

CLARE - OPERATING CULTIVATION/PROCESSING FACILITY

380 INDUSTRIAL DRIVE | CLARE, MI



FOR SALE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com

C3CRE
CONNECT • COLLABORATE • CARE



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PROPERTY HIGHLIGHTS

- Operating Cultivation/Processing Facility available for sale - licenses and real estate included.
- Brand new construction, purpose-built facility completed in 2020. Licenses include one (1) Class C Adult Use Cultivation, one (1) Class C Medical Cultivation, and one (1) Adult Use Processing License.
- The facility consists of eight (8) flower rooms, each with thirty-six (36) HPS double-ended flowering lights, one (1) veg room, one (1) mother/propagation room, one (1) dry/trim room, one (1) packaging room, one (1) feeding/storage room.
- There are three (3) greenhouses that are 3,000 SF each.
- The site is equipped with a fully automated environmental control, reverse osmosis water treatment system, fully automated nutrient, watering system, and a CAT C18 generator.
- State-of-the-art facility with an ultra-efficient build-out to ensure maximum harvest per year.
- Additionally, this company has earned multiple cannabis industry awards, demonstrating its excellence, credibility, and strong reputation within the market.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,470	2,198	3,687
Total Population	3,408	5,210	9,192
Average HH Income	\$75,822	\$76,830	\$81,043

BUILDING SIZE

29,000 SF (Total)
20,000 SF (Indoor)
9,000 SF (Greenhouses)

LAND SIZE

7.00 Acres

ASKING PRICE

\$3,500,000 (Seller Financing Available)

AREA TENANTS



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RO SYSTEM

- Marlo MRO 4V Design RO Filter System
- MFGE Series Media Filter
- MATC SERIES water Softener
- Two (2) VIQUA VP600M UV inline water Sterilizers
- Three thousand (3,000) gallon water storage tank

FLOOR ROOMS (CONT.):

- Eighty four (84) Illuminar undercanopy supplemental lights
- Three (3) Natural gas CO2 burner
- Trolmaster Hydro x PRO environmental controller
- Three (3) Quest 506 Dehumidifiers
- Bosch audio/visual CO2 alarm
- Three (3) Proguard air deionizers
- Three (3) Anden 710 mobile dehumidifiers
- Six (6) 30'x4' mobile single tier tables

IRRIGATION SYSTEM

- HE Andersen direct inject skid with two (2) J+ advanced injector controllers
- One (1) EC/PH ratio guard
- System is equipped with Thirteen (13) injector heads
- Wadsworth Seed sphere irrigation controller
- Three (3) drip irrigation zones per flower room
- Five (5) drip zones in veg room
- One (1) drip zone in Mother propagation room
- Each room equipped with an independent 3" solenoid for batch tanks

VEG ROOM:

- Five (5) 5 ton Bryant HVAC with UV sterilization
- Four (4) 42" aerial drum fans
- Six (6) 36" global industrial oscillating fans
- Three (3) natural gas CO2 burners
- Trolmaster hydrox plus environmental controller
- Thirty Six (36) 1000w 277v Metal Halide/ CMH DE fixtures
- Forty Two (42) 315w CMH
- Nine (9) 4'x30' single tier mobile tables
- Trolmaster HCS-1 lighting controller

FLOWER ROOMS

- Four (4) Bryant 5 ton HVAC system
- Two (2) of the rooms have heat system. All units have UV air sterilizer in handler
- Ideal Air 600 pint per day humidifier
- Four (4) 42" aerial drum fans
- Four (4) 36" global industrial oscillating fans
- Eighteen (18) 1000w 277v CMH DE on light mover
- Eighteen (18) 1000w 277v HPS DE on light mover

VEG ROOM (CONT.):

- Four (4) Quest 506 Dehumidifier
- One (1) 600 pint per day Ideal air humidifier

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DRY ROOM:

- Airoclean 420 max air purifier
- Two (2) 215 Quest Dehumidifier
- One (1) Bryant 5 ton AC/Heat
- EOS titan humidity controller
- Ideal air 600 pint humidifier
- DRIFLOWER hangers and drying racks

CURE ROOM/VAULT

- Minisplit ac system
- Quest 215 Dehumidifier
- Airoclean 420 max air purifier
- Ideal Air humidifier
- EOS Titan humidity controller

