

LANSING - PARTIAL TURNKEY CULTIVATION FACILITY

4600 NORTH GRAND RIVER AVENUE | LANSING, MI 48906



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

- Partial turnkey cannabis cultivation facility available for sale - real estate included. An operator will have to apply and renew the former cultivation license for the site.
- The facility is equipped with a highly capable Rhythm batch tank fertigation system, which is distributed throughout the facility.
- Infrastructure includes insulated cooler doors, new electrical service, dehumidification systems, and fully distributed HVAC.
- Epoxy flooring is installed throughout the cultivation area, and all underground plumbing is complete.
- Additionally, there is approximately 1,500 SF designated for future cannabis Processing space.
- Positioned in Lansing at the center of Michigan's lower peninsula, with direct access to I-96 freeway.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,154	18,403	54,277
Total Population	4,948	42,517	121,753
Average HH Income	\$87,140	\$79,945	\$80,566

BUILDING SIZE

9,452 SF

LAND SIZE

0.18 Acres

ASKING PRICE

\$795,000 (Seller Financing Available)

AREA TENANTS



Little
Caesars



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ELECTRICAL

- New 3-phase transformer
- New service to all cultivation areas
- Low voltage facility control wiring is installed

HVAC

- Six (6) - 8 Ton split system air conditioning units
- Three (3) - 6 Ton split system air conditioning units
- One (1) - 2.5 Ton split system air conditioning units
- Two (2) - 1.5 Ton split system air conditioning units
- Two (2) - 1 Ton split system air conditioning units
- One (1) - 3/4 Ton split system air conditioning units
- Two (2) - Gas furnaces
- Two (2) - Condensing units
- Eight (8) - Exhaust fans
- Ten (10) - Subcooled 705 Dehumidifiers
- Six (6) - Anden 710 Dehumidifiers
- 1 Anden 210 Dehumidifier

EQUIPMENT

- Rhythm fertigation and environmental control system
- Reverse osmosis system
- Water storage tanks
- Batch tanks
- Fertigation pumps

