



420 SOUTH 2ND STREET | HARRISVILLE, MI  
ALCONA COUNTY

## CULTIVATION & PROCESSING FACILITY

### APPROVED AND OPERATING ADULT USE

17,000 SF | 4.22 TOTAL AC | BUILT 2021 | 1,200 AMP 480 VAC 3 PHASE POWER  
NUCOR ALL STEEL BUILDING | 13-20 FT CEILING CLEARANCE | LOADING AREA WITH  
12 FT DRIVE IN BAY | INTEGRATED FIRE AND SURVEILLANCE SYSTEM | SECOND  
FLOOR MECHANICAL MEZZANINE | EPOXY CONCRETE FLOORS WITH RADIANT  
IN-FLOOR HEATING | 4K ULTRA HD VIDEO MONITORING | COMPLETED BEA

OPTIONAL ADJOINING PARCEL WITH 15,810 SF BUILDING ON 2.82 ACRES



## OVERVIEW OF HURON GARDEN

Huron Garden was constructed in 2021 in the City of Harrisville located in Alcona County, Michigan. The property is comprised of two adjoining parcels. Both parcels are individually enclosed by 6 FT tall commercial chain link fencing that continues south abutting to the the fence surrounding Harrisville State Park. Both properties are accessible from 2nd and 3rd Street. An additional inside gate allows access between the parcels. Full BEA completed and filed with the State of Michigan Department of Environment, Great Lakes and Energy (EGLE).

- Nucor engineered steel building contains individual rooms with load bearing insulated metal paneling
- 1,200 amp 480 VAC 3-phase service transformed down to various voltage levels to power electrical systems throughout the building
- 25 year Guarantee on membrane roof
- SpecGrade LED grow lighting
- In-floor radiant heat
- 24/7 Fire and security surveillance
- Internal/external 4K Ultra HD video monitoring
- High speed business Internet and landline phone service

**420 S 2nd Street - (#12012001305016)**

Building : 17,000 SF (Grow Facility)

Acres: 1.40

**605 3rd Street - (#12012001305017)**

Building : 15,810 SF (Vacant)

Acres: 2.82

Currently operating two (2) Class B Medical/Adult-Use - Previous Class C and Class B licenses. Ability to support multiple Class C licenses is available if grow areas are revised to support two-tier production.









