

635 Franklin Street, Constantine, MI 49042



Associate Broker

Hiba Hakim

Phone: 248-221-0591

Email: HibaHakimRealEstate@Gmail.com

Agent

Austin Yatooma

Phone: 586-242-4312

Email: Austin.Yatooma@Outlook.com

— Property Features —

635 Franklin Street, Constantine, MI 49042

- **Price:** Inquire for Price or Joint Venture/Investor Opportunity
- 8,000 SF Indoor, 4,000 SF Outdoor Space
- Brand new, C1D1 compliant extraction facility designed for large-scale biomass processing
- Equipped to produce **high quality, customizable cannabis concentrates using hydrocarbon extraction system**. Preserves valuable terpenes and cannabinoids while delivering high-potency isolates
- **Includes:**
 - All listed processing equipment
- Capable of producing extracts for **seven key product categories:**
 - Concentrates
 - Inhalable Compound Concentrates
 - Vape Cartridges
 - Infused Edibles
 - Infused Non-Edible Solids
 - Infused Liquids
 - Non-Edible Liquids
- **Turnkey investment opportunity** in a fast-growing industry
- Favorable lease terms. Real Estate Not Included



Seize this rare opportunity to acquire or partner in this brand new, cannabis **hydrocarbon extraction and processing facility** designed for large-scale biomass production that is C1D1 compliant. This high-capacity operation is fully equipped to produce a **diverse range of premium cannabis concentrates**, preserving valuable terpenes and cannabinoids while delivering high-potency isolates. Capable of producing extracts across all seven key product categories including concentrates, inhalable compound concentrates, vape cartridges, infused edibles, infused non-edible solids, infused liquids, and non-edible liquids—this facility is primed for success in the expanding cannabis market. The sale includes all listed equipment and **favorable lease terms**. **Real estate is not included**. Don't miss this **turnkey investment opportunity** in a fast-growing industry!

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— Interior —

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— Exterior —

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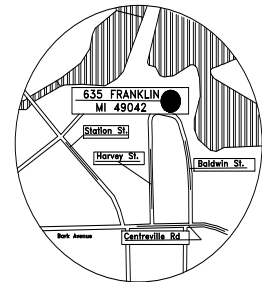
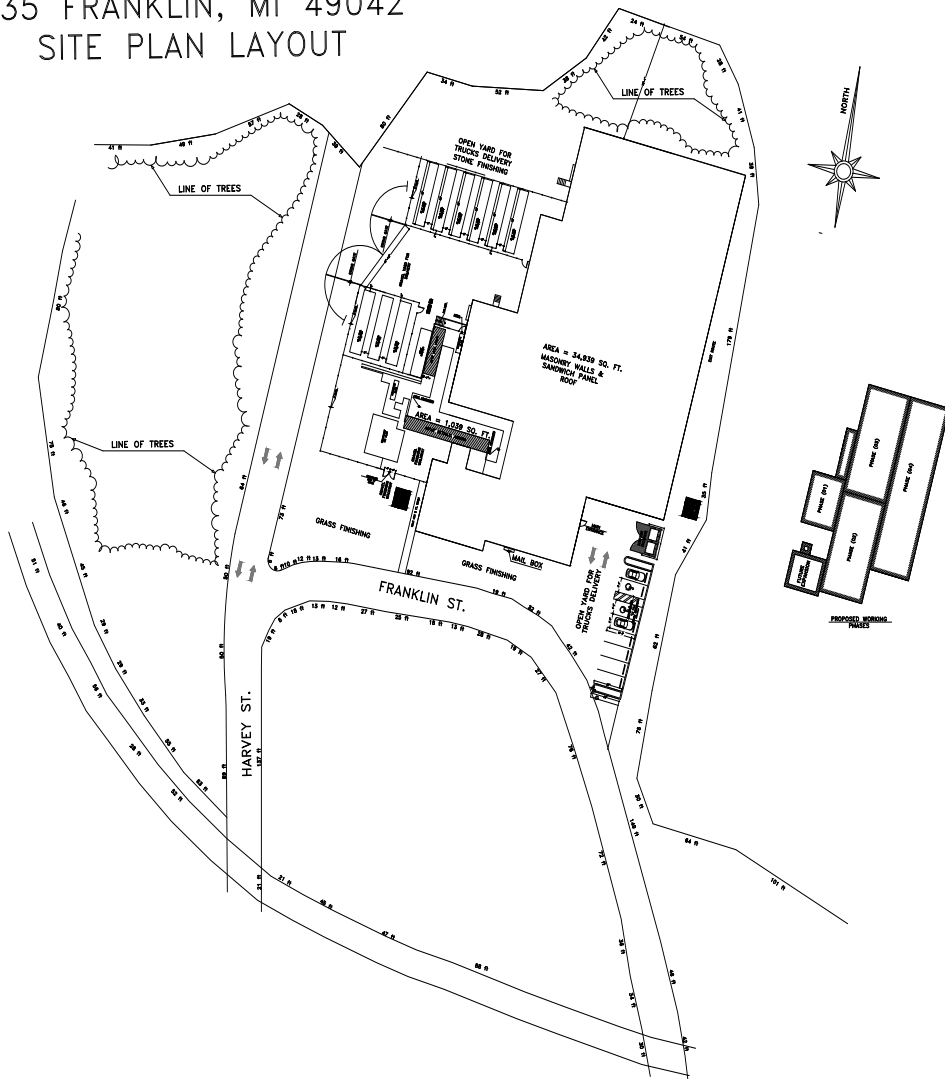
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— Site Plans —

