

**Health Canada Licensed  
Cannabis Facility**

**Colliers**  
INTERNATIONAL

**Owner User  
Opportunity**

1668 Foster's Way,  
Delta

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## Opportunity

Zenabis Global has retained Colliers International as its exclusive agent for the sale of Zenabis' operational and Health Canada licensed cannabis facility in Delta, BC.

Situated on 1.18 acres on Annacis Island in Delta, the Zenabis facility is improved with a 25,000 square foot facility that is federally licensed for the Cultivation, Processing, and Sale of Medical Cannabis. In addition, Zenabis has an application with Health Canada to expand their License to include Analytics Testing within the facilities newly constructed laboratory.

Operated by Zenabis until late 2019, Zenabis made the corporate decision to consolidate their operations within their larger Langley facility, and to divest of the Annacis operation. Although the facility was utilized primarily for cultivation, the intent was to operate the facility for processing and third-party analytical testing in addition to internal analytical testing for the larger Zenabis Global organization.





## Salient Facts

Civic Address:	1668 Foster's Way, Delta BC
Legal Address:	Lot 10, District Lot 351, Group 1, New Westminster District Plan LMP17271
PID:	018-792-782
Site Size:	1.18 Acres
Improvements:	<ul style="list-style-type: none"> <li>&gt; Building size: 25,461 SF*               <ul style="list-style-type: none"> <li>- Cultivation &amp; Processing: 17,600 SF</li> <li>- Analytics laboratory, office and administration area: 7,861 SF</li> </ul> </li> <li>&gt; Concrete tilt-up construction</li> <li>&gt; Ceiling Heights: 24' - 28' clear throughout</li> <li>&gt; Construction circa 1990's</li> <li>&gt; GMP compliant facility</li> <li>&gt; Significant upgrades through BC Hydro with on-site backup generator power in place</li> <li>&gt; Fenced and gated yard</li> <li>&gt; Brand new cannabis oil extraction equipment available for purchase</li> </ul> <p><i>*sizes are approximate and should be confirmed by the Purchaser</i></p>
Assets and Equipment:	Comprehensive and brand new CO2 Extraction Equipment is available as part of the acquisition. This equipment will provide a purchaser the ability to produce oil extracts on site. A comprehensive Equipment list is available
Zoning:	CD-440 (Industrial Zone) Comprehensive Zone to specifically permit 'Medical Marijuana Production' in addition to those uses within the I2 Heavy Industrial Zone
Taxes:	\$64,034
Health Canada License Number:	<b>LIC-JZ05C40GE2-2018</b> Standard Cultivation, Standard Processing, and Sale for medical purposes
Analytics License:	Pending
Asking Price	\$12,750,000 * <i>*extraction equipment available for purchase</i>

## Location

The Zenabis facility is prominently located on Foster's Way on the western tip of Annacis Island in Delta. Acquired in the 1950's, Annacis Island was developed as Canada's first true industrial park. Providing excellent accessibility to all areas of the Lower Mainland, Annacis Island is a first choice for a wide variety of industrial users.

## Building Features

The building was constructed during the 1990's and comprehensively converted to a cannabis facility in 2016. Approximately 17,600 SF of the building is dedicated to cannabis cultivation and processing, while approximately 7,860 SF is dedicated to laboratory, office and administration.

A single and secure dock loading bay provides access at the rear of the building and to the secured and gated paved parking area.

The building is compliant with Health Canada requirements under the existing Cannabis Act, and is GMP compliant pending the completion of an outstanding building permit for the laboratory.





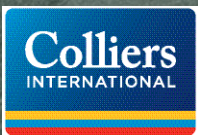
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