MAIN ENTRANCE



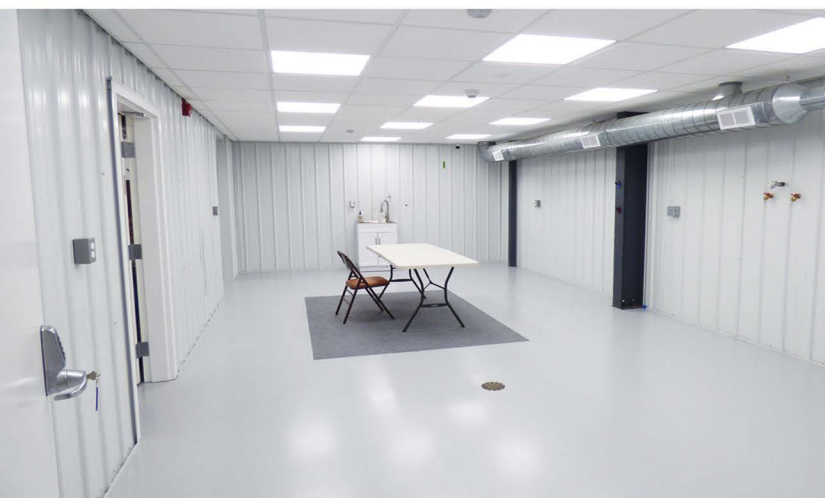
OFFICE AND BREAK ROOM AREA



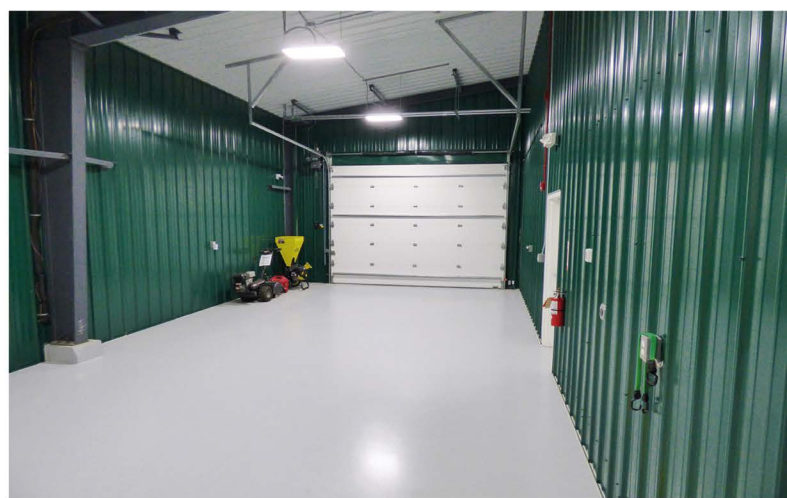
LAUNDRY ROOM



GROW AREA AND NUTRIENT STORAGE HALLWAY



PROCESSING ROOM / PROCESSING STORAGE



EAST GARAGE - TESTING / SECURE TRANSPORT



CENTRAL CORRIDOR - GROW AREA



EAST MECHANICAL ROOM



VEG ROOM

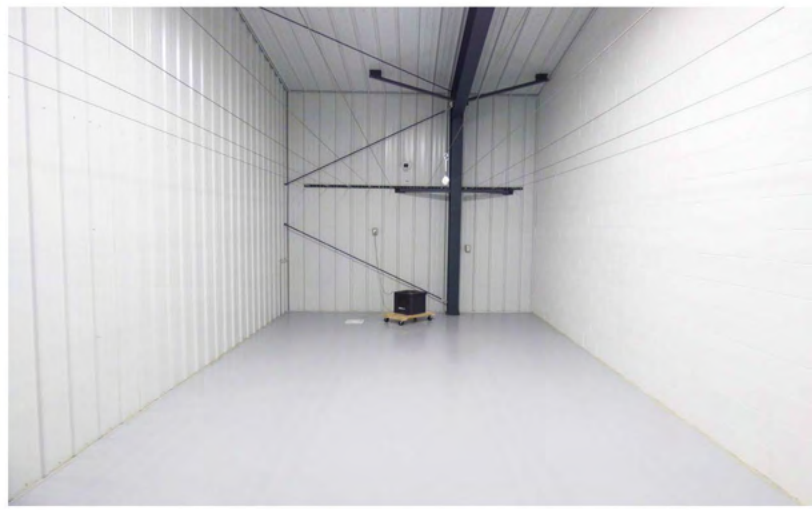


FLOWER ROOM (1 of 9)





DRY ROOM - EAST



DRY ROOM - WEST



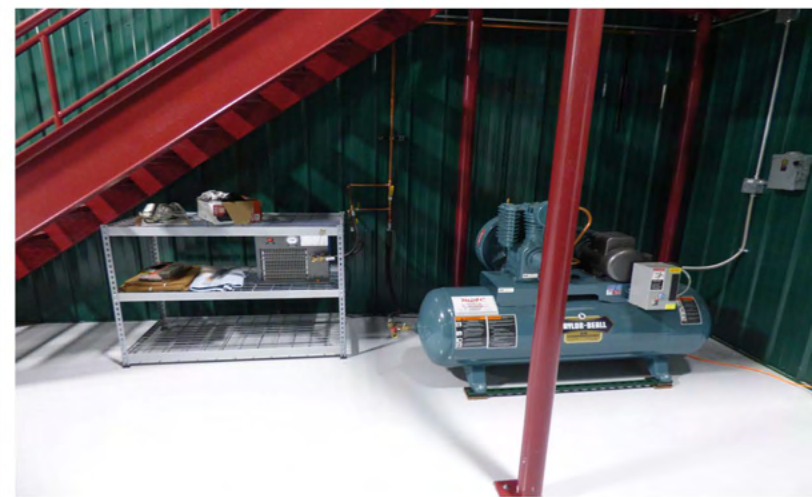
TRIM ROOM



OZONE WATER TREATMENT PLANT



WASTE DISPOSAL GARAGE



AIR COMPRESSOR AND DRYER



SECOND FLOOR MECHANICAL MEZZANINE



BURNHAM K2 BOILERS



GROWLINK FERTIGATION SYSTEM



SECOND FLOOR OFFICE / STORAGE



IN FLOOR RADIANT HEAT



## ROOMS

The cultivation and processing rooms are built following wet room guidelines for ease of cleaning and incorporate rolling benches with trellis netting support systems to make the plants easy to work on during all phases of cultivation.

