

# 522,000 SF CLASS A GREENHOUSE ON 60 ACRES OF LAND

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22695 J DRIVE N  
MARSHALL, MI



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# EXECUTIVE SUMMARY

Savills is pleased to offer the opportunity to own one of Michigan's largest greenhouse and processing facilities. Located in Marshall, Michigan, this unique location features tremendous potential via a high-tech 522,500 +/- SF greenhouse improved upon 60 +/- acres of prime agricultural land. The property offers room for expansion of the greenhouse by up to 4x in size within the existing parcel as well—accommodating future growth.

This state-of-the-art facility features HortiMaX Irrigation, climate control, and UV water recycling systems. Heating is supported with two hot water boiler systems and a 3.5 million liter hot water storage tank. Additional structures include a 17,000 +/- SF warehouse, 1,700 +/- SF office and housing on site for up to fifteen people.

This property offers a turnkey setup, and is truly a once in a lifetime opportunity. Current ownership has made substantial commitments towards maintenance, and the current conditions reflect a Class A standard of property management. The building also features significant capital upgrades, all available below replacement cost.



# PROPERTY OVERVIEW

22695 J DRIVE N	
Greenhouse Size	522,530 SF
Warehouse	17,000 SF
Office	1,700 SF
Roof	26' Clear, Dutch Venlo, Diffused Glass
Land Size	60 AC
Greenhouse Expansion	Up to 44 AC
Power	1 MW - 3 Phase
Water	Well - Unlimited Capacity
Property Taxes	\$14,090.40
Parcel Number	13-15-020-015-01
Back Up Generator	350 KW Fuel Oil
Nutrient Delivery System	Hydroponic Drips, 2 Fertilizer Tanks
Bunkhouse	Supports up to 15 people

## Other Improvements & Details

- HortiMaX irrigation system
- Automated climate control
- UV water recycling systems
- Two hot water boiler systems
- CO2 captured from boiler system and injected into greenhouse
- 1-million-gallon hot water storage tank



## Investment Highlight

### Infrastructure

Heavy power, backup generator, and agriculture grade water are already on site, and in good working order. The property also features an unlimited natural gas line from SEMCO Energy.

### Capital Improvements

Current ownership has made substantial investments to the property. Recent improvements include two hot water boiler systems, climate control, 1-million-gallon hot water storage tank, and a HortiMaX irrigation system. A full blackout curtain system and 14 desert air dehumidifier systems are on site but not yet installed.

### Location

Located in central Michigan, the property offers excellent highway access—located just minutes from the junction of Interstate 69 and Interstate 94. The site is also within an hour's drive of Kalamazoo, Lansing, Jackson, and Battle Creek.

### Expansion Ability

The current building sits on a 60 acre parcel, the majority of which has not been developed. The property offers potential expansion opportunities from 12 acres to up to 44 acres of greenhouse.

