

FOR SALE

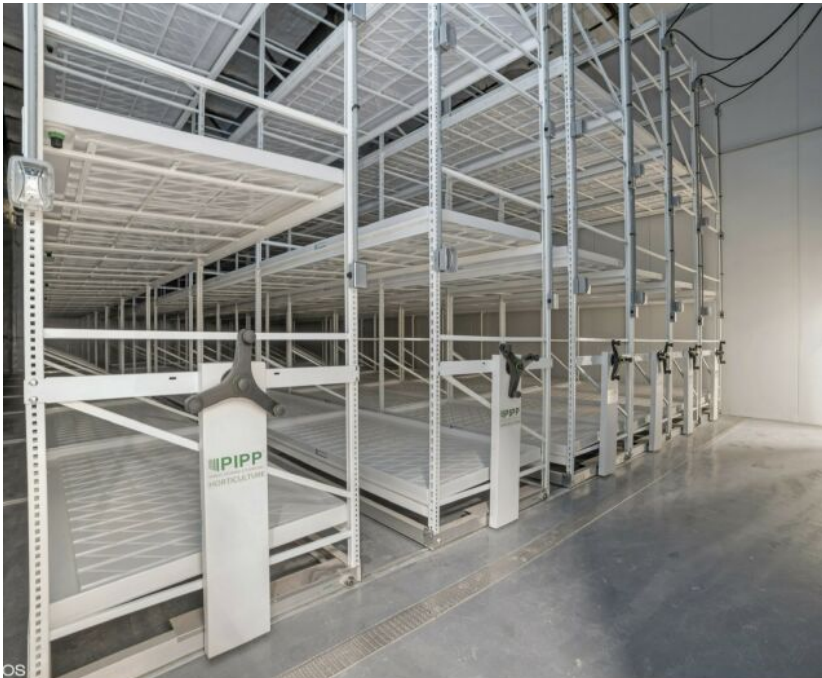
740 SCHNEIDER DRIVE

South Elgin - Substantially Complete Cannabis Craft Grow Facility



PROPERTY INFORMATION

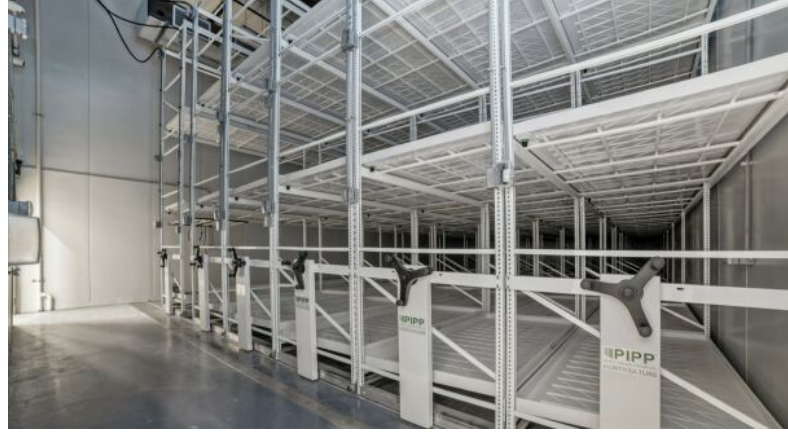
- Building Size- 40,000 SF
- Office Size- 2,000 SF
- Land Area- 2.46 Acres
- Zoning- Industrial
- Year Built- 1993
- Clear Height- 18FT+
- Docks- 1 Recessed
- Drive-In- 1
- Power - 8,000 Amps
- Sprinklers- Yes
- Exceptional Opportunity for Cannabis Craft Grow Building.
- Approved by the Village of South Elgin for Craft Grow use.
- Ownership has nearly completed construction of this facility that can accommodate today's Craft Grow limits and well beyond.
- The property is designed and built for 8 Flower Rooms, 5 Vegetation Rooms, Extraction and Infusion Kitchen, Mother Room, Clone Room, Fertigation Room, Drying Rooms, Packaging Rooms, Vault, Locker Room and Offices.
- MEP's completed with a majority of lights, racks, and fans installed or on-site.
- The Chiller/Boiler system is expandable to accommodate future HVAC demands if/when Canopy limits increase to 32K SF, and the site plan is designed to accommodate these additional needs.