All HVAC, dehumidification, and fertigation systems are located on the second-floor mechanical mezzanine for ease of maintenance and eliminating overhead equipment in the grow rooms.

Concrete floors are epoxy coated with glass bead in grow, processing, and office areas which allow for broom and vacuum clean-up. Silica sand added to epoxy floor coating in the garage and mechanical areas for added traction.

All rooms are constructed in compliance with the Michigan Building Code, State and County fire codes, ADA access and CRA regulations.





## LIGHTING

Grow room lighting is fully programmable and controlled by a Synapse lighting system. Individual grow rooms utilize wireless remote zone controllers to enable 0-10VDC dimming.

Interior and exterior LED lighting is used throughout the building. All of the rooms, except the grow rooms, are equipped with motion sensors to turn the lights on. The exterior LED building lights automatically turn on at dusk, off at dawn.

Each and every room contains back-up battery powered emergency lighting, in the event of loss of electric utility power.

- (144) SpecGrade LED Verta-8 LED grow lights (A1 flower spectrum) 9 flower rooms
- (30) SpecGrade LED Flora-10 LED grow lights (K1 vegetative spectrum)
- (24) SpecGrade LED Illumina-24 grow lights (P2 spectrum seedlings/clones)
- (16) SpecGrade Far-Red (730 nm) supplemental wavelength tubes
- (21) Synapse DIM10-250-11 wireless 0-10VDC lighting controller
- (1) CyberPower 1350 VA battery back-up module w/ surge suppression
- (1) Synapse E346690 lighting controller and web server

## BENCHING

- (18) 4'x32' GGS rolling benches with trellis supports
- (5) 4'x24' GGS rolling benches – vegetative room

## CULTIVATION

Our seedlings and clones are propagated internally to prevent disease or infestation. Rockwool cubes are used to germinate seedlings and contain mother plant clones from mother plants then progresses into coco coir grow cubes and then moved into 2-gallon coco coir mesh.

Netafim ½ GPM drip stakes are utilized in veg and 1 GPM drip stakes in flower for fertigation. After undergoing 10-15 days of drying in a climate controlled environment, the flower is bucked and trimmed on-site and cure for 15-30 days, reaching an ideal moisture content between 9% to 13%.

## SUPPLEMENTAL CO2 SYSTEM

- CO2 enrichment system is installed in the Veg room (up to four (4) 50 lb. tanks)
- CO2 concentration monitoring and alarm with purge fan activation, if ventilation is needed

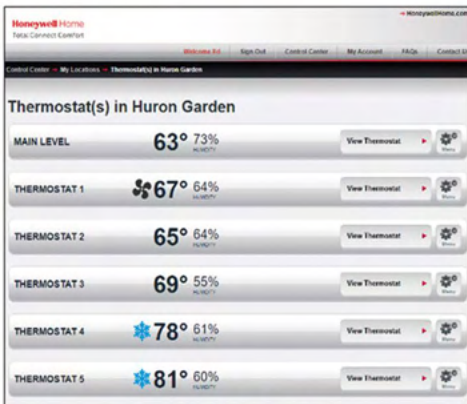




## HVAC

Each grow room is equipped with an independent system for heating, cooling, and dehumidification. HVAC systems between the grow rooms are “paired” which enables one system to support two rooms as a precautionary measure to avoid disruption during maintenance service or repairs.

In addition, every air duct is equipped with a Sanuvox Quattro UV-C air sanitation system to destroy any microbial contaminants. Sanuvox UV-V odor oxidation units are activated and the central corridor is used to collect and destroy any strong odors that could escape the building.