### Zoning

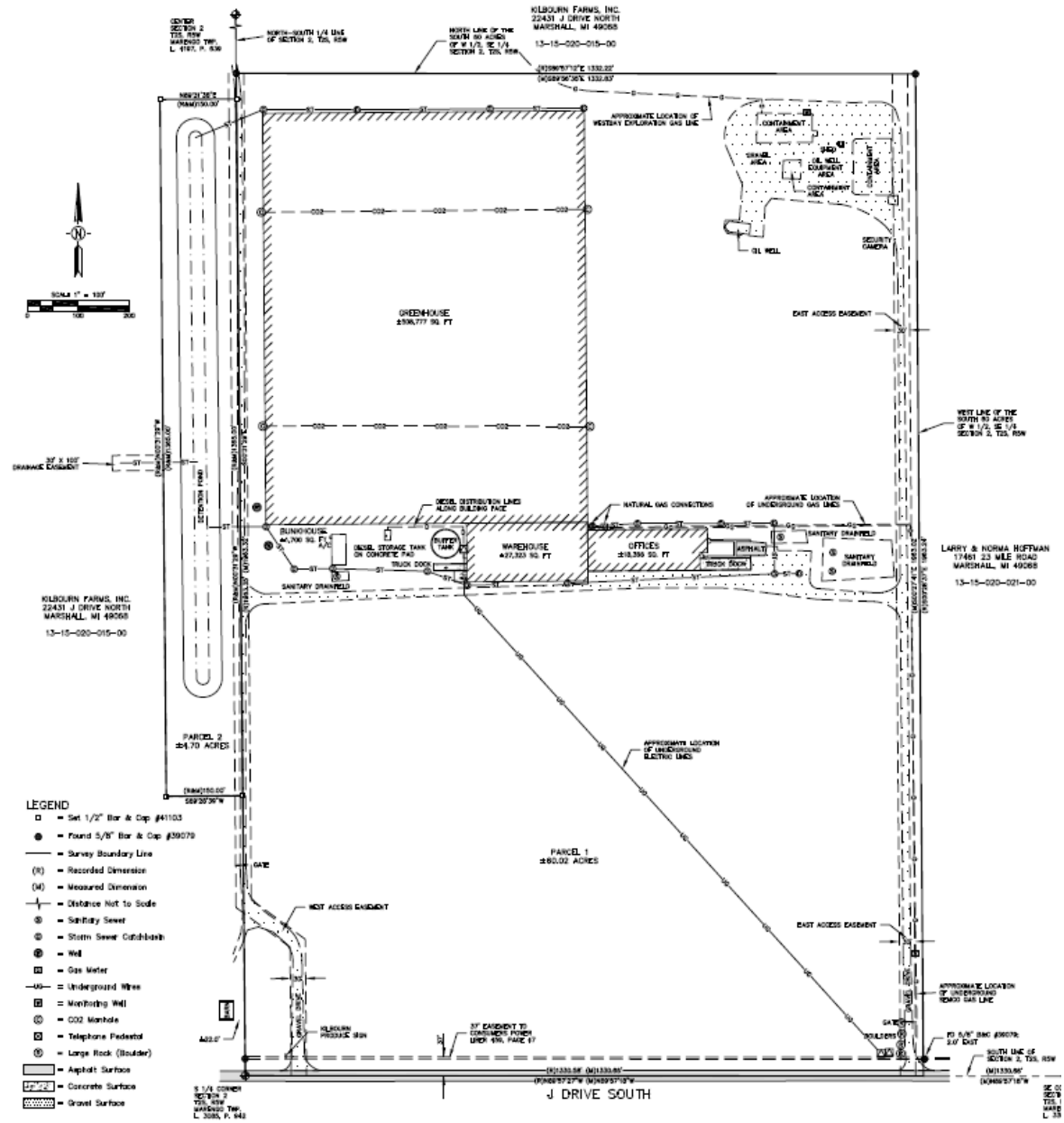
The property is zoned agricultural and has a marijuana overlay.

\* The property has the ability to stack multiple Class C 1500 plant cultivation licenses. The property does not currently have cannabis licenses.

\*Zoning, ordinance compliance, licensing and land use restrictions are not warranted by Seller. Prospective Purchaser must conduct their own factual and legal investigation of all land use issues.