635 Franklin Street, Constantine, MI 49042

635 FRANKLIN, MI 49042
SITE PLAN LAYOUT



LOCATION MAP



PROPERTY DESCRIPTION:

635 FRANKLIN ST CONSTANTINE, MI 49042, PARCEL NUMBER:
043 100 008 001, ALL OF FOLG IN HARVEY'S ASS' NLY OF
CONSTANTINE: LOTS 8 - 17TH PT OF 5 - 7 18 TH PT OF 5 -
718 - 20 & 23 LYING NLY OF RR & 42 - 44.

SITE DATA	
GOVERNING CODE:	- MEDICAL MARIJUANA FACILITIES LICENSING ACT, (MCL) 2018 PA 801, MCL 333.27001 - MICHIGAN REGULATION AND TAXATION OF MARIJUANA ACT, (MTR) 2018 II, MCL 333.27057 AND 333.27058, AND EXECUTIVE REORGANIZATION ORDER NO. 2019-2, MCL 333.27001 - NFPA 1, 2018 - FIRE CODE - NFPA 101, 2018 - LIFE SAFETY CODE - NFPA 30, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS - NFPA 30, COMPRESSED GASES AND OXYGENIC FLUIDS CODE - NFPA 30, STANDARDS FOR INSTALLATION OF BURNER AND DRAINAGE SYSTEMS - NFPA 30A, STANDARDS SYSTEM FOR THE IDENTIFICATION OF THE HAZARDS OF MATERIALS FOR EMERGENCY RESPONSE.
EXISTING BUILDING USE:	MARIJUANA PROCESS FACILITY
USE GROUP:	FI - WOODKITE-HAZARD FACTORY INDUSTRIAL GROUP.
CONSTRUCTION TYPE:	III B
AREA OF THE PROPERTY =	228,590 SQ.FT. = 5.25 ACRES
INTRE BUILDING AREA =	34,345 SQ.FT.
FACILITY BUILDING AREA =	27,108 SQ.FT.
STEEL CONTAINERS BUILDING AREA =	1,930.99 SQ.FT.
OCCUPANT LOAD =	27,126/100 = 272
SPRINKLER SYSTEM NO.	
1. ZONING:	I - INDUSTRIAL
2. BUILDING HEIGHT:	
EXISTING =	10'-0" & 10' (CONFORMING)
3. SETBACK:	
FRONT (SOUTH) 21'	(WEST) 10'
REAR (EAST) 12'	
REAR = (NORTH) 7'	
4. PARKING:	
MARIJUANA PROCESS FACILITY	
1 PER 300 SQ. FT. OF FLOOR AREA (ALL REQUIRED SPACES SHALL BE OUTSIDE PRINCIPAL BUILDING) (SEC. 61-14-50)	
TOTAL NUMBER OF PARKING SPACES PROVIDED =	12 SPACES (INCLUDING 2 H.V.C)