Honeywell controls are installed throughout the building and utilizes Honeywell RedLink wireless sensors to control the temperature and humidity in the grow rooms.

The Honeywell Total Connect desktop application is used for centralized temperature and humidity control. A mobile app is available for remote monitoring and control

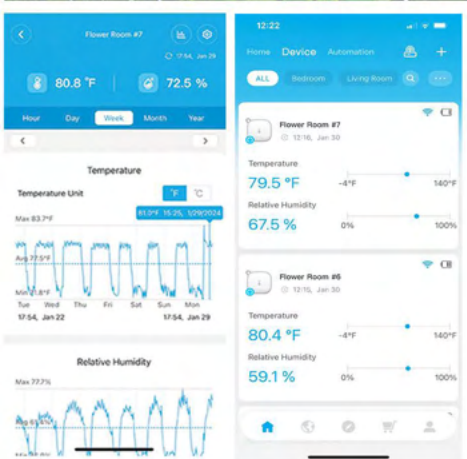
Govee wireless thermo-hygrometers are installed in each grow room within the plant canopy to precisely monitor temperature, humidity, dew point and VPD.

Data is accessed via a mobile application and is used to confirm that the ideal grow conditions are being maintained.



## HVAC

- (3) Burnham K2 Boilers, 95% efficient
  - Radiant in-floor heating and hot water supply
- (14) Coleman 5-ton A/C Condensers
- (14) Coleman Air Handlers
- (1) Bosch 3.5-ton heat pump (heat + A/C)
- (1) Bryant 1.5 ton mini-split (heat + A/C)
- (10) Anden A320V3 dehumidifiers
- (2) Anden steam humidifiers w/ fan packs (veg room)
  - Honeywell Total Connect environmental control w/ mobile app



## AIR SANITATION

- (13) Sanuvox Quattro UV-C germocidal in-duct air purifiers
- (2) Sanuvox IL 18-X inline UV-V odor oxidation units (central hallway)

## FERTIGATION | IRRIGATION

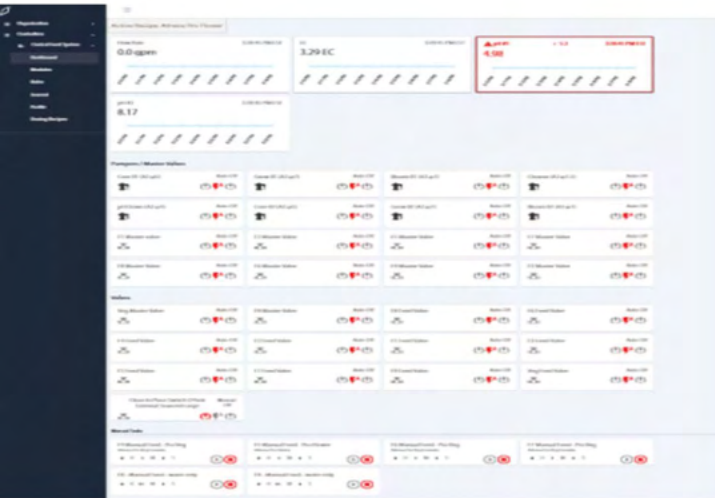
A Growlink smart irrigation system is installed to automate and optimize the process of fertilization and irrigation.

The system provides precise nutrient delivery using custom dosing recipes and feedings that are scheduled through the Growlink application.

A Growlink mobile application can be used to monitor system operation and to provide spot feedings if needed.



- (1) Growlink 8-channel fertigation system
  - Fully programmable
  - Provides real-time measurement of flow rate, pH and EC
  - Growlink application control with mobile app
- (1) CyberPower 1350 VA battery back-up module w/ surge suppression
- (1) Saylor-Beall Model 705 air compressor (5 HP, 175 PSI)
  - Required for Growlink H.E. Anderson pneumatic dosing pumps
- (1) Aircel DHT-20 air dryer



## WATER TREATMENT

The Advanced Treatment Technology ozone water treatment system filters and treats the municipal water supply.

Approximately 90% of the moisture that the plants transpire is recovered as condensate, collected from the dehumidifiers and air handlers, and recycled.