GREENHOUSES:

- RIMOL hoopouses
- 2880 sq/ft canopy space
- 48" louvre fans
- Propane heaters
- Bighorn mister system
- 1000 gallon water tank

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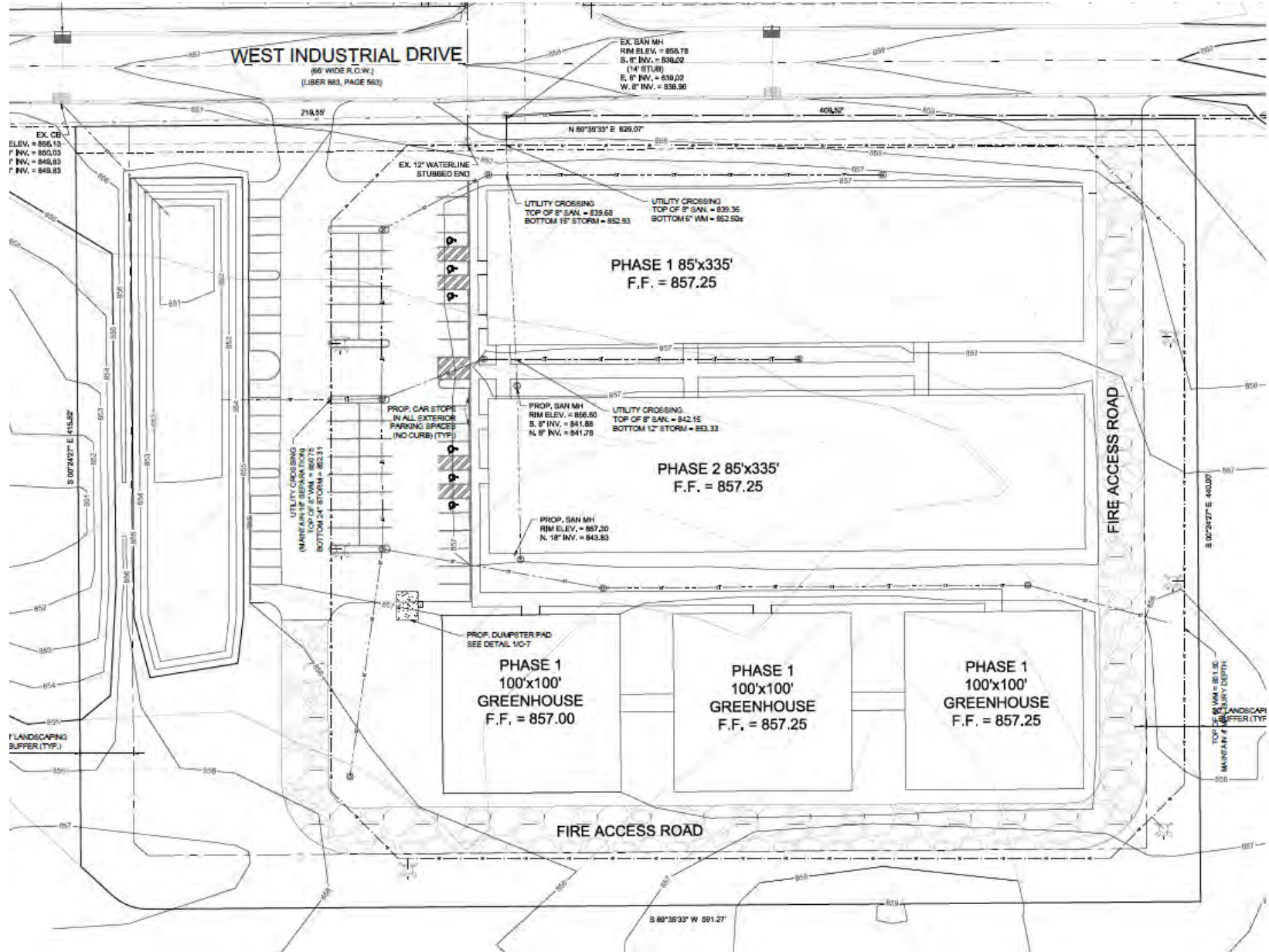
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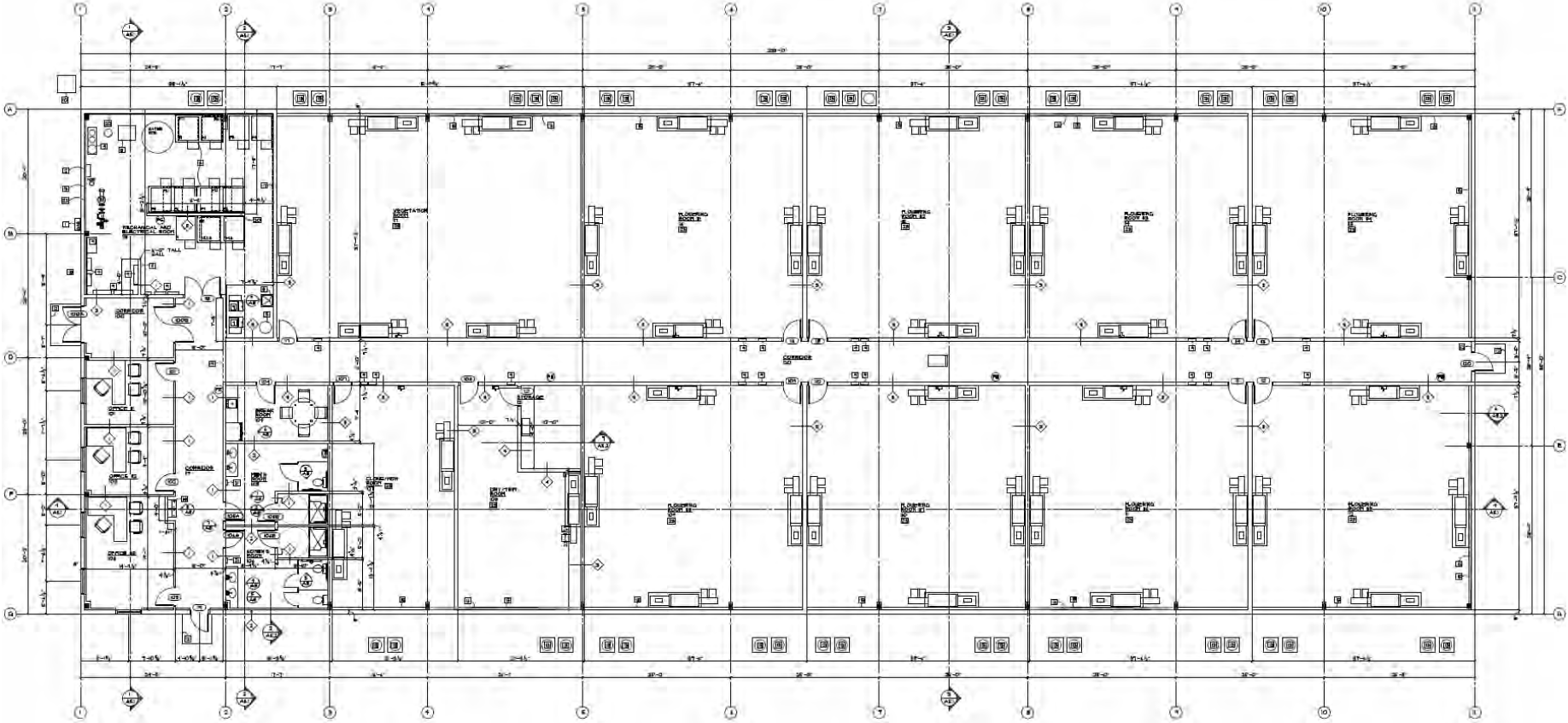
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DRIP STIX

Slurricane x Slurricane
1st
Infused Preroll
'24 Mi Market Master Cup

Sugarcane
3rd
Infused Preroll
'24 Mi Market Master Cup

ATOM BOMB

First Class Funk
1st
Preroll
'24 Mi Market Master Cup

Cheesecake
2nd
Preroll
'24 Rally Cup

Super Boof x Super Btoof
1st
Infused Preroll
'24 Emperor's Cup

Why u Gelly
3rd
Strawberry Runtz x Yeti Cookies
'24 Emperor's Cup

Project Super Boof
3rd
Carts
'24 Emperor's Cup

Dedicated to quality, our award winning pre-rolls feature only premium craft flower. Never trim

CHRONICSEUR FARMS

SCAN ME

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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

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