

BANGOR - OPERATING CULTIVATION & TURNKEY PROCESSING FACILITY

737 INDUSTRIAL PARK DRIVE | BANGOR, MI 49013



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 facility and turnkey formerly operating Processing facility available for sale - licenses and real estate included.
- Purpose-built, new construction facility completed in 2019, with room to expand the building to a larger structure.
- Cultivation facility includes four (4) flower rooms, one (1) veg room, one (1) propagation room, two (2) drying rooms, one (1) trim room, one (1) vault, one (1) kief room, one (1) fertigation room, one (1) janitor/storage room, one (1) electrical room, one (1) security room, two (2) offices, one (1) conference room, two (2) locker rooms, and two (2) bathrooms.
- Processing facility features one (1) infusion/edibles kitchen, one (1) extraction lab, one (1) packaging room, and one (1) vault.
- Processing capabilities include BHO, distillate, pre-rolls, and edibles.
- I-1 General Industrial zoning, permitting a variety of industrial and cannabis operations.
- Conveniently located in Southwest Michigan with nearby access to I-94, M-43, and I-96 freeways.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	237	1,300	2,459
Total Population	777	3,748	7,038
Average HH Income	\$82,393	\$69,738	\$71,966

BUILDING SIZE

12,000 SF

LAND SIZE

4.25 Acres

ASKING PRICE

\$1,699,000 (Seller Financing Available)

AREA TENANTS



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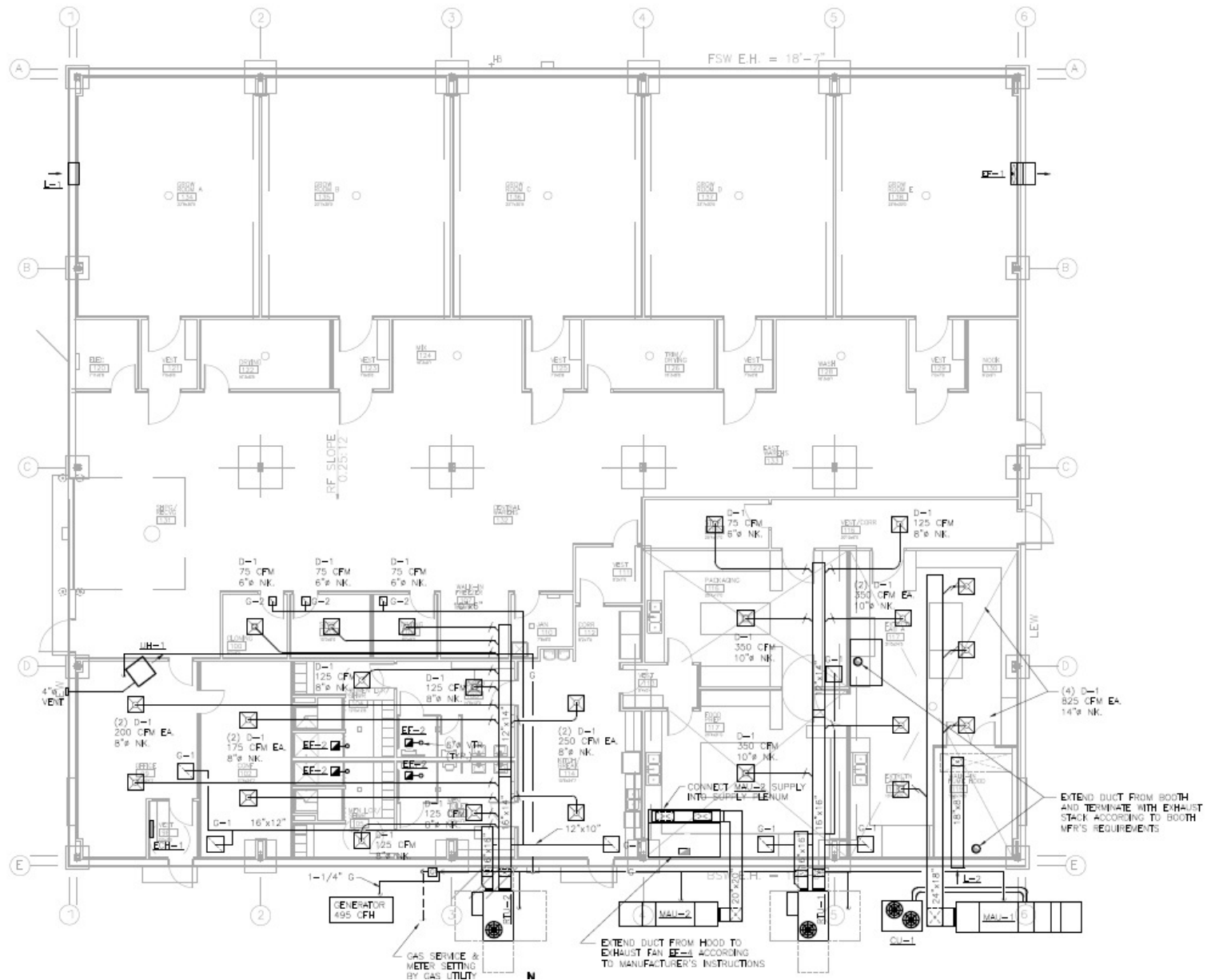
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CULTIVATION FACILITY EQUIPMENT:

- One Hundred Forty (140) Ion 720W LED Flowering Lights
- Twenty-Four (24) LED Veg Lights
- Two (2) Green Bros M Dry Trimmers
- One (1) Netafilm Fertigation System
- One (1) Reverse Osmosis System
- One (1) Across International -86-Degree Laboratory Freezer
- Five (5) Airoclean 420 Air Sterilization Units
- One (1) CO2 Enrichment System
- One (1) Generac Backup Generator
- Sliding Benches

HVAC:

- One (1) Surna Chiller-Loop HVAC System
- Two (2) Trane Air-Cooled Chillers
- One (1) Krak Fluid Cooler
- Anden Dehumidifiers

PROCESSING EQUIPMENT:

- One (1) Advanced Extraction Labs DYS8 C1D1 Booth (8 × 8 foot)
- One (1) Closed-Loop Extraction System
- One (1) Hemco C1D2 Booth
- One (1) Roto-Vap Extraction System
- One (1) Benchtop Short-Path Distillation Setup
- Two (2) Vacuum Ovens
- One (1) Centrifuge
- One (1) Labcono Protector Fume Hood
- One (1) ATG Pharma RoboCAP RL-300 Cart Filler System
- One (1) CaptivAire Exhaust System
- One (1) Royal Double-Stacked Oven
- One (1) Stainless-Steel Double Refrigerator
- One (1) Edibles Kitchen

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MIKE LUMETTA

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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/Owner's Agent - A seller's/owner's agent, under a listing agreement with the seller/owner, acts solely on behalf of the seller/owner. A seller/owner can authorize a seller's/owner's agent to work with subagents, buyer's/tenant'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/owner. Seller's/Owner's agents and subagents will disclose to the seller/owner known information about the buyer/tenant which may be used to the benefit of the seller/owner. Individual services may be waived by the seller/owner through execution of a limited service agreement.

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

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

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