- (1) Advanced Treatment Technologies Water Treatment System with ozone Treatment injection for water sanitation/purification
- (2) 500 gallon storage tanks



## WASTE WATER TREATMENT

- Twin 1,000 gallon below ground storage tanks for bench runoff
- Twin 1,000 gallon below ground storage tanks connected to the municipal sewer system



## UTILITIES

- 1,200 amp, 480 VAC 3-phase service transformed down to various voltage levels for electrical systems throughout
- Gas Provider - DTE Engery
- Electric Provider - Consumer Energy
- Internet/Phone - Spectrum/Verizon



## VIDEO SURVEILLANCE

- Lorex 4K Ultra HD IP all-weather video cameras (internal/external)
- NVRs are equipped with 1 Tb hard drives with additional 3 Tb hard drives

## FIRE AND SECURITY SYSTEM

- 24/7 fire and security alarm system with remote access
- Harrisville Fire Department and Alcona County Sheriff Department located within ½ mile of facility

## INTERNET AND PHONE

- 100Mbps high-speed business Internet service
- Landline phone service

## Facility Inventory:

- HVAC** Three (3) Burnham K2 Boilers, 95% efficient
- Radiant in-floor heating and hot water supply
- Fourteen (14) Coleman 5-ton A/C Condensers  
Fourteen (14) Coleman Air Handlers  
One (1) Bosch 3.5-ton heat pump (heat + A/C)  
One (1) Bryant 1.5 ton mini-split (heat + A/C)  
Ten (10) Anden A320V3 dehumidifiers  
Two (2) Anden steam humidifiers w/ fan packs (veg room)
- Honeywell Total Connect environmental control with mobile app
- Water Treatment** One (1) Advanced Treatment Technologies Water Treatment System with ozone injection for water sanitation/purification
- Recycles the condensate water recovered from the dehumidifiers and air handlers
  - Two (2) 500 gallon storage tanks
  - Miscellaneous spare parts
- Fertigation:** One (1) Growlink 8-channel fertigation system
- Fully programmable
  - Provides real-time measurement of flow rate, pH and EC
  - Growlink application control with mobile app
- One (1) CyberPower 1350 VA battery back-up module with surge suppression  
One (1) Saylor-Beall Model 705 air compressor (5 HP, 175 PSI)
- Required for Growlink H.E. Anderson pneumatic dosing pumps
- One (1) Aircel DHT-20 air dryer
- Grow Lighting** Ninety-six (96) SpecGrade Verta-8 LED grow lights (A1 flower spectrum)  
Thirty (30) SpecGrade Flora-10 LED grow lights (K1 vegetative spectrum)  
Twenty-four (24) SpecGrade Illumina-24 grow lights (P2 spectrum for seedlings and clones)  
Sixteen (16) SpecGrade Far-Red (730 nm) supplemental wavelength tubes (flower room #7)  
One (1) Synapse E346690 lighting controller and web server  
Twenty-one (21) Synapse DIM10-250-11 wireless 0-10VDC lighting controllers  
One (1) CyberPower 1350 VA battery back-up module with surge suppression
- Benching** Eighteen (18) 4'x32' GGS rolling benches with trellis supports – flower rooms  
Five (5) 4'x24' GGS rolling benches – vegetative room

