

HARRISON TOWNSHIP - OPERATING PROCESSING FACILITY

41900 EXECUTIVE DRIVE | HARRISON TOWNSHIP, MI 48045



FOR SALE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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PROPERTY HIGHLIGHTS

- Operating Adult-Use Processing Facility available for sale, license and real estate included.
- Freestanding building that was renovated in 2021 with extensive improvements, including Cummins 500kW Generator that can run the entire building with 277/480V 3 Phase Power.
- The property is zoned Light Industrial and offers great brand exposure with visibility from I-94 Freeway.
- Designed for efficiency, compliance, and scalability, this site offers top tier processing, extraction, and packaging equipment combined with key infrastructure upgrades.
- This state-of-the-art facility is a rare opportunity for cannabis operators seeking a plug and play setup with high-quality equipment, and essential operational enhancements already in place.
- Great synergy in the immediate marketplace surrounded by a dense residential population and several national tenants.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,942	25,524	66,329
Total Population	6,607	57,646	157,725
Average HH Income	\$50,041	\$88,246	\$100,470

BUILDING SIZE

11,204 SF

LAND SIZE

0.76 Acres

ASKING PRICE

\$1,299,999

AREA TENANTS



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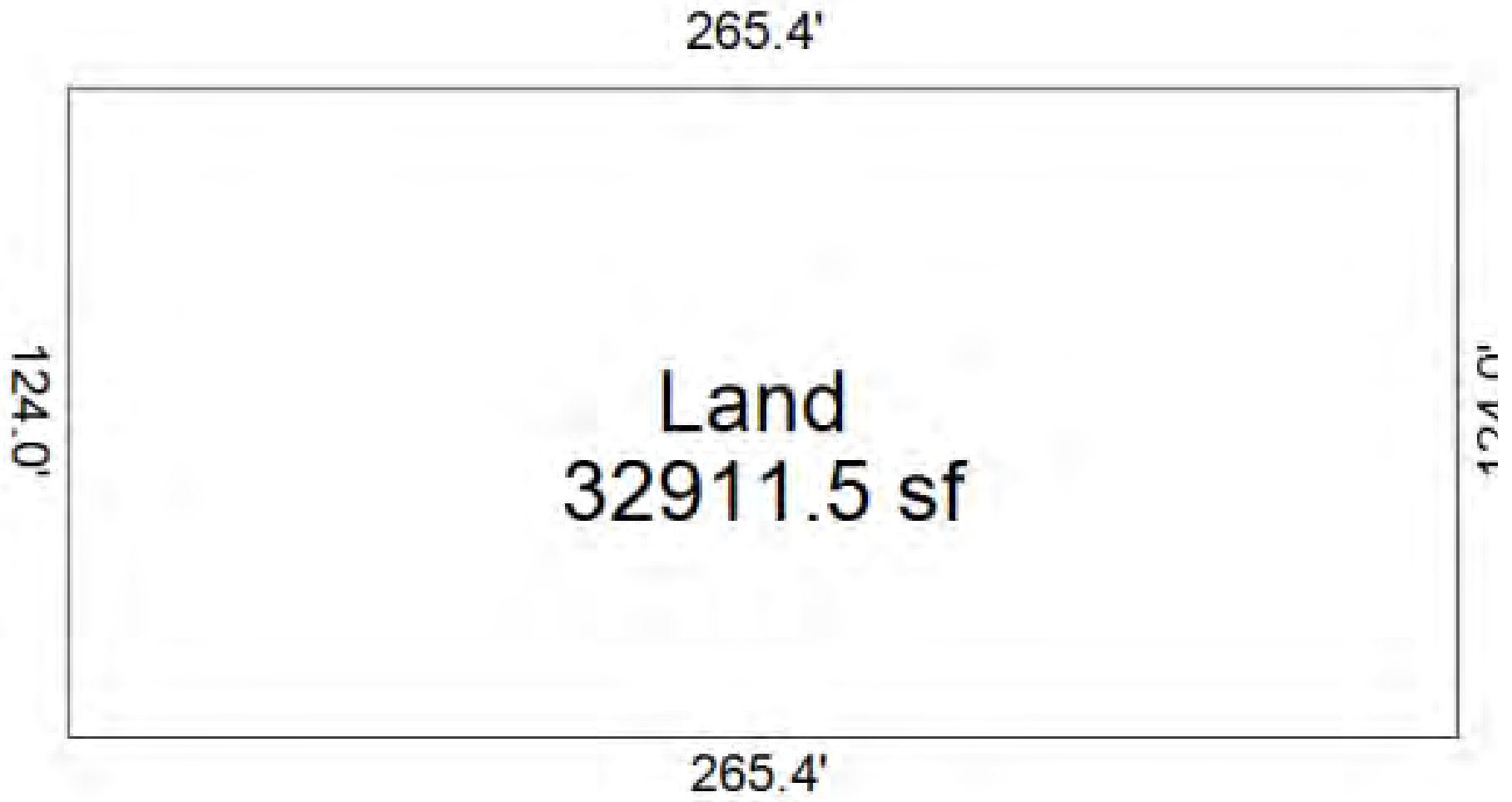
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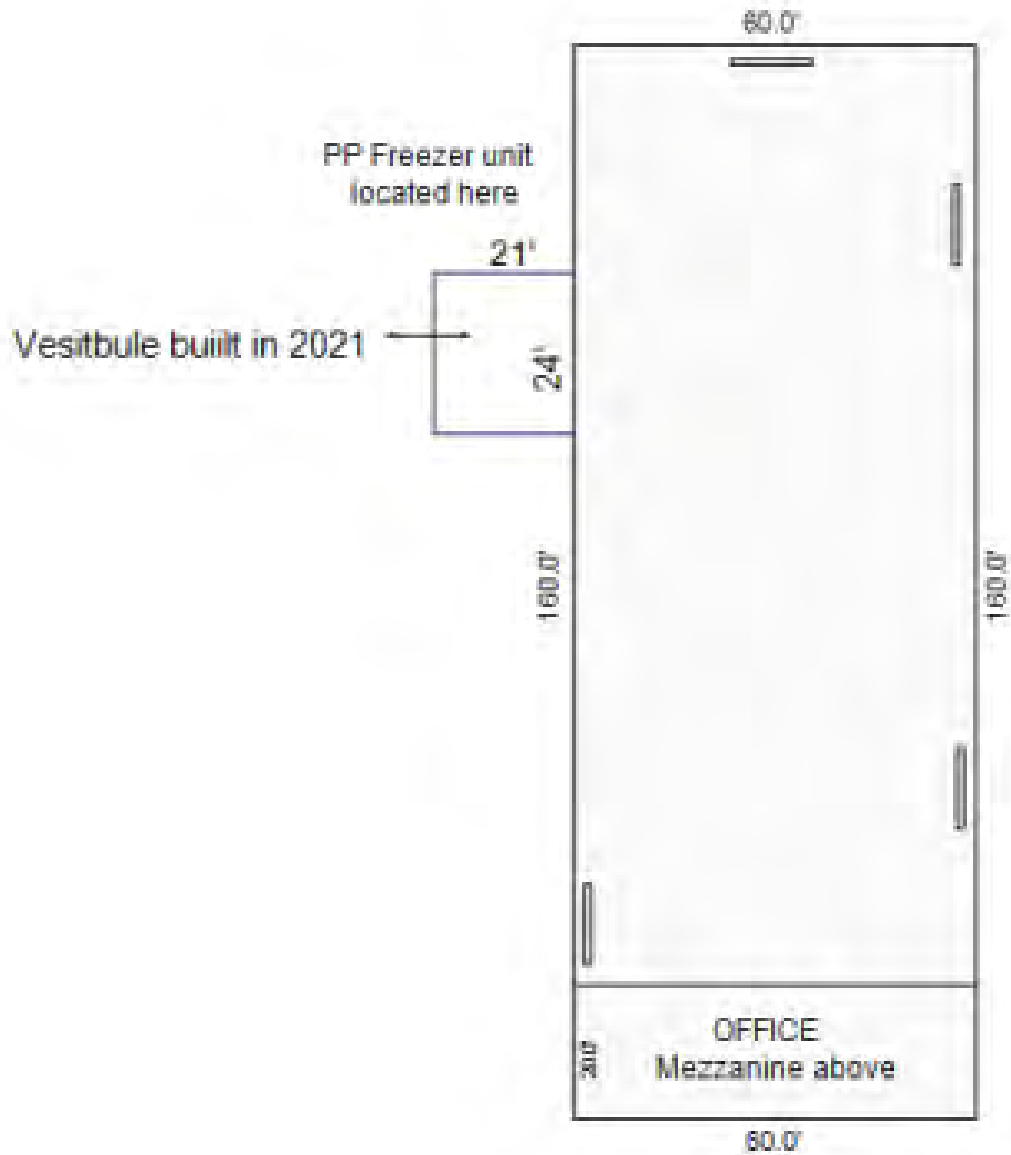
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Field Visit: 9/11/2017
 Year Built: 1978
 Renovation: 2019
 Effective Age: 1999
 Package Heating and Cooling
 CONC BLK
 18' HGT
 Total Sqft: 10,104
 Asphalt: 11,200 sft

