

JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203



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



JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203

PROPERTY HIGHLIGHTS

- Operating indoor and greenhouse cannabis Cultivation facility for sale - one (1) Class C Adult-Use Cultivation license and real estate included.
- Purpose-built facility completed in 2023 with 6,000 amps of electrical-service capacity.
- The indoor cultivation space consists of four (4) operational flower rooms with a total of 125 1500 Watt LED Lights, along with a dry room, clone room, and fertigation room. An additional four (4) rooms that are not operational and would require equipment, HVAC, and electrical run to turn on, adding approximately another 90-125 flower lights.
- The two (2) state-of-the-art Next G3n Greenhouses, have automated environmental controls and eighty (80) supplemental LED grow lights per greenhouse.
- The operation is currently being run by vegging in one of the greenhouses. Ideally, an operator would convert one of the empty indoor rooms into a Veg room to optimize efficiency and maximize output, enabling this facility to operate at its full potential.
- Conveniently located with immediate access to US-127 highway, the site is surrounded by a thriving residential community and established national/regional retailers.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,125	13,621	28,093
Total Population	2,878	32,683	72,796
Average HH Income	\$57,992	\$60,985	\$69,264

BUILDING SIZE

Total Building: 27,125 SF
Indoor Cultivation: 15,425 SF
Greenhouse Cultivation: 11,700 SF

LAND SIZE

15.00 Acres

ASKING PRICE

\$3,399,999 (Seller Financing Available)

AREA TENANTS

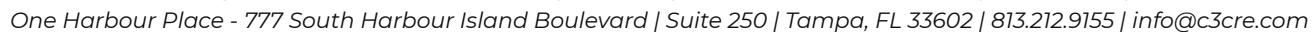


C3 CRE, LLC

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





JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203



C3 CRE, LLC

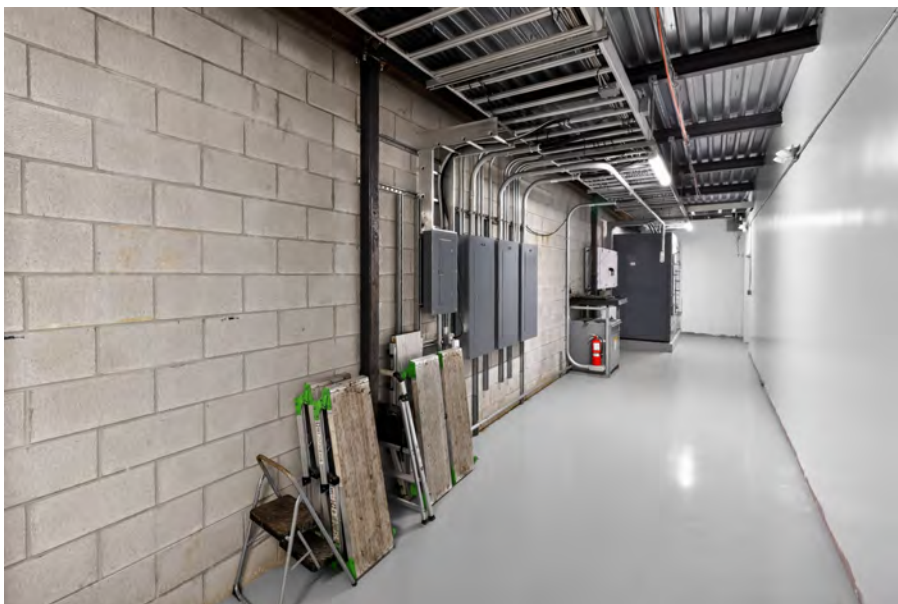
Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

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



JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203



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



JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203



C3 CRE, LLC

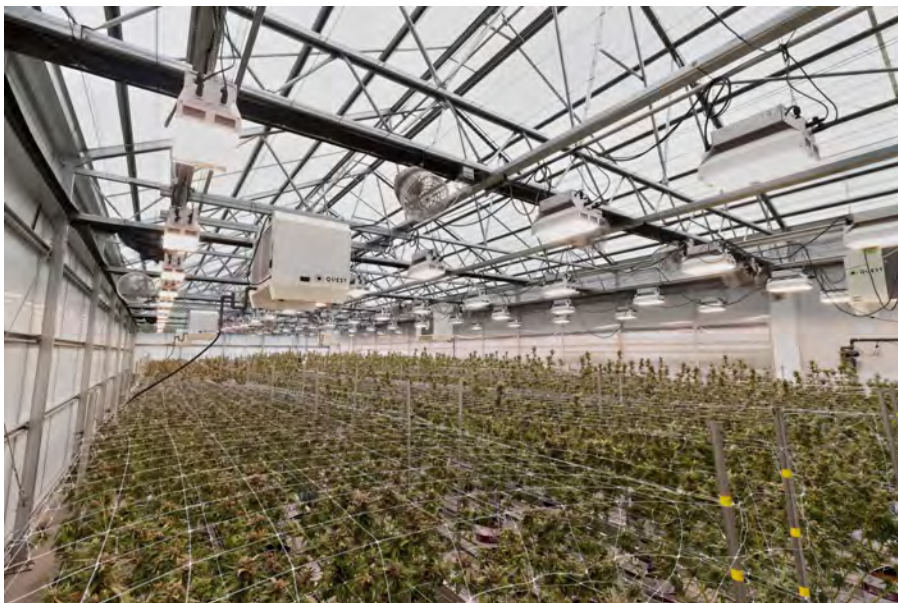
Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