PROJECT:
PROCESSING FACILITY

LOCATION:
635 FRANKLIN
MI 49042

A & M CONSULTANTS

835 MASON, STE. B290
DEARBORN, MI 48124
PH:(313) 582-0022
FAX:(313) 582-0028

DRAWN BY:
A.S.

APPROVED BY:
ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO.

DATE
08/07/2023

SCALE
NOTED

SHEET TITLE
PRELIMINARY SITE PLAN,
NOT FOR CONSTRUCTION

A-1

SEAL

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Agent

Austin Yatooma

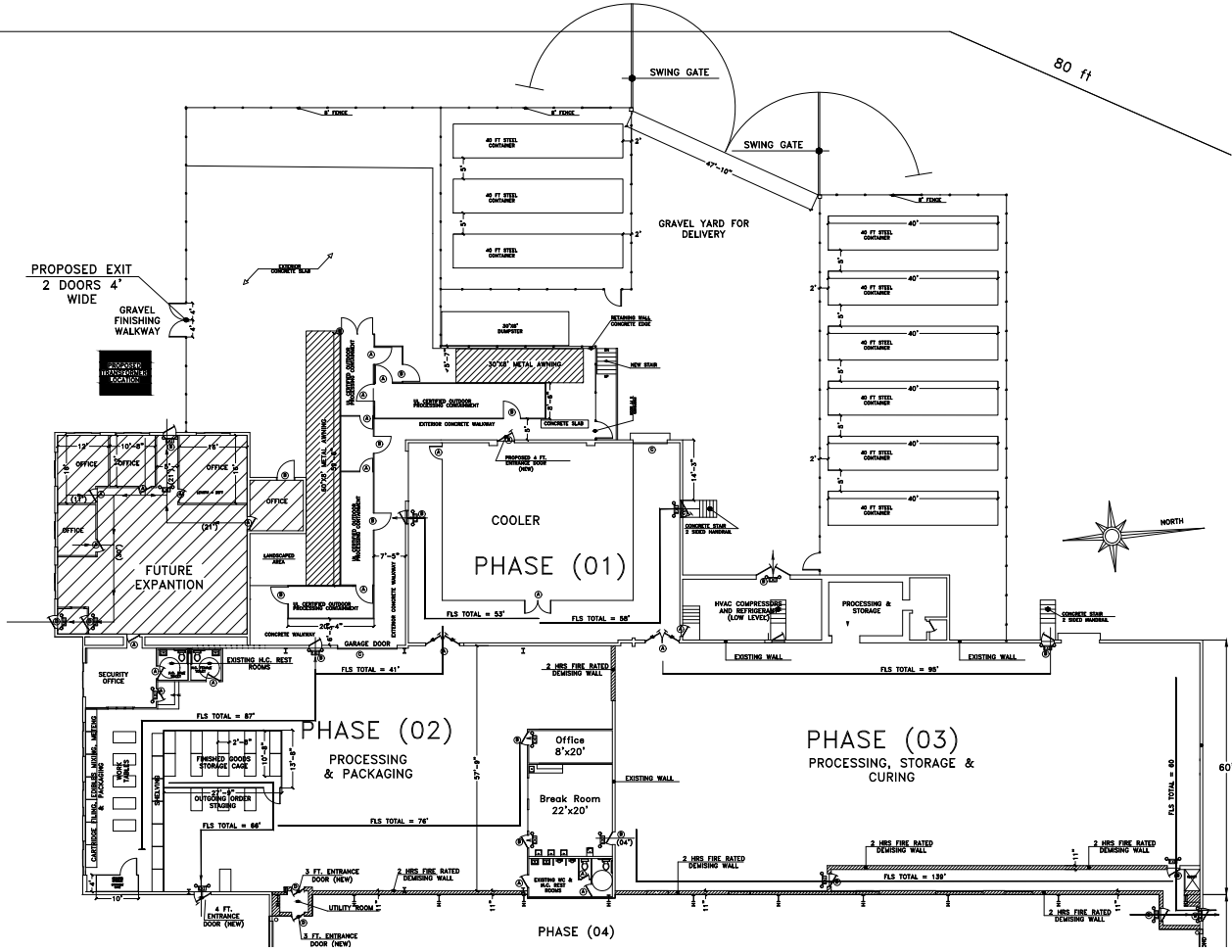
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— Floor Plans —