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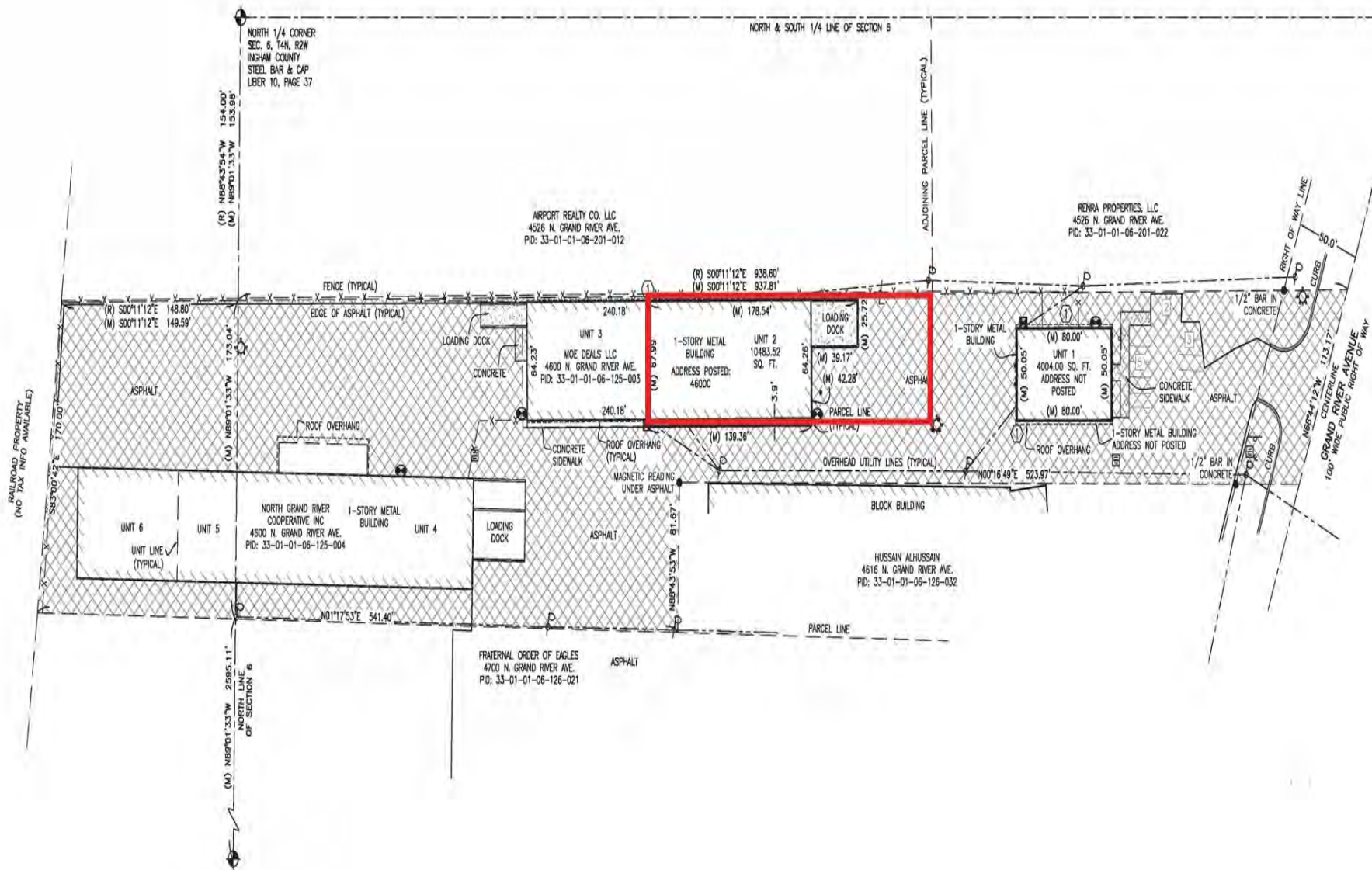
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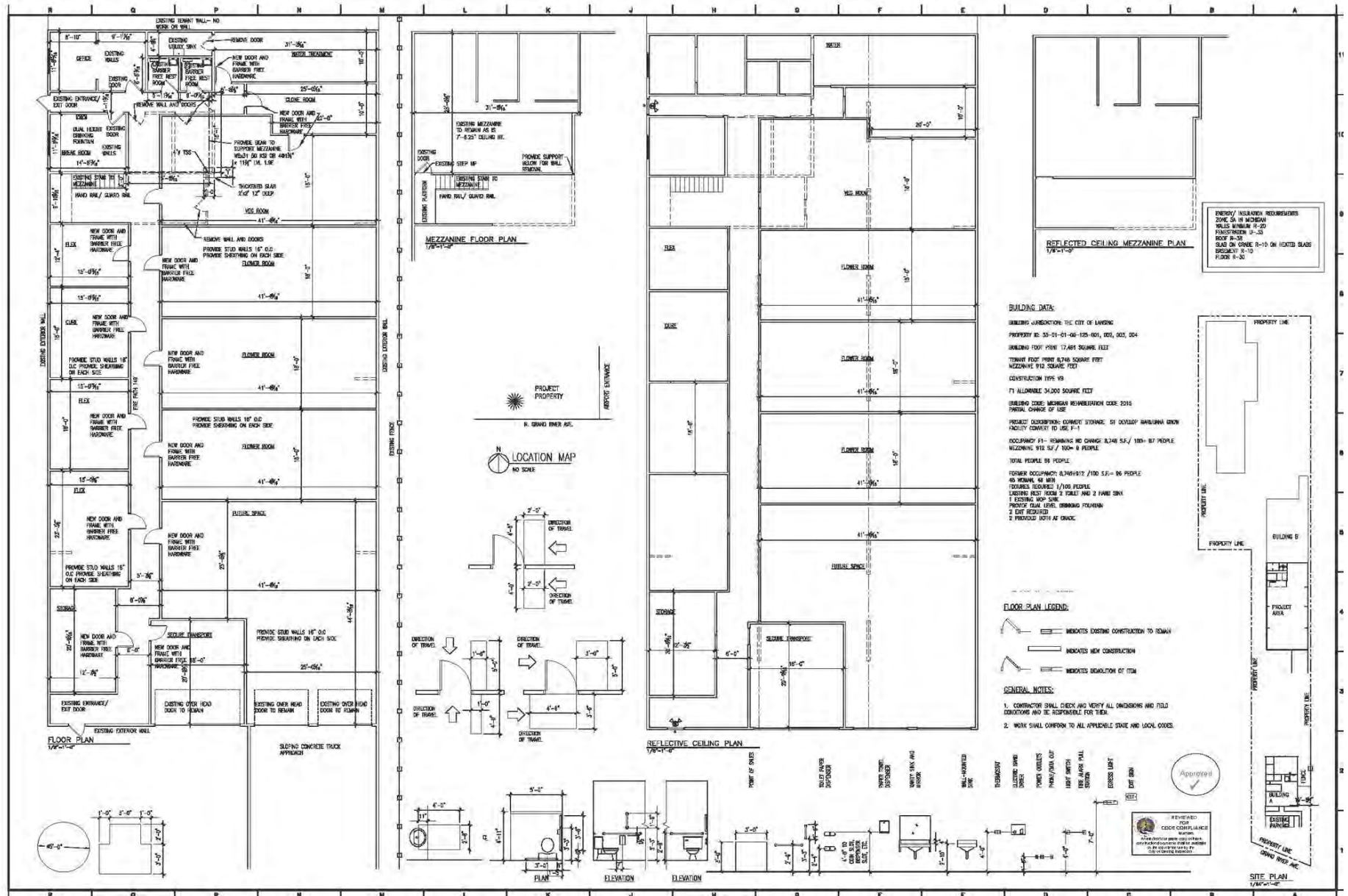
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MIKE LUMETTA

Sales Associate
248.220.1110 x11
mikel@c3cre.com



HARRY BARASH

Sales Associate
248.220.1110 x10
harry@c3cre.com

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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