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



JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203



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

JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203



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



JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203

FLOWER ROOM 1

- Six (6) 36 ft × 4 ft cultivation tables
- One (1) 33 ft × 4 ft cultivation table
- Thirty-five (35) FOHSE A3i 1500W LED grow lights
- Five (5) 5-ton air-conditioning units with condensate pumps connected to drainage
- Nine (9) speed-controlled circulation fans
- Dedicated exhaust system
- TrolMaster Hydro-X Pro environmental controller
- Temperature, humidity, and CO₂ sensors
- CO₂ tank and automated controller
- Independent CO₂ monitoring and alarm system
- Programmable drip-irrigation system
- Individual watering control for each table
- DAB irrigation pump
- 450-gallon nutrient tank

FLOWER ROOMS 2/3

- Six (6) 27 ft × 5 ft cultivation tables
- Thirty (30) FOHSE A3i 1500W LED grow lights
- Four (4) 5-ton air-conditioning units with condensate pumps connected to drainage
- Two (2) Quest 746 480V dehumidifiers with condensate drainage
- Eight (8) speed-controlled circulation fans
- Dedicated exhaust system
- Dedicated temperature, humidity, and CO₂ sensors
- CO₂ tank and automated controller
- Independent CO₂ monitoring and alarm system
- Programmable drip-irrigation system
- Individual watering control for each table

SHARED WITH FLOWER ROOMS 2/3

- One (1) TrolMaster Hydro-X Pro environmental controller
- One (1) DAB irrigation pump
- One (1) 450-gallon nutrient tank

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



JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203

FLOWER ROOM 4

- Four (4) 28 ft × 4 ft cultivation tables
- Three (3) 28 ft × 5 ft cultivation tables
- Thirty (30) FOHSE A3i 1500W LED grow lights
- Four (4) 5-ton air-conditioning units with condensate pumps connected to drainage
- Five (5) Anden A320V3 dehumidifiers with condensate drainage
- Eleven (11) speed-controlled circulation fans
- Dedicated exhaust system
- TrolMaster Hydro-X Pro environmental controller
- Temperature, humidity, and CO₂ sensors
- CO₂ tank and automated controller
- Independent CO₂ monitoring and alarm system
- Programmable drip-irrigation system
- Individual watering control for each table
- DAB irrigation pump
- 250-gallon nutrient tank

GREENHOUSE 1

- Five (5) 86 ft × 5 ft cultivation tables
- Individual programmable watering control for each table
- Eighty (80) FOHSE O6i 1200W LED grow lights
- Two (2) DAB irrigation pumps
- Four (4) 250-gallon nutrient tanks
- TrolMaster Hydro-X Pro environmental controller
- Link4 iGrow 1800 greenhouse-control panel
- Exterior weather station
- Two (2) propane-powered heaters
- Wet-wall cooling system
- Two (2) 5-ton air-conditioning units
- Six (6) Quest 746 480V dehumidifiers
- Automated environmental curtains with complete blackout
- Four (4) large circulation fans
- Sixteen (16) medium circulation fans
- Five (5) under-table PowerTube air-distribution systems
- Dedicated exhaust fan

GREENHOUSE 2

- Five (5) 86 ft × 5 ft cultivation tables
- Individual programmable watering control for each table
- Eighty (80) FOHSE O6i 1200W LED grow lights
- Two (2) DAB irrigation pumps
- Four (4) 250-gallon nutrient tanks
- TrolMaster Hydro-X Pro environmental controller
- Link4 iGrow 1800 greenhouse-control panel
- Exterior weather station
- Two (2) propane-powered heaters
- Wet-wall cooling system
- Two (2) 5-ton air-conditioning units
- Two (2) Quest 746 480V dehumidifiers
- Automated environmental curtains with complete blackout
- Four (4) large circulation fans
- Sixteen (16) medium circulation fans
- Five (5) under-table PowerTube air-distribution systems
- Dedicated exhaust fan

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



JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203

DRYING ROOM

- Twenty-four (24) rows of drying nets
- Capacity for product from approximately 1,000 plants at one time
- Two (2) wall-mounted circulation fans
- Two (2) Anden A320V3 dehumidifiers
- Two (2) 1-ton air-conditioning units

GARAGE/WATER-SYSTEM AREA

- Four (4) 750-gallon RO-water storage tanks
- 3,000 gallons of total RO-water storage
- Reverse-osmosis water-treatment system
- On-site water well
- Well pump
- RO-water distribution pump
- Water heater

GENERAL FACILITY EQUIPMENT

- Four (4) additional 5-ton air-conditioning units serving non-growing areas
- Four (4) spare grow lights for flower rooms
- One (1) spare TrolMaster environmental controller
- More than ten (10) spare circulation fans
- Additional miscellaneous cultivation and mechanical equipment
- Outdoor propane storage tank
- Ten (10) 600-amp electrical services or service sections

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



JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203



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





CHARLES AL-SHEIKH

Sales Associate
248.220.1110 x02
charlie@c3cre.com

SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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



JACKSON - OPERATING INDOOR/GREENHOUSE CULTIVATION FACILITY

683 SHERIDAN STREET | JACKSON, MI 49203

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.

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