635 Franklin Street, Constantine, MI 49042



PROJECT: PROCESSING FACILITY
LOCATION: 635 FRANKLIN MI 49042
A & M CONSULTANTS 835 WAGON, STE. B200 GEARING, MI 49124 PH:(313) 582-0022 FAX:(313) 582-0028
DRAWN BY: A.S.
APPROVED BY: ADNAN AL-SATI
SUBMITTALS
REVISIONS:
PROJECT NO
DATE 08/07/2023
SCALE NOTED
SHEET TITLE PRELIMINARY FLOOR PLAN NOT FOR CONSTRUCTION
A-5
SEAL

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Agent

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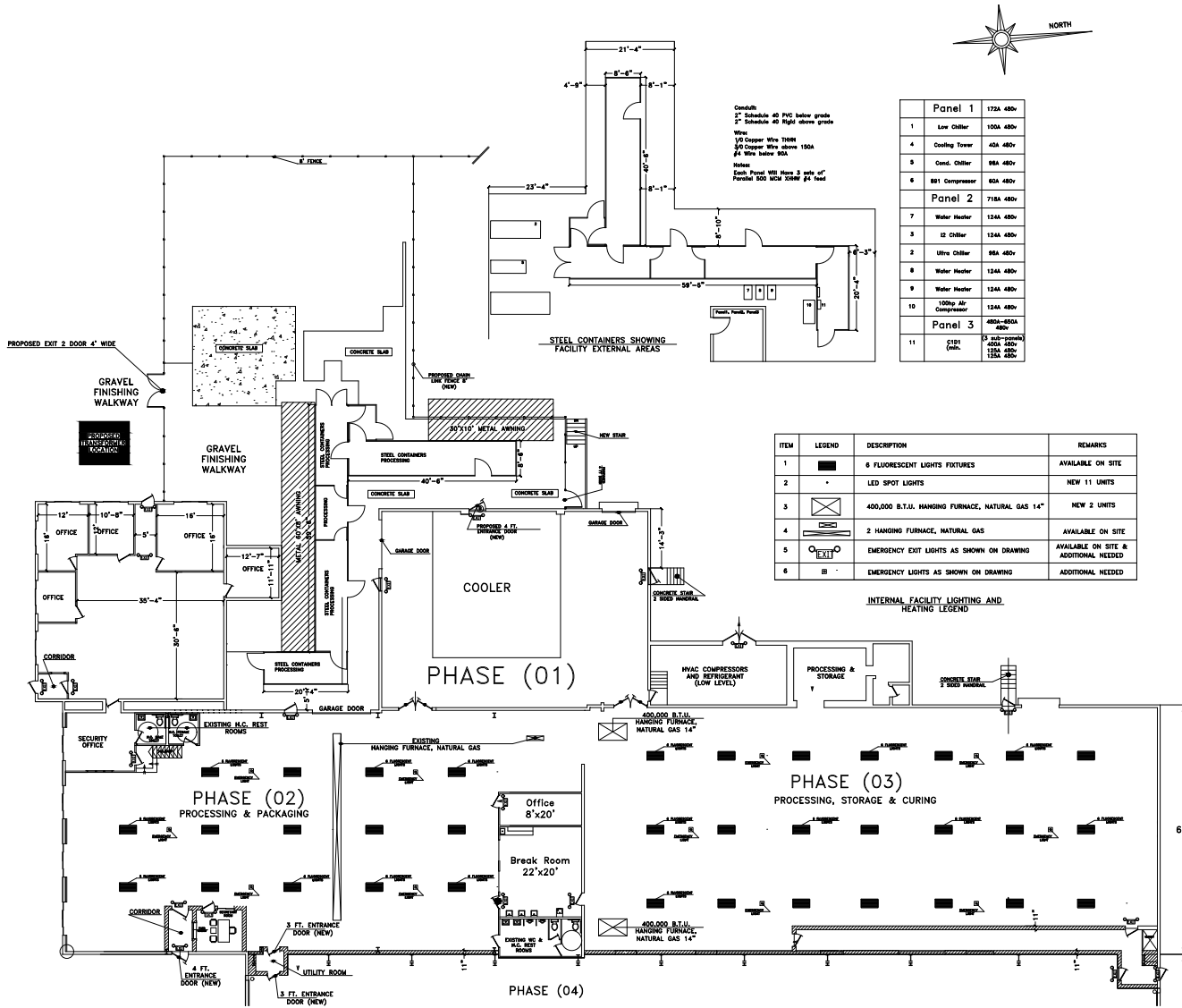
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— Mechanical & Electrical Layout —

