

OFFERING MEMORANDUM

Turn-Key Fully Operational Wholesale Recreational Tier 2 Cannabis Cultivation

Includes real estate with all
improvements, cultivation equipment,
Tier 2 recreational cultivation licenses,
and all product inventory.

2380 59th Lane
Boone, CO 81025

PRESENTED BY:

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All information herein is deemed reliable, but not guaranteed.

Buyer to verify any and all information.



2380 59th Lane, Boone, CO 81025



Ajax Realty Group 1



OFFERING SUMMARY:

SALE PRICE: \$1,950,000

SALE TYPE: Owner/User or Investment

LOT SIZE: 21.93 Acres

ZONING: Cannabis Cultivation
Residential
A-1 Agricultural

EXCLUSIONS: Seller’s personal property.
Existing plant inventory and product inventory at time of closing. These can be negotiated separately.

PROPERTY OVERVIEW

State of the art Tier 2 (3,600 plant count) fully operational cultivation facility. Property boasts 21.93 acres, 5 of these acres are currently licensed for the operational cannabis cultivation.

The property offers an exceptional newly constructed 13,440 sq. ft. indoor cultivation building with 14 separate flower rooms. Each flower room is lined with Duroclad siding and floor drains, and has it’s own dedicated irrigation and fertigation system, 24-1,000 Watt HPS adjustable flowering lights, temperature, humidity and de-humidity control along with rolling metal benches, extensive fans, CO2, monitoring and 10 tons of dedicated cooling.

A 9,230 sq. ft. Conley's 6500 double arch fully automated greenhouse with concrete floors, 160 –1,000 Watt HPS flowering lights and full blackout; as well as a 4,000 sq. ft. fully automated nursery complete with mother room and extensive nursery areas provide plants for flower for the indoor facility and greenhouse.

The farm currently yields approximately 7,200 lbs. of flower and 4,900 lbs. of trim annually.

In addition, there is a 1,596 sq. ft., 3 bedroom, 2 bathroom modular residence that was recently renovated.

Extensive 3 Phase power throughout. Currently there is a 750 KVA and a 500 KVA transformer on site.

A 28,000 gallon underground water storage tank and reverse osmosis 16,000 gallon per day filtration system feeding 6,000 gallon temperature –controlled indoor storage water tanks complete this great offering.

Structures on the Property that are included with the sale:

13,440 sq ft. complete metal building constructed in 2019 with no wood framing. All interior wall areas are covered in Duraclad paneling and there is spray foam insulation throughout the building. It offers 14 separate flower rooms with 140 Tons of cooling (10 tons of cooling in each flower room) and each of the rooms have their own temperature control, humidity control, de-humidity control and Co2 controls, along with automated Netafim irrigation, coated concrete floors with floor drains, elevated metal rolling benches with trays and drainage as well as 348 High Pressure Sodium 1000 Watt adjustable lights. In addition, there are 8 Tons of A/C for the veg and nursery room + 15 tons of A/C for the common areas of the building, including a nursery, central corridor area with nutrient tanks, extensive RO system, fertigation, safe room and secure product storage room as well as cure, dry and trim room areas. Very large secure commercial grade freezer is located just outside of this building for fresh, frozen product.

This building holds the 3 - 2000 gallon above ground water storage tanks. These above ground storage tanks in the building are filtered RO Water for Irrigation. (2 of the 3 tanks). There is a full sanitation performed after every harvest of every flower room. Each flower room is extensively scrubbed top to bottom and sanitized with bleach after each harvest. All hoses and feedlines are submerged in a bleach solution as well to sanitize after each harvest. In addition each of the flower rooms are baked at 120 degrees after the bleaching to ensure sanitation is completed properly.

9,230 Sq ft fully automated greenhouse with concrete floors and floor drains. Full back out cloth throughout. Number of flowering lights 160 High Pressure Sodium adjustable . Fully automated greenhouse with irrigation system and fertigation system, rolling metal benches throughout, water wall for cooling along with swamp coolers for additional cooling in the winter. Indoor mounted propane heaters for winter time cultivation.

4,000 sq. ft metal warehouse building (Used for Mothers, Veg, Clones, dry, curing and packaging) Number and Type of Lights = 40 HPS Lights throughout. Area is made up of a large veg and mother rooms. There are 70 Tons of Cooling in this building.

Current Yield Indoor Building: Monthly Flower Yield - 400 Pounds of Flower and 275 Pound of Trim per month. Annual Yield 81 harvests annually - 4,800 pounds of Flower and 3,300 pounds of trim.

Current Yield Greenhouse - 200 pounds per month Flower + 137 Pounds of Trim per month

Annual Yields 12 harvests - 2400 Pounds of Flower + 1,644 Pounds of Trim

Total Annual Production Yields Combined Indoor and Greenhouse- 7,200 Pounds of Flower + 4,994 Pounds of Trim

1,596 sq. ft. modular residence constructed in 1995 and recently renovated that offers 3 bedrooms 2 bathrooms and is used by some of the cultivation staff as a residence.

The entire property is fully fenced and the 5 acres is fenced inside of the 21.93 acres with 6 ft. metal fence with 2 ft. metal razor wire on top. There is extensive security cameras throughout the property and buildings and have a DVR room and backup cameras and backup recording.

Call today on this opportunity to walk-in and take over this successful cannabis cultivation business.