# Land Survey



# Equipment



## Property Photos

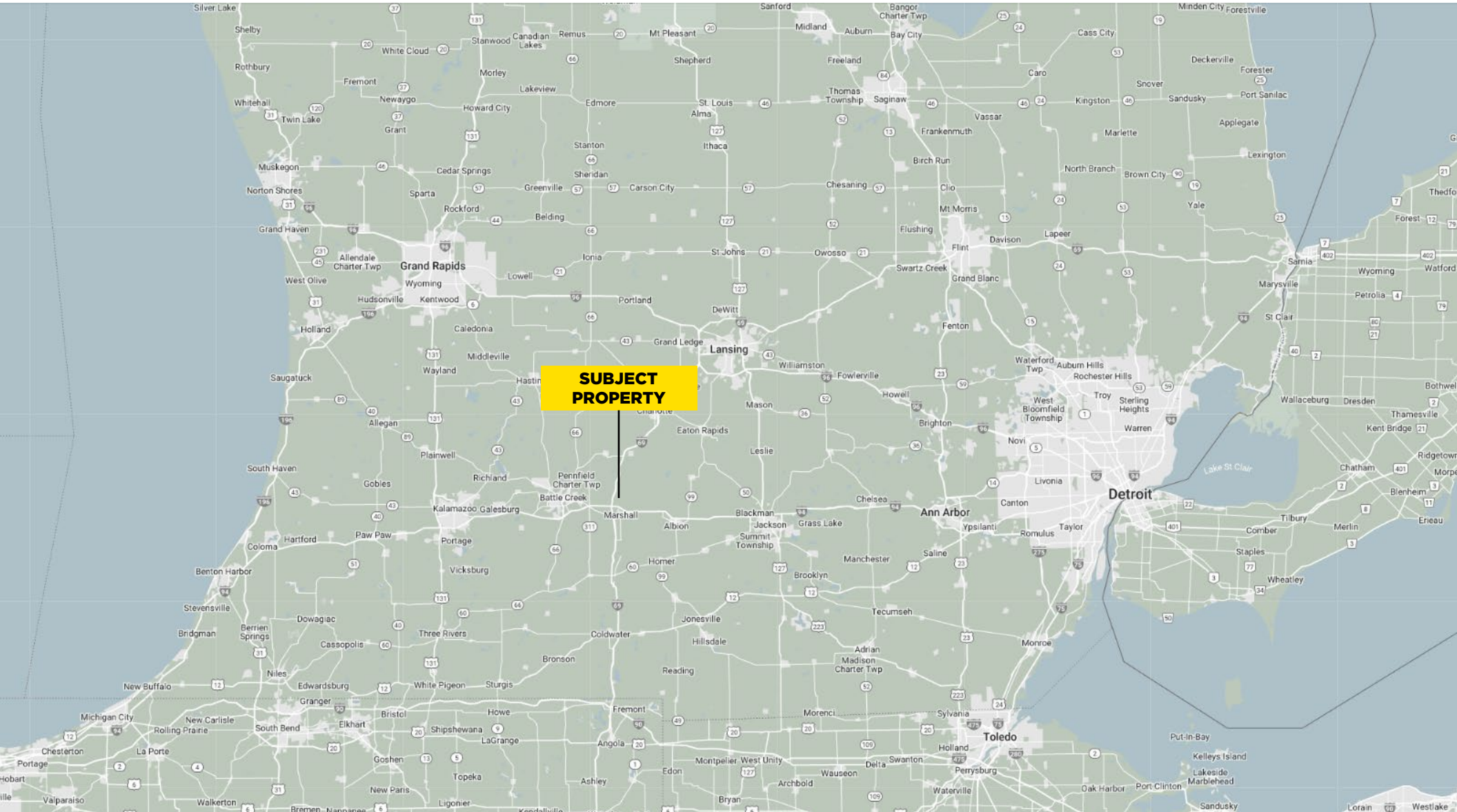




# Aerial



# Location Map



# CONFIDENTIALITY & DISCLAIMER

Savills Inc., representative of the Owner, is solely authorized to present this Confidential Offering Memorandum (the “CIM”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 22695 J Drive North, Marshall, Michigan (the “Assets”).

Prior to submitting an offer to purchase the Assets, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Assets. The Owner will be offering the Assets including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Owner regarding the Assets. Any and all information regarding the Assets provided to any interested party by the Owner or Savills Inc., including all information contained in the CIM, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Assets.

