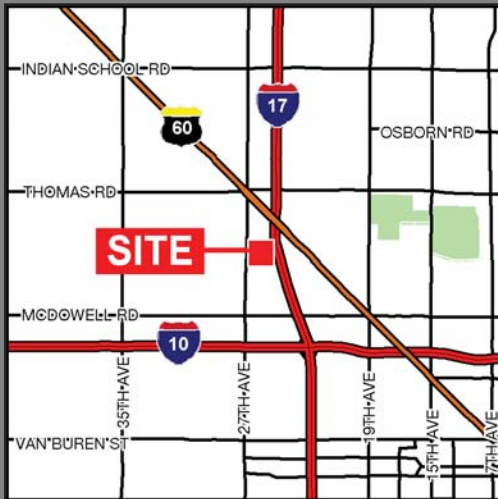
Multi-Tenant Industrial Building

2620 W Encanto Blvd

Phoenix, Arizona

FOR SALE OR LEASE

Green Lined Approval for  
Medical Marijuana Dispensary  
and Cultivation\*



### Property Features

- ± 9,500 SF (7 Unit) multi-tenant industrial building
- Fenced parcel, secured yard
- A-1 Zoning
- Ideal for owner user
- Designed for the small industrial users
- Recently updated

### Location Features

- Two (2) miles from I-17 and I-10 Freeways
- Located between McDowell Rd and Thomas Rd off of 27th Ave

FOR SALE: \$900,000 (\$94.73/SF)

FOR LEASE: NEGOTIABLE

\*DISCLOSURE Marijuana is an illegal substance under the Federal Controlled Substances Act and Federal law enforcement may prosecute people engaged in the manufacture, distribution, possession and/or marketing of marijuana, despite the passage of the AZ Medical Marijuana Act. The real estate Brokers in this transaction are not experts, and make no representations concerning the legal liabilities that could be realized as a result of this contemplated sale or lease transaction. Any party contemplating the purchase or lease of this property for the purpose to grow, distribute, possess and/or market marijuana, is solely responsible for conducting all due diligence necessary to ascertain the application of the Arizona law and the ADHS rules AND the parties should consult their legal counsel concerning any use that may be in conflict with State or Federal narcotics laws.

**NAI** Horizon

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05/29/12

# 2620 W. Encanto, Phoenix AZ 85009

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*This property is the perfect location for a full service Dispensary, Cultivation and infusion Medical Marijuana facility.*

The site is zoned A-1 and meets Phoenix Zoning Ordinances. Zoning ordinance specifies that the exterior building walls of the facility shall not be located within the following:

- 250 feet of residually zoned district
- 1,320 feet of a preschool, kindergarten, elementary school, secondary school or high school, public parks or community center
- 500 feet of a public place of worship

This property has been green lined and we were granted the zoning approval.

## Features

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Total sq footage 9,595

832 sq ft of medical/office space with a clear separation from dispensary/retail space (state requirement)

660 sq ft of dispensary/retail space

432 sq ft of a secured safe/ prep room (state requirement)

657 sq ft potential production kitchen

994 sq ft of event space

682 sq ft secured receiving dock (state requirement)

3346 total sq ft of cultivation space that is separated out to support vegetation/flowering and isolation room

1992 of general office space

There is also a gardening storage area and a wash area that includes a shower and room for a stackable washer and dryer.

*Appendix: B Surveyors lay out*

*Security is one of the most important aspects of the dispensary center.*

The facility itself is designed with a secondary secured (barb wired can be added for even stronger deterrence) fence that can be manned by a security guard that will ensure that only approved personnel can access the Cultivation area.

There is an office space for an armed security guard (state requirement)

And a private secured employee entrance.

Inside the building there is a key pad coded locked door that restricts non cultivation employees from accessing area as well.

Adequate exterior lighting is set on a timer system to automatically turn on at dusk.

Cameras located both inside and outside of the facility,

High Resolution Color Security Cameras 960FPS Realtime @ D1 Resolution ran by a 1 TB hard drive and 150-day DVD recorder installed in each room ( exception of Restrooms) and around the outside of structure with day and night vision capabilities with adjustable 3.5mm to 8mm lens. ( a total of 32 cameras) They are prominently displayed throughout the business to deter theft and to ensure the safety of all who enter the facility and or grounds.