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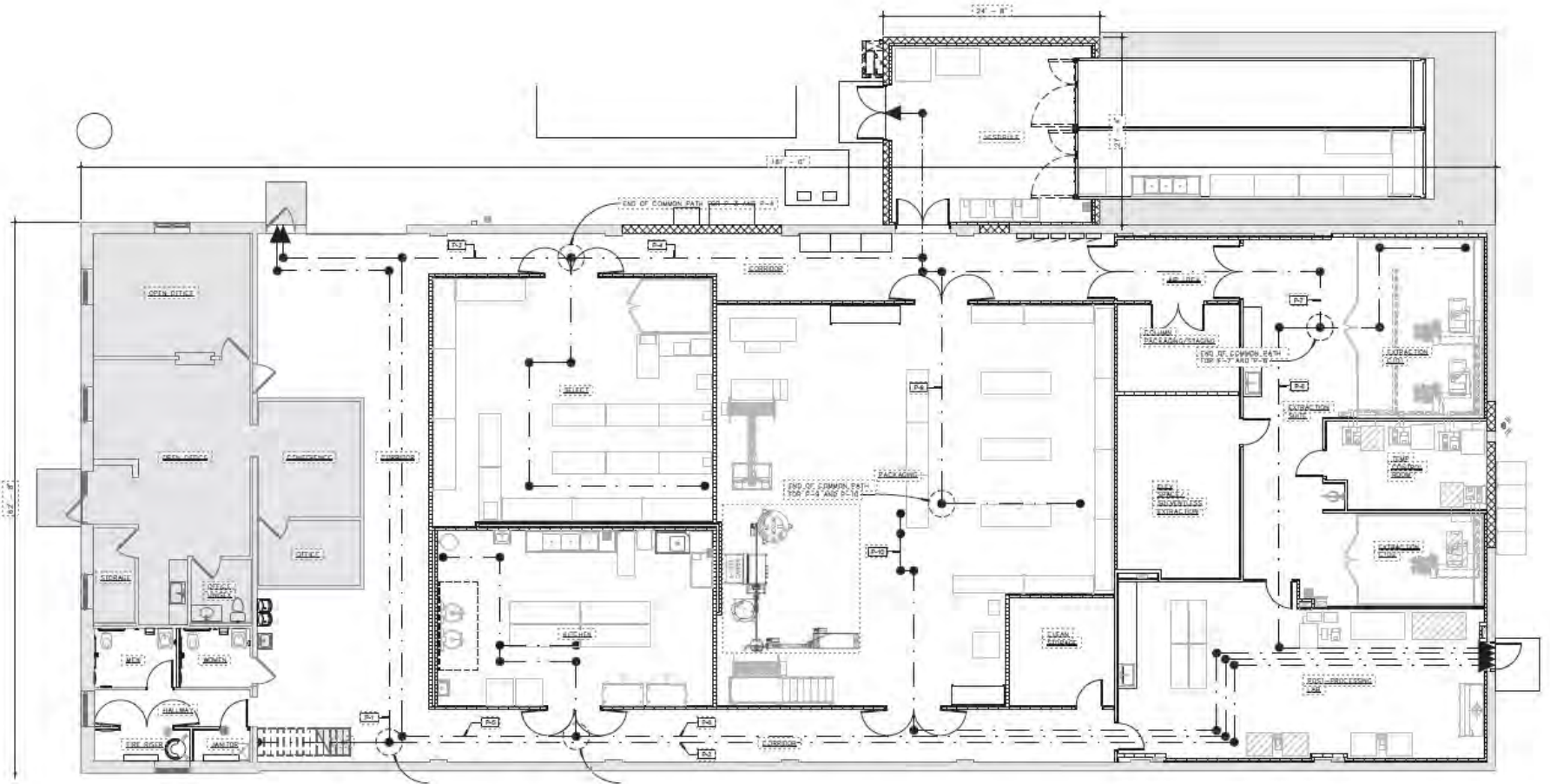
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