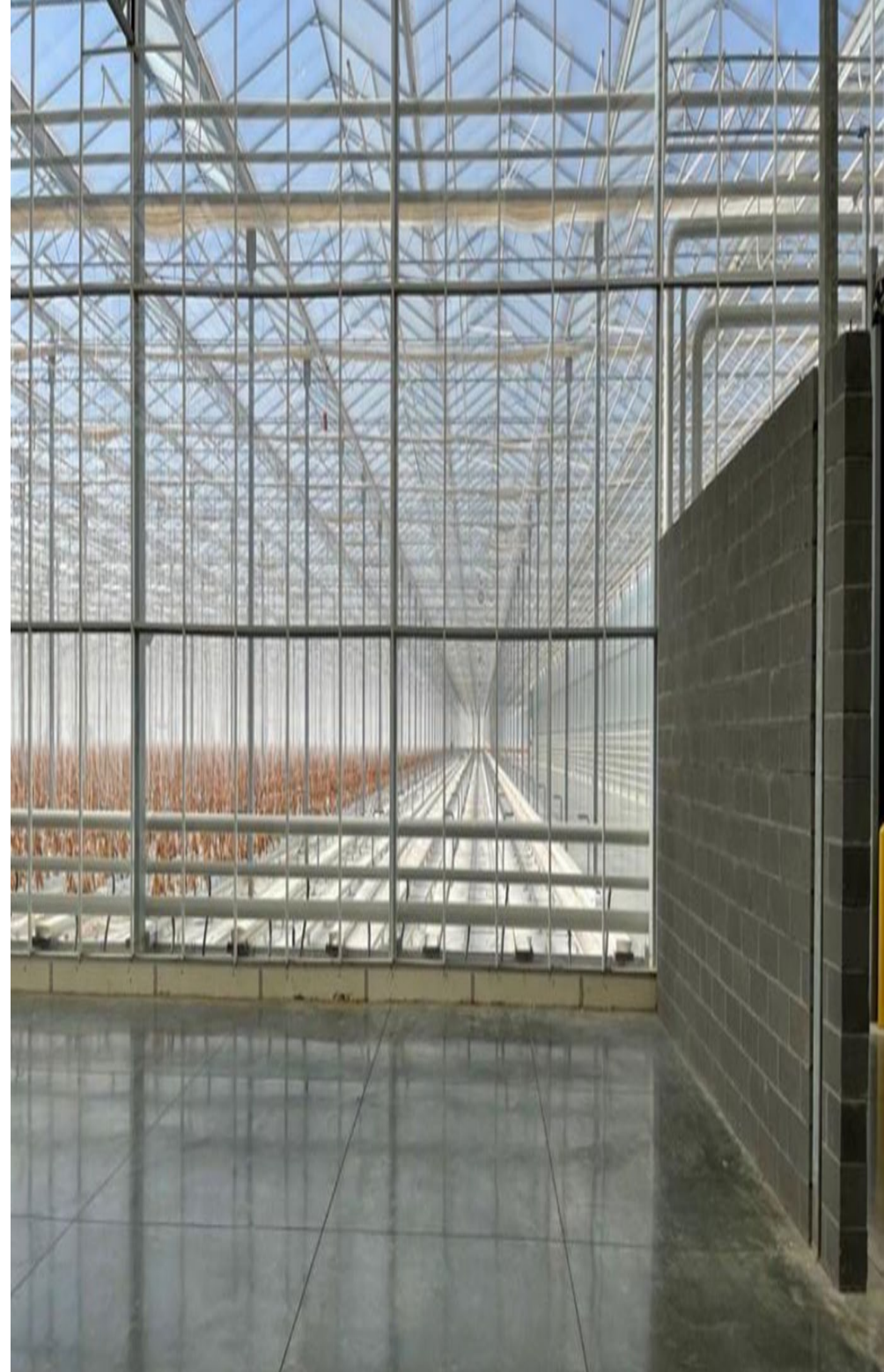
The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Assets and/or to terminate discussions with an entity at any time with or without notice which may arise as a result of review of this CIM. The Owner shall have no legal commitment or obligation to any entity reviewing this CIM or making an offer to purchase the Assets unless and until written agreement(s) for the purchase of the Assets have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this CIM by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Owner or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the Non-Disclosure Agreement executed by such prospective purchaser prior to receipt of this CIM.

This CIM is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Assets and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this CIM are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Owner or Savills Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

PHOTOCOPYING OR OTHER DUPLICATION OF THIS OFFERING IS NOT ALLOWED.





All communication regarding the property shall be with Savills directly.

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