New phone system installed (including phones). New internet server and cabling installed.

Furniture items including safe and retail display cases are included in this property. (comp Dispensary, Cultivation and infusion lette list will be included the purchase documents)

# ZONING COMPLIANCE EXHIBIT

FOR PROPOSED MEDICAL MARIJUANA SITE  
AT 2056 W. DOBBINS RD., PHOENIX, AZ. 85041  
APN 300-17-010-F  
BEING A PART OF THE SOUTHEAST QUARTER OF  
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST,  
GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

## DESCRIPTION OF CULTIVATION LOCATION FOR USE BY CITY OF PHOENIX PLANNING DEPARTMENT

(This description is not of a parcel nor does it create a parcel. It is a description of the building location referencing section lines and monuments to assist in determining compliance with planning department requirements.)

A part of the Southeast quarter of Section 1, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows;

Commencing at an aluminum cap marking the Southeast corner of said Section 1, from which a brass cap marking the South quarter corner of said Section 1 bears South 89d41'51" West 2617.88 feet;

Thence South 89d41'51" West along the South line of said Section 1 a distance of 981.70 feet;

Thence North 01d01'10" East 107.86 feet to the Southeast corner of the subject parcel;

Thence continuing North 01d01'10" East along the East line of the subject parcel 283.30 feet;

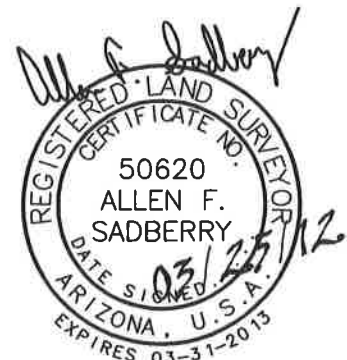
Thence North 88d58'50" West 90.71 feet to the center of a 42.00 foot diameter circle, said circle containing the proposed cultivation site.

Contains 1385.44 square feet, more or less.