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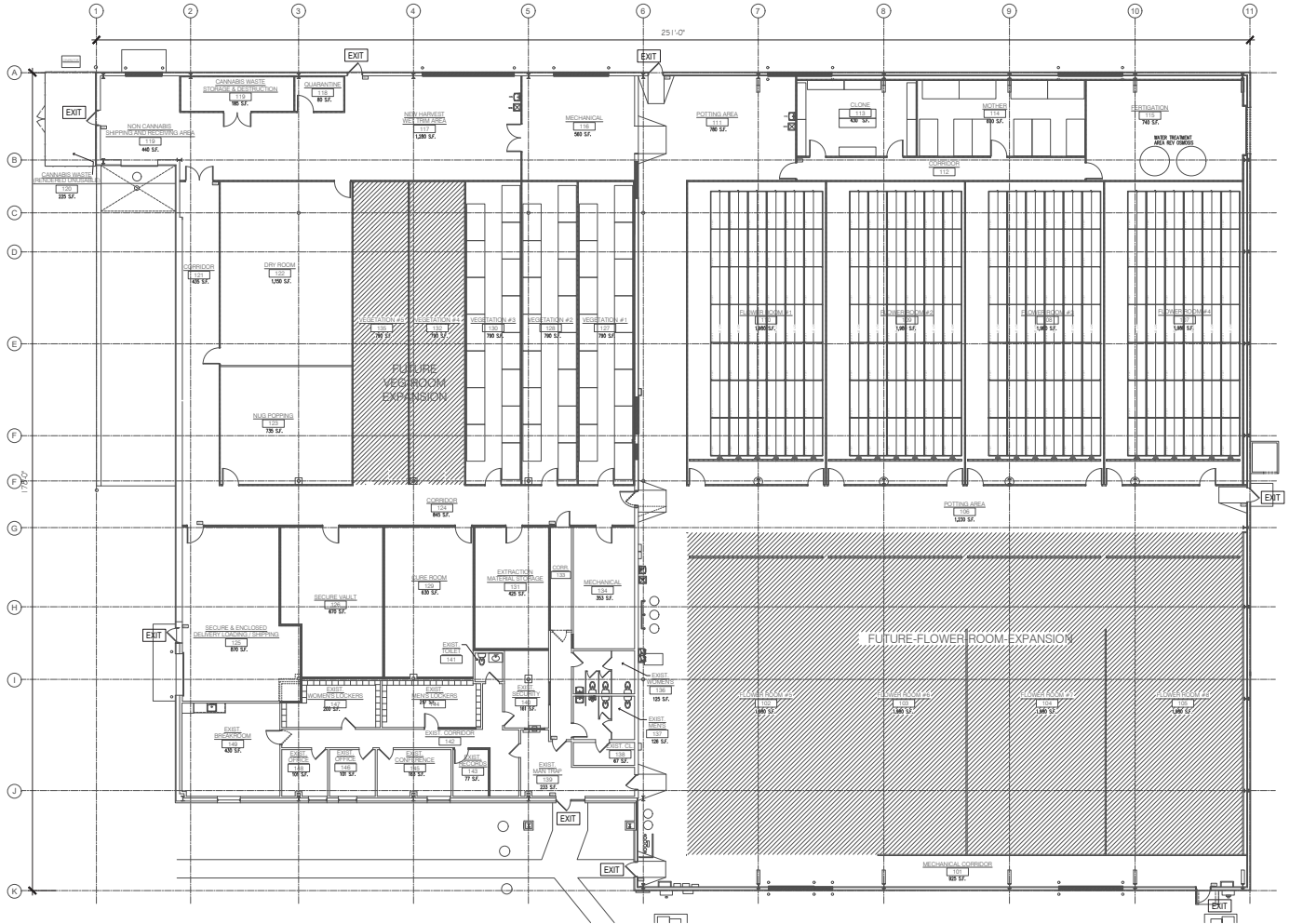
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- The building can accommodate 8, three-tier, flower rooms for a total of 32,000 SF of flower canopy.
- Each room can accommodate 126 tables for a total of 4K SF of canopy.
- The HVAC and electrical are complete for Flower Rooms 1-4, and Flower Rooms 1&2 have all racks installed with lights on site.
- Illinois has authorized flower canopy expansion up to 14k SF and this facility is ready to expand flower canopy capacity
- Ceiling Heights: High Point is 24'1" to deck and 19'5" to bottom of steel beams. Low Point is 20'6" to deck and 16'10" to bottom of steel beams.
- The HVAC and electrical are substantially complete for Vegetation Rooms 1-5.
- Vegetation Rooms 1-2 are fully equipped and Vegetation Rooms 3-5 only require lights, racks and fans
- Racks and lights (where applicable) have already been installed in Mother, Clone, and Dry Room #1. All fertigation equipment is on site including tanks.

PHASING PLAN



PHASE II PHASING PLAN
 SHADED AREAS SCALE: 1/8" = 1'-0"

PREPARED BY: **PRINIA ARCHITECTS, INC.**
 700 SCHUBERT DR.
 SOUTH BEND, IN 46707
 PROJECT NO.: **P-1**
 SHEET NO.: **01** OF **01**

