

Van Esley Real Estate

For Sale/Business & Real Estate

**3.16 acres 515 Hammontree Drive (One Story)
South Morenci Road, East Hammontree Drive
Lenawee County, Morenci, Michigan 49256**

SUMMARY

PRICE: \$6,000,000.00
Cash

ZONING: Light Industrial / Commercial

LOT DIM.: 222 x 618 x 222 x 618

**SCHOOL
DISTRICT:** Morenci

UTILITIES: Municipal Water, Sewer-Sanitary

REMARKS: Fully operating State-of-the-Art Turnkey Marijuana Grow Facility with 3 Class C Recreational and 1 Medical Class C grow licenses. No expense was spared with this build. This 24,000 sq. ft. facility was completed in 2021 and is fully equipped with everything you need. There are 8 grow rooms, 6 of which have 52 HPS lights for flower and 2 rooms for veg and mothers. For HVAC, there are 6, 20-ton HVAC units and two 12.5-ton units. It also has a 1,000-Kilowatt transformer. In addition, there are 2 drying rooms, a trim room, and a large vault. All of this is on 3.16 acres where you could expand approximately an additional 43,000 sq. ft. LAND CONTRACT TERMS AVAILABLE! All information is estimated and should be verified.

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