**SURVEY ARIZONA**  
14043 N. 24th AVENUE  
PHOENIX, AZ 85023  
602-576-1322

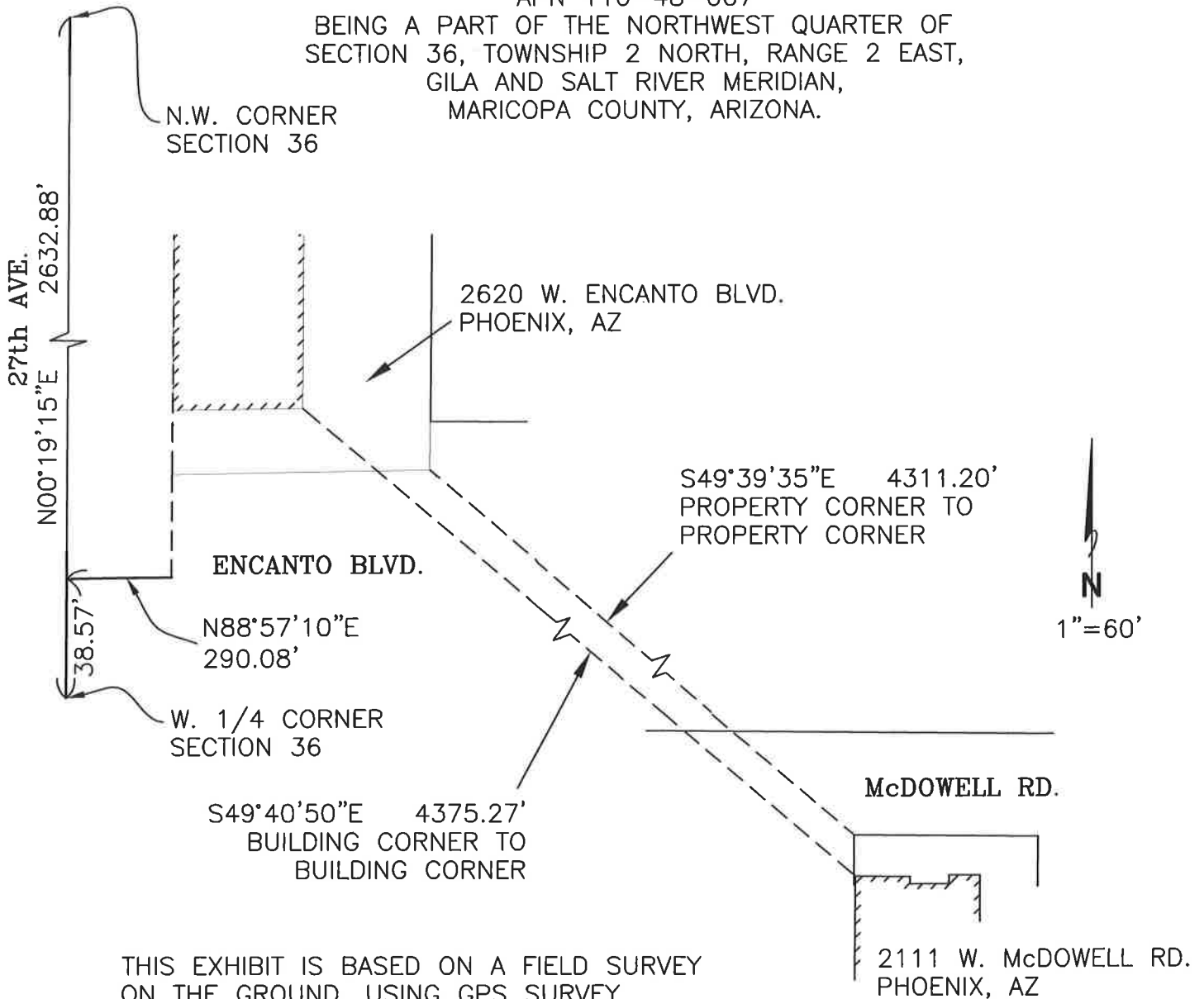
SHEET 3 OF 3  
PROJECT # 12014



# ZONING COMPLIANCE EXHIBIT

FOR PROPOSED MEDICAL MARIJUANA SITE  
 AT 2620 W. ENCANTO BLVD., PHOENIX, AZ. 85009  
 APN 110-48-007

BEING A PART OF THE NORTHWEST QUARTER OF  
 SECTION 36, TOWNSHIP 2 NORTH, RANGE 2 EAST,  
 GILA AND SALT RIVER MERIDIAN,  
 MARICOPA COUNTY, ARIZONA.



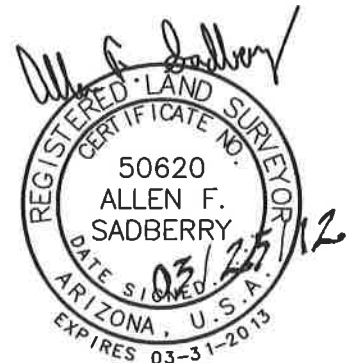
THIS EXHIBIT IS BASED ON A FIELD SURVEY ON THE GROUND, USING GPS SURVEY EQUIPMENT TO LOCATE THE SECTION CORNERS, DISPENSARY BUILDING, AND THE APPARENT LINES OF OCCUPATION OF THE SUBJECT PROPERTIES FOR THE SEPERATION DISTANCES.

THE SHORTEST ROUTE DRIVING BETWEEN PARCELS IS 1.3 MILES.