<b>Video</b>	Six (6) Lorex Model N862 16-channel Network Video Recorders (1 Tb drives)
<b>Monitoring</b>	<p>Sixty-Six (66) Lorex 4K Ultra HD IP PoE all-weather video cameras (4 spares)</p> <ul style="list-style-type: none"> <li>▪ Lorex remote access control with mobile app</li> </ul> <p>Three (3) CyberPower 1350 VA battery back-up modules with surge suppression</p> <p>Two (2) 55" Hisense Video Displays</p>
<b>Security</b>	<p>Integrated fire and intrusion alarm system, all rooms</p> <ul style="list-style-type: none"> <li>• Wireless key fob control to arm/disarm system</li> <li>• Battery powered emergency lighting with lighted exit signs in all areas</li> </ul> <p>CO2 Meter CO2 system control and alarm monitoring (veg room)</p>
<b>Access Control</b>	<p>Three (3) SIMPLEX 1011 mechanical pushbutton cipher locks on exterior entry doors</p> <p>Twenty-Four (24) programmable CodeLock CL4510 smart locks on all interior doors</p>
<b>Air</b>	Thirteen (13) Sanuvox Quattro UV-C germocidal in-duct air purifiers
<b>Sanitation</b>	Two (2) Sanuvox IL 18-X inline UV-V odor oxidation units (central hallway odor control)
<b>Waste Water Treatment</b>	<p>Twin 1,000 gallon below ground storage tanks for bench runoff</p> <p>Twin 1,000 gallon below ground storage tanks connected to the municipal sewer system</p>
<b>Waste Disposal</b>	One (1) High Yield Solutions 10 HP cannabis waste shredder
<b>Miscellaneous</b>	<p>One (1) LG WashTower washer-dryer combo</p> <p>One (1) Greenbroz Model M Lite cannabis trimmer</p> <p>Two (2) Dyson V8 Animal stick vacuum cleaners</p> <p>One (1) Shark Matrix Plus Robot Vacuum with self-empty HEPA base</p> <p>Two (2) ASUS Chromebooks, for application control of lighting, fertigation and HVAC</p> <p>Two (2) Athena VP domes and rolling shelving units</p> <p>Fire extinguishers (includes signage):</p> <ul style="list-style-type: none"> <li>• Three (3) 10# CO2 Extinguishers (electrical areas)</li> <li>• Five (5) 10# ABC Extinguishers</li> <li>• Two (2) 10# ABC Extinguishers</li> </ul> <p>Storage totes and containers:</p> <ul style="list-style-type: none"> <li>• Forty (40) 27 gallon plastic totes</li> <li>• Eight (8) 17 gallon plastic totes</li> <li>• Fifty (50) 5-gallon buckets (mostly food grade)</li> </ul> <p>Three (3) Blulab digital pH meters and one (1) Blulab digital EC meter</p> <p>Fourteen (14) Govee Wi-Fi Thermo-Hygrometers</p>



## ABOUT HARRISVILLE

Harrisville is the sixth-smallest city by population in the state of Michigan on the edge of Huron National Forest, which offers outdoor recreational opportunities such as hunting, swimming, cross-country skiing, and trout fishing. The forest contains 330 miles of hiking trails.

The City of Harrisville is the county seat of Alcona County and contains the Alcona County Sheriff's Office, 81st District Court, County Building Department, Fire Department, and Harrisville City offices at the intersection of US-23 and M-72.

Located on the western shore of Lake Huron there is a municipal harbor for recreational boaters, is a center for salmon and trout fishing, and a designated "Harbor of Refuge" on Lake Huron by the United States Coast Guard. The city also boasts Harrisville State Park, which includes a wooded campground along the beach. Sturgeon Point Light, a lighthouse and museum, is a few miles to the north, and is open to the public. The Lake Huron beaches in and around Harrisville (including two state parks) have been recognized as being among the "Top Ten" in Michigan, where "Old-fashioned lake vacations abound on this pretty stretch of Lake Huron."

## HARRISVILLE AND CANNABIS

Based on census data, Harrisville qualifies as a distressed community with a declining population (since 1970) and poverty and unemployment rates higher than the state average. To stimulate the local economy, the City of Harrisville was one of the first communities to adopt medical and adult use marijuana ordinances in Northeastern Michigan.

Harrisville now hosts three provisioning centers and a commercial indoor grow facility. The nearly 500 residents of Harrisville have embraced cannabis businesses to attract people to the area along with the commercial and tax benefits that the cannabis industry provides to the local community.





**Zoning Districts**

- R-1: Residential District
- R-3: Mixed High-Density Residential District
- MU: Mixed Use District
- CBD: Central Business District
- C: Commercial District
- G: Government/Institutional Use District
- I: Industrial District

# Zoning Map

## City of Harrisville

Alcona County, Michigan

Date Adopted: 10-14-13  
Date Effective: 10-31-13

Prepared by:  
Northeast Michigan Council of Governments  
[www.nemcog.org](http://www.nemcog.org)

