

Commercial Grow Business

57530 EAST HIGHWAY 59, FAIRLAND OK 74343-2340, OTTAWA COUNTY

Cultivation License and Dispensary License active and Compliant, will stay with location, 2022 License Renewed Commercial property, Fairland Rural - 6.4 acres fully fenced

INTERIOR

- 19,200 sqft Steel frame warehouse, built in 2002, 2,000 amps, 15 ft ceiling
 - 2 nursery / clone room with auto lights, digital thermostat and back up AC
 - Home Room 50 sqft
 - Mother Room 250 sqft
 - 12 flower / veg room with auto lights, digital thermostat and back up AC
 - 5 Rooms include 1,100 sqft, 2 dehumidifiers and 24 lights
 - 7 rooms include 580 sqft, 1 dehumidifier and 12 lights
 - 3 Rooms used for drying, one is a two-story room
 - 200 amps each
 - 5 small garage doors (6x8)
 - Dispensary area with separate door, glass display cases, break room, half bath, security room, and safe room
- Six Large Garage Doors (1 - 12x12) (3 - 12x18) (3 - 16x18)
- Nine water tanks - holds 250 to 300 gallons
- Warehouse includes a full kitchen, full bathroom, laundry area
 - Gree back-up AC units, automated (10 units)
 - Gavita LED Lights with timers
 - Grow Light HPS
 - Quest Dehumidifiers

EXTERIOR

- 3 Greenhouses 2,100 sqft each (30x70)
 - Cooling cell, Automated lights, fans
 - Two added after purchased
- 40 ft storage container
- 40,000 ft metal fencing around the warehouse and greenhouses
- Pole barn gate at the entrance with gravel parking lot
- Propane tanks (lease \$60 each / annually)
 - Tank 1- Front of Bldg holds 300 gallons
 - Tank 2 - Greenhouse holds 500 gallons
 - Tank 3 - Greenhouse holds 1,000 gallons
- Security system owned: 32 cameras with 4k resolution
- Exterior Trane AC units:
 - (2) 5 ton units run 5 large rooms
 - (1) 5 ton unit run 7 small rooms
 - (2) 4 ton units run 3 dry rooms
- Exterior walls used rolled insulation / Interior walls used spray foam insulation and sheetrock
- Will provide first round of genetics upon request
- Book of business / 10 vending partners
- Turn Key Business with room to grow
- Highway frontage
- Water filtration system