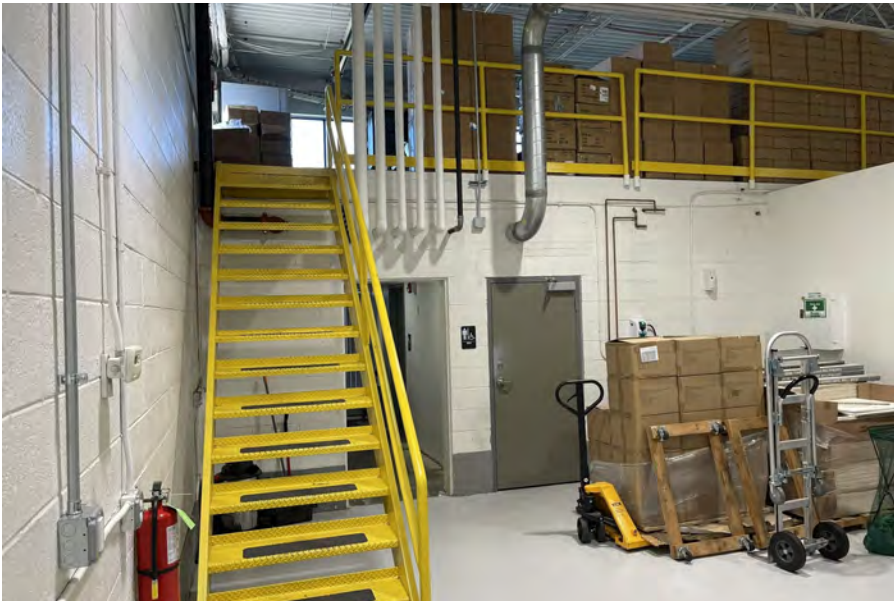
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COMPLETE PROCESSING LINE