**SURVEY ARIZONA**  
 14043 N. 24th AVENUE  
 PHOENIX, AZ 85023  
 602-576-1322

SHEET 1 OF 1  
 PROJECT # 12016



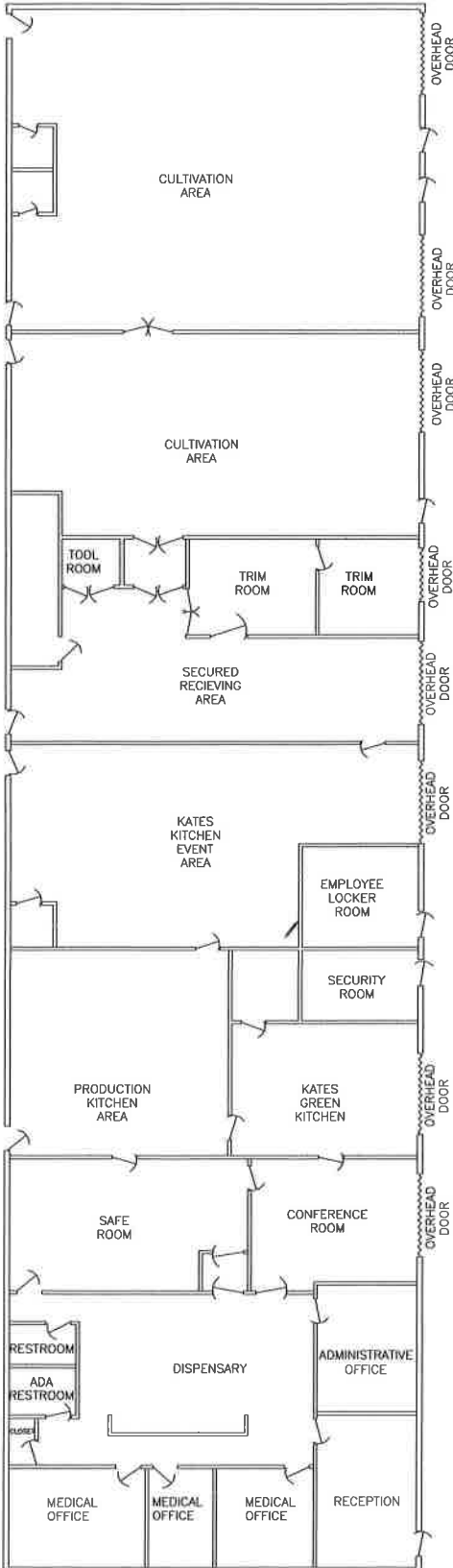
# BUILDING FLOORPLAN EXHIBIT

2620 W. ENCANTO BLVD.  
PHOENIX, AZ

SHEET 1 OF 2

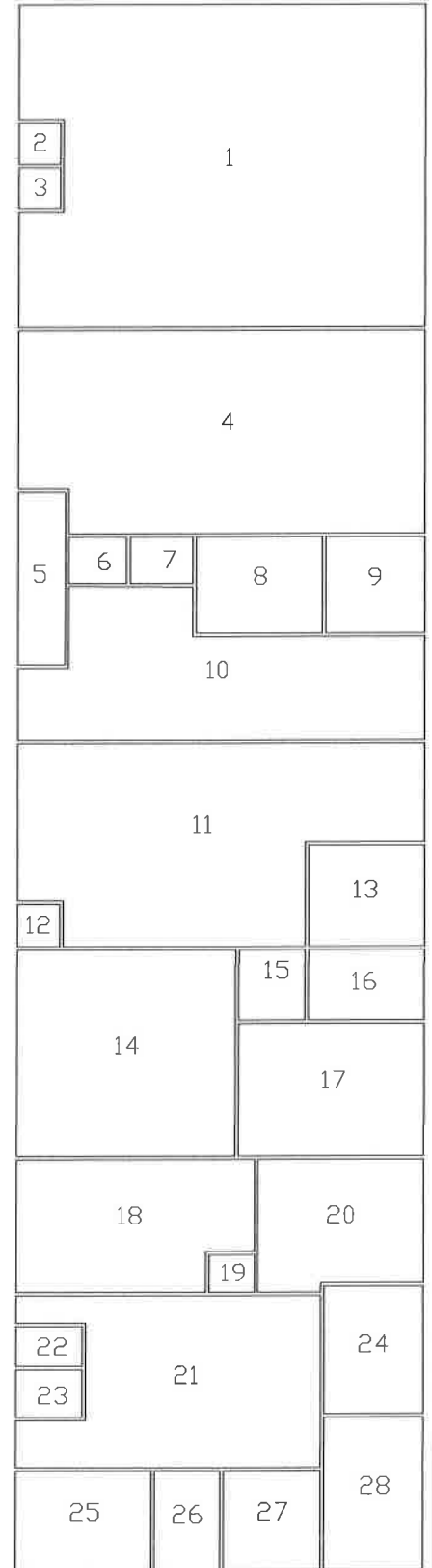
# SURVEY ARIZONA

14043 N. 24th AVENUE  
PHOENIX, AZ 85023  
602-576-1322



TOTAL BUILDING AREA  
9,595 SQ. FT.

