



INDUSTRIAL PROPERTY FOR SALE IN BATTLE CREEK

TURNKEY RECREATIONAL CULTIVATION

333 W. HAMBLIN BATTLE CREEK, MI 49083

OVERVIEW

This turnkey 6,280 sq. ft. all-concrete industrial building, offers everything needed to start a large-scale marijuana cultivation operation immediately. Strategically located just 2 miles from Battle Creek's "Marijuana Mile," the property is zoned for industrial use and features a newly installed 800-amp single-phase electrical system to support high-capacity energy demands.

The facility is fully ADA-compliant, with updated bathrooms, drinking fountains, and offices for seamless accessibility and operations. Two large bay doors (12 ft. and 10 ft.) provide efficient access, complemented by a ceiling height of 12 ft. and approved MEP (mechanical, electrical, and plumbing) inspections to ensure the building is ready for immediate use.

Situated on a 0.7-acre lot, which includes an additional 1/4-acre vacant lot for expansion, the property offers exterior upgrades such as a newly paved parking lot (2023) and a freshly painted exterior (2021).

HIGHLIGHTS

- **Turnkey Operation:** Fully equipped with state-of-the-art cannabis cultivation systems, this facility is ready for immediate use.
- **Prime Location:** Strategically located just 2 miles from Battle Creek's "Marijuana Mile," in a thriving cannabis market.
- **Expansion Opportunity:** Includes a 0.7-acre lot with a 1/4-acre vacant lot for future growth.

SALE PRICE

\$699,000

BUILDING SIZE

6,280 sqft

LOT SIZE

0.7 Acres

CONTACT:

2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MI 48320
248-420-0420
WWW.CANNAZONEDMLS.COM



Canna Zoned MLS

Building Details

- Built in 1950, updated 2021-2023
- 6280 Sq ft, all concrete
- Paved parking lot 2023
- Zoned Industrial
- New 800 amp single phase electrical upgrade
- .7 of an acre, includes 1/4 acre vacant lot next door
- New Bathrooms, ada compliant
- 2 water drinking fountains
- New sheet rock installed
- Ceiling height 12 feet
- MEP inspections approved
- Building full ADA compliant
- 2 offices
- Mop closet
- Building painted 2021
- 2 accessible bay doors (1 12 foot door and 1 10 foot door)
- OC Sensor lights in hallway
- 2 Miles from Battle Creeks' "Marijuana Mile"

Equipment

- PPF Tech 680w LED Lights 60@ \$600 = \$36,000
- Sun System 315 LEC Lights 22@\$130 = \$2860
- Anden 210 Dehumidifier 2@2800 = \$5,600
- 150 gallon Ace roto reservoir (4) = \$1,400
- 300 gallon water reservoir \$555
- Siemens irrigation PLC System (1) = \$10,000
- Active Aqua rolling bench 40 @250 = \$10,000
- Ideal Air Industrial Humidifier 2 \$600
- Wall Mount Fans 30 = \$1080
- 4 Ton rooftop AC/Heat Unit w/ economizer, \$18,000
- 50 lb co2 tank
- 30 lb co2 tank
- Autopilot PX@ Light controller \$510
- Night Owl Wireless Security Camera system (w/ 8 cameras) = \$730
- Ultra Trimmer Trim Machine \$2500

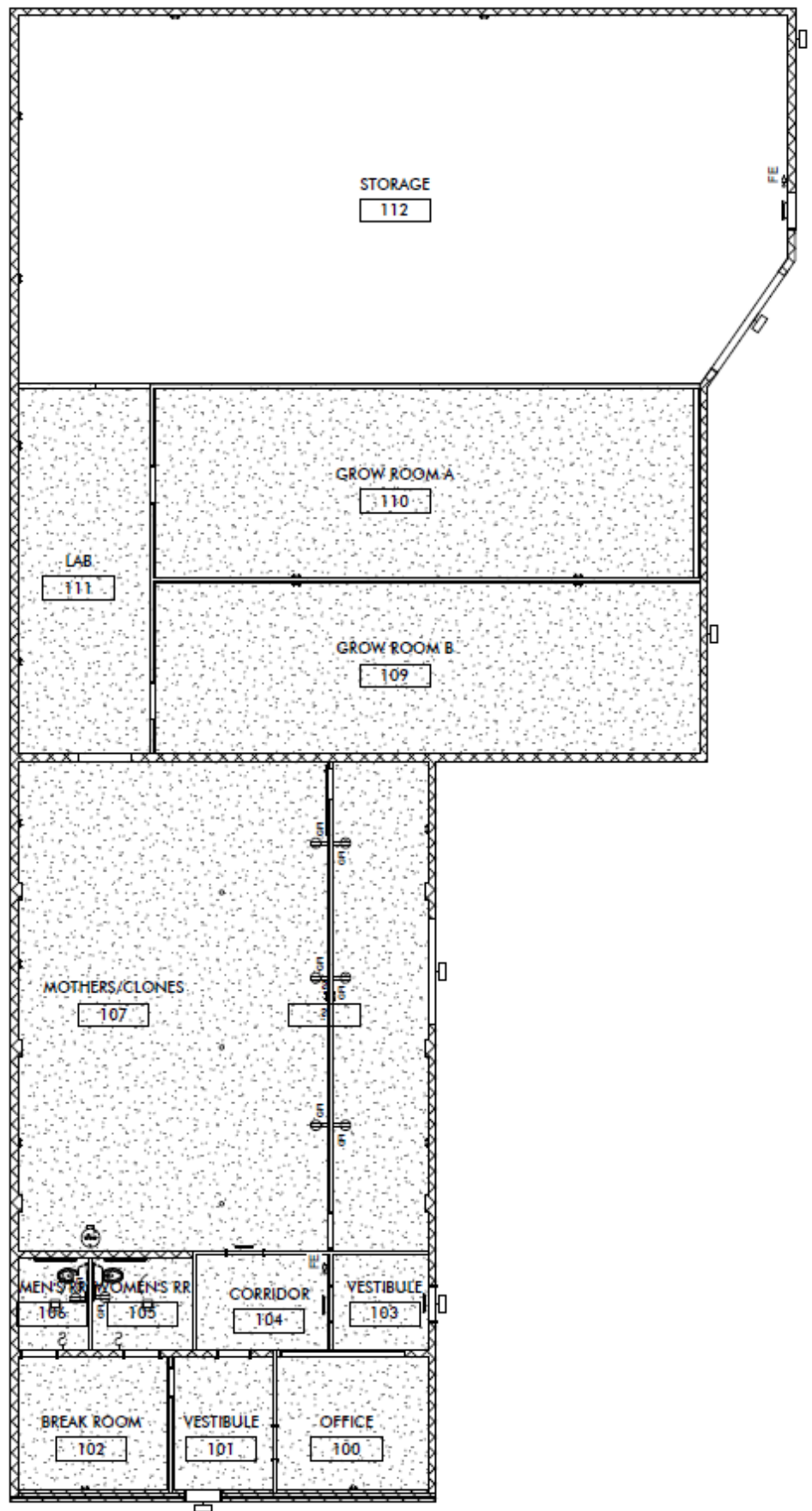
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Floor Plan



