

CONFIDENTIAL LISTING: WARREN OPERATING CULTIVATION FACILITY

WARREN, MI



FOR SALE | FOR LEASE

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



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PROPERTY HIGHLIGHTS

- Operating Caregiver Cultivation Facility available for sale and for lease - real estate and Cultivation license included. A lease opportunity is available, subject to price and terms, with the purchase of the license and FFE assets.
- The facility and license can be converted into a State of Michigan Class C Cultivation License.
- The operating facility has six (6) flower rooms with 288 total flowering lights, one (1) veg room, and one (1) dry room.
- The building is also equipped with heavy power infrastructure, featuring a minimum of 2,000 amps - three (3) phase 480/277 volts. Additionally, it has two (2) garage doors and one (1) loading dock.
- The property allows for an approximate 15,000 SF building expansion on the remaining land, directly adjacent to the existing building.
- Convenient access to major thoroughfares, positioned centrally between, I-696 freeway, M-53 (Van Dyke Avenue), and M-102 (8 Mile Road).
- Flexible zoning and layout accommodating a range of traditional uses, including manufacturing and light industrial storage.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,903	53,118	144,833
Total Population	10,388	133,596	363,501
Average HH Income	\$76,147	\$68,742	\$71,127

BUILDING SIZE

18,738 SF

LAND SIZE

1.98 Acres

ASKING PRICE

\$3,299,999 (Seller Financing Available)

LEASE PRICE

Contact Broker

AREA TENANTS



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FLOWER ROOM 1-6:

- Forty-eight (48) double-ended lights per room
- One (1) 14 inch max fan scrubber per room
- One (1) 8 inch max fan scrubber per room
- Ten (10) to Twelve (12) Hurricane/Schafer fans per room
- Two (2) 710 Anden's Dehumidifiers per room
- Four (4) 5-ton HVAC Units per room

VEG ROOM:

- Thirty (30) doubled-ended light fixtures
- One (1) Quest 225 Dehumidifier
- One (1) 14 inch max fan scrubber
- One (1) 8 inch max fan scrubber
- Seven (7) 24" Schafer Wall Fans
- One (1) Trane Heat Pump & Electric Heater

FLOWER ROOM 1-6 (CONT):

- One (1) Furnace per room
- One (1) 250 open gals per room
- Five (5) Trollmaster Pro's Environmental Sensors per room
- Two (2) Trollmaster Hydro X's Environmental Sensors per room
- One (1) CO2 Injection (Leased not Owned)

VEG ROOM (CONT):

- One (1) Growlink environmental sensors
- One (1) CO2 Injection (Leased not Owned)
- Four (4) 5-ton HVAC Units
- One (1) Furnace
- One (1) 250 open gals
- Two (2) 750 gals with lids

DRY ROOM:

- One (1) Quest 225 Dehumidifier
- One (1) Fujitsu Mini Split 24000 BTU

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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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