- ROOM # 1  
AREA: 1,858 SQ. FT.
- ROOM # 2  
AREA: 25 SQ. FT.
- ROOM # 3  
AREA: 25 SQ. FT.
- ROOM # 4  
AREA: 1,172 SQ. FT.
- ROOM # 5  
AREA: 119 SQ. FT.
- ROOM # 6  
AREA: 39 SQ. FT.
- ROOM # 7  
AREA: 42 SQ. FT.
- ROOM # 8  
AREA: 177 SQ. FT.
- ROOM # 9  
AREA: 139 SQ. FT.
- ROOM # 10  
AREA: 682 SQ. FT.
- ROOM # 11  
AREA: 994 SQ. FT.
- ROOM # 12  
AREA: 26 SQ. FT.
- ROOM # 13  
AREA: 170 SQ. FT.
- ROOM # 14  
AREA: 657 SQ. FT.
- ROOM # 15  
AREA: 68 SQ. FT.
- ROOM # 16  
AREA: 119 SQ. FT.
- ROOM # 17  
AREA: 358 SQ. FT.
- ROOM # 18  
AREA: 432 SQ. FT.
- ROOM # 19  
AREA: 25 SQ. FT.
- ROOM # 20  
AREA: 306 SQ. FT.
- ROOM # 21  
AREA: 660 SQ. FT.
- ROOM # 22  
AREA: 38 SQ. FT.
- ROOM # 23  
AREA: 46 SQ. FT.
- ROOM # 24  
AREA: 184 SQ. FT.
- ROOM # 25  
AREA: 195 SQ. FT.
- ROOM # 26  
AREA: 94 SQ. FT.
- ROOM # 27  
AREA: 139 SQ. FT.
- ROOM # 28  
AREA: 220 SQ. FT.



SURVEY ARIZONA  
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 PHOENIX, AZ 85023  
 602-576-1322

BUILDING FLOORPLAN EXHIBIT  
 2620 W. ENCANTO BLVD.  
 PHOENIX, AZ



SHEET 2 OF 2

LINE TABLE	
LINE	LENGTH
L1	49.2
L2	39.0
L3	49.2
L4	13.9
L5	5.4
L6	11.2
L7	5.4
L8	13.9
L9	5.0
L10	5.0
L11	5.0
L12	5.0
L13	5.0
L14	5.0
L15	5.0
L16	5.0
L17	49.2
L18	24.5
L19	43.1
L20	5.4
L21	6.1
L22	19.1
L23	5.7
L24	20.8
L25	5.7
L26	20.8
L27	7.0
L28	5.6
L29	7.0
L30	5.6
L31	7.5
L32	5.6
L33	7.5
L34	5.6
L35	15.3
L36	11.6
L37	15.3
L38	11.6
L39	12.0
L40	11.6
L41	12.0
L42	11.6
L43	6.1
L44	9.88
L45	15.0
L46	6.0
L47	28.1
L48	12.5
L49	49.2
L50	8.7
L51	49.2
L52	11.9
L53	14.4
L54	12.5
L55	29.3
L56	5.5
L57	5.5
L58	19.0
L59	5.1
L60	5.1
L61	5.1
L62	5.1
L63	14.0
L64	12.1
L65	14.0
L66	12.1
L67	26.4

LINE TABLE	
LINE	LENGTH
L68	24.9
L69	26.4
L70	24.9
L71	8.0
L72	8.5
L73	8.0
L74	8.5
L75	14.0
L76	8.5
L77	14.0
L78	8.5
L79	22.4
L80	16.0
L81	22.4
L82	16.0
L83	28.8
L84	11.1
L85	5.9
L86	4.9
L87	22.9
L88	16.0
L89	5.5
L90	4.5
L91	5.5
L92	4.5
L93	20.0
L94	14.9
L95	12.4
L96	1.1
L97	7.6
L98	16.0
L99	36.8
L100	20.6
L101	36.8
L102	5.6
L103	8.4
L104	11.7
L105	8.4
L106	3.3
L107	8.0
L108	4.8
L109	8.0
L110	4.8
L111	8.0
L112	5.7
L113	8.0
L114	5.7
L115	12.0
L116	15.3
L117	12.0
L118	15.3
L119	16.4
L120	11.9
L121	16.4
L122	11.9
L123	7.9
L124	11.9
L125	7.9
L126	11.9
L127	11.7
L128	11.9
L129	11.7
L130	11.9
L131	12.0
L132	18.3
L133	12.0
L134	18.3