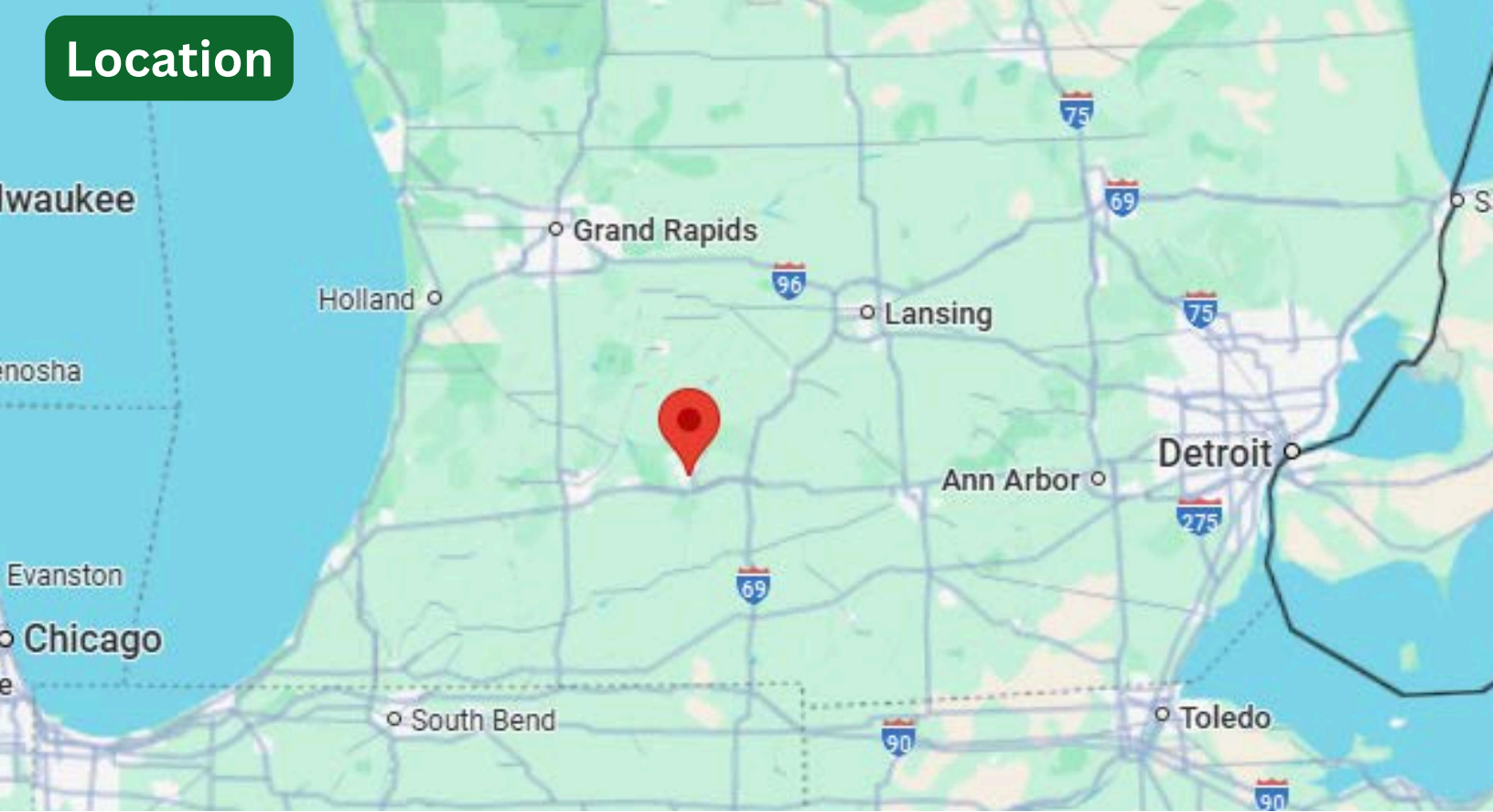
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Location



Aerial Image



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Exterior/Entrance



Property Lot



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Mothers/Clones



Mothers/Clones



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Grow Room



Grow Room



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Grow Room



Drying Room



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Lab Room



Storage



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Corridor



Office



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