- Precision Batcher
- Industrial Grinder
- Two (2) Rosin Press Machines
- Steam Kettles
- Digital Scales
- Bath Bomb Press & Molds
- Vape Cartridge Filling Machine (KISS)

EXTRACTION

- BHO Extraction System with Inspection Certifications)
- Osprey 75-Gallon Commercial Washing Machines
- Freeze Dryer
- Water Chiller & Pumps
- Reverse Osmosis Water System
- Ice Maker (Filled by RO Water System)
- Vacuum Pump
- Centrifuge: Avanti J15 with JS4.750 Swinging Bucket Rotor)

COLD STORAGE/FROZEN CAPABILITIES

- Two (2) Walk-in 53' Industrial Freezers
- Reach-In Cooler
- Fresh Frozen Layout Design & Specialized Equipment
- SRS Drying Rack System

FACILITY INFRASTRUCTURE & UPGRADES

- Forklift
- Shredder Pro Package (RollPro add-on)
- Worktables with Shelving
- Security System and Full IT Infrastructure
- Floor Scrubber
- Power Upgrades & Additional Electrical Capacity
- Cummins 500kW Generator - 277/480V 3-Phase Power

TECHNOLOGY & MONITORING

- Seven (7) 55" Wall-Mounted TVs (KPI Monitoring Project)
- Fully Integrated IT & Security Systems
- Completed IT Infrastructure & Project Close-Out Documentation

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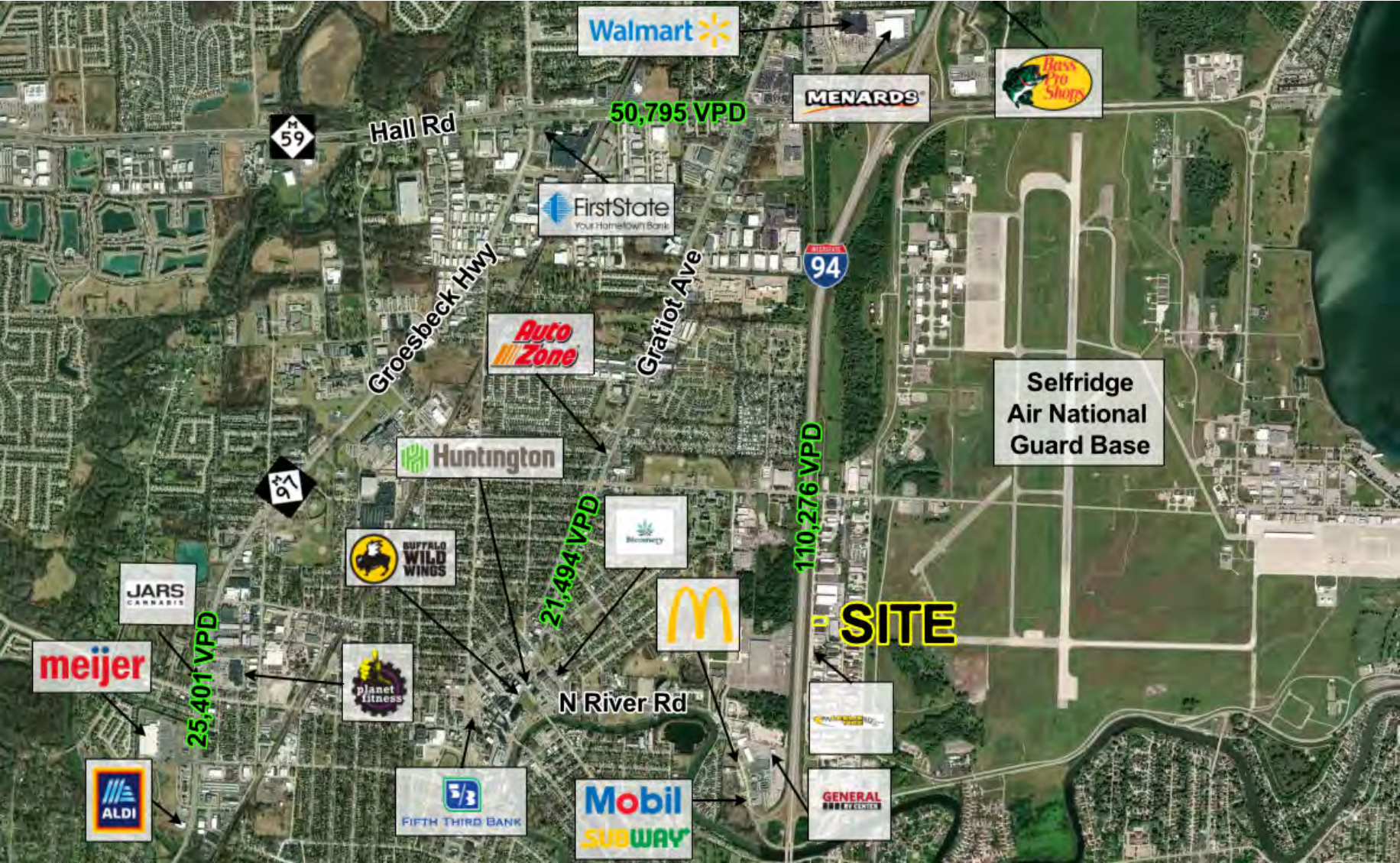
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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

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