635 Franklin Street, Constantine, MI 49042



Panel 1		172A 480v
1	Low Chiller	100A 480v
4	Cooling Tower	40A 480v
9	Cond. Chiller	98A 480v
8	BB1 Compressor	60A 480v
Panel 2		718A 480v
7	Water Heater	124A 480v
3	Oil Chiller	124A 480v
2	Ultra Chiller	98A 480v
8	Water Heater	124A 480v
9	Water Heater	124A 480v
10	100hp Air Compressor	124A 480v
Panel 3		480V-600A 480v
11	0191 (Oth.)	(3 sub-panels) 400A 480v, 124A 480v, 124A 480v

PROJECT:
PROCESSING FACILITY

LOCATION:
635 FRANKLIN
MI 48341

A & M CONSULTANTS

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PH:(313) 582-0022
FAX:(313) 582-0028

DRAWN BY:
A.S.

APPROVED BY:
ADMAN AL-SAAFI

SUBMITTALS

REVISIONS:

PROJECT NO

DATE
08/07/2023

SCALE
NOTED

SHEET TITLE
ELECTRICAL & MECHANICAL LAYOUT

A-3

SEAL

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— Equipment List —

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Dimplex- 40 Chiller
Dimplex-20 Chiller
Dimplex Chiller
Haskris-70 Chiller
Isolate Centrifuge CVR-80B
5 Zone Modular Temp Controlled C1D1
ASME Jacketed Vessel with solenoid valve
Commercial Tablet Counter and Dispenser
Viking Butane Transfer Pumps
DeCarb Reactor
Stainless Vessel Transfer Carts
Extraction Basin
Wittman Granulators -3
Vacuum Air/Dust Separator
UASC 40 ft Freezer
Delta T Cooling Tower with platform
Delta T Water Temp Control Units -3
Tri-Clamp Steel Nucleation Vessels -80
Tri-Clamp Steel Tube and Shell Condensers-6
Vacuum Pump
2 Algae Centrifuges & Control Boxes & Touchscreens
AI Vacuum Oven
Stainless Condensers, Tubing and sighted vessels
Crystallization Reactor
Valves/Tubing Accessories for Recovery System Tank
HPLC High Performance Gas Chromatograph
Ball Mill Press
Ingersoll Rand Hibon Suppressor Blower
Biomass Tumbler/Separator Vacuum

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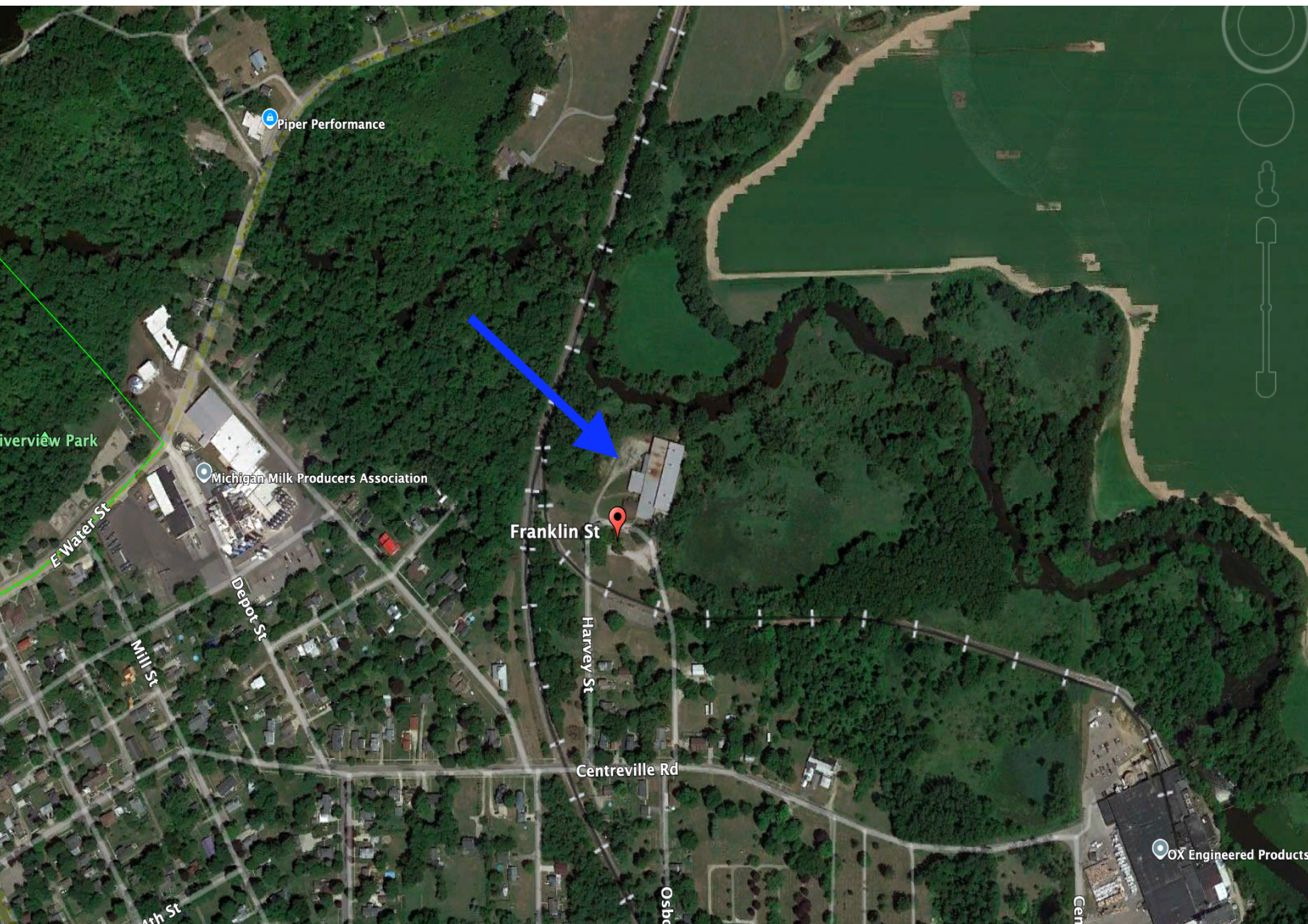
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— Aerial —

635 Franklin Street, Constantine, MI 49042



For a Video Tour Click the Link Below:

<https://youtube.com/shorts/jTe4XJ0g4lg?feature=share>

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