

# 4,000 SF ON 2.889 ACRES INDUSTRIAL CANNABIS CULTIVATION



## FOR SALE



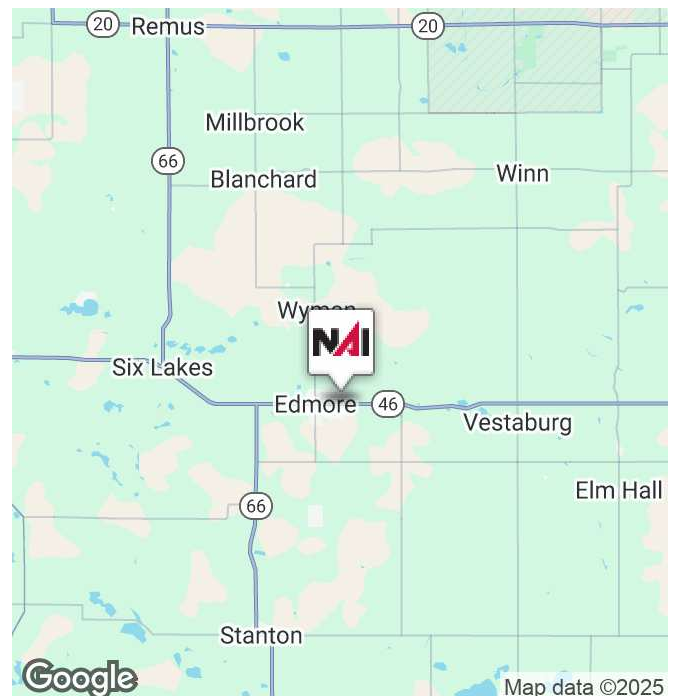
**SALE PRICE: \$475,000**

## 1379 Industrial Park Drive

Edmore, Michigan 48829

### Property Description

Take a look at this Mid-Michigan Cannabis Cultivation Facility for sale. Currently operating and purpose built, this facility is setup with a grower in mind. Take advantage of the smart choices made on this facility utilizing current and popular hardware to maximize efficiency and reduce costs.



# 4,000 SF ON 2.889 ACRES

## INDUSTRIAL CANNABIS CULTIVATION



# FOR SALE



- Operating Cannabis Facility
- 4,000 SF
- 2.889 Acres
- **Featuring:**
  - Dos-a-tron feeding system
  - Batch tank drip fertigation system
  - V-Flow air circulation
  - Effinity LED Lights 54x 660W
  - Effinity LED Lights 16 x 330W
  - Effinity light controllers x3
  - Barrina T-5 Led lights x12
  - Botanicare sliding tables
  - Multi tier rack system for vegetative plants
  - Vosterman V-Flow fans x3
  - Hurricane oscillating fans x24
  - Quest dual 105 dehumidifiers x6
  - Drop air humidifiers 200 pt x3
  - CO2 Enrichment burners
  - Environmental sensors
  - HP pro desktop computers x2
  - Ideal Air pro series mini splits x2
  - Dynaglow Ventless heater 30,000 btu x2
  - Carbon filters with fans x10
  - Environmental sensors x4
  - Taxes \$3,474.13

Building Name	1379 Industrial Park Drive
Property Type	Industrial
Property Subtype	Manufacturing
APN	041-628-001-60
Building Size	4,000 SF
Lot Size	2.89 Acres



Commercial Real Estate Services, Worldwide.

[www.naifarbman.com](http://www.naifarbman.com)

### Harry Barash

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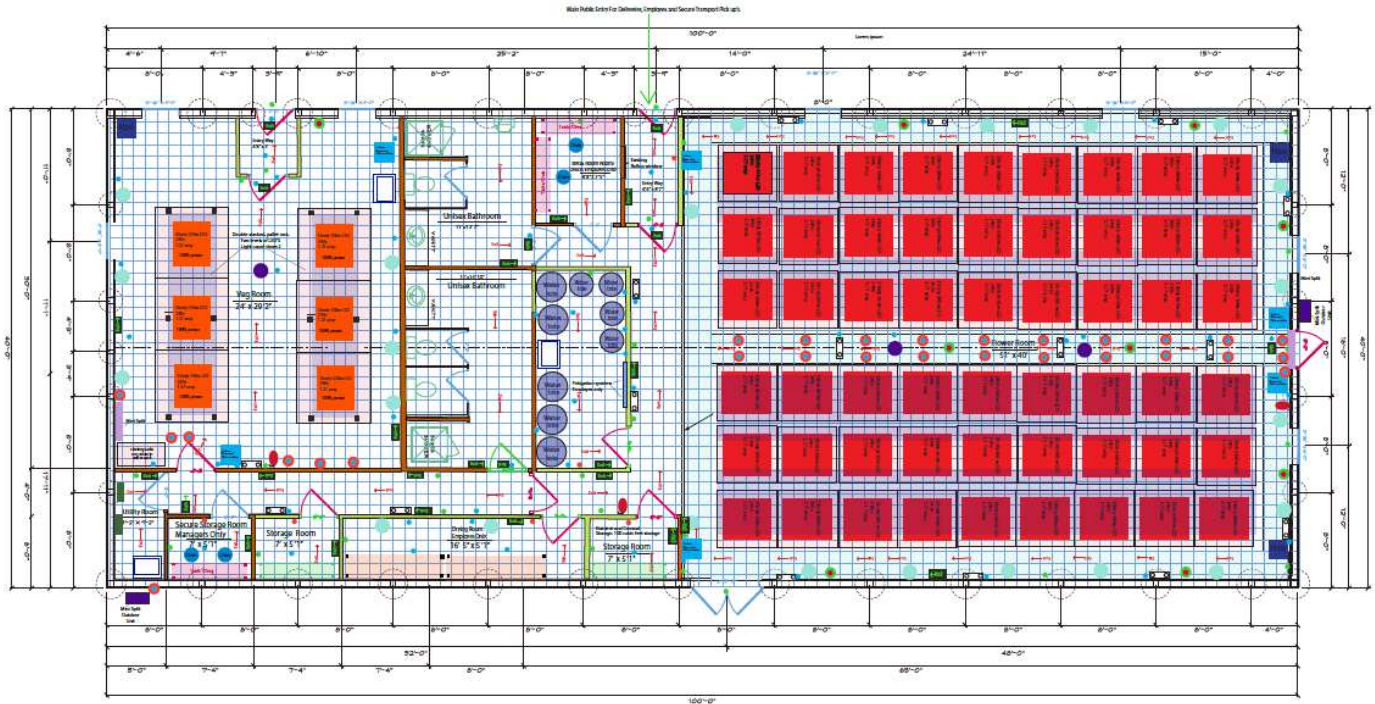
## FOR SALE

Grower Consultants LLC Chail B Recreational Grow Facility  
Address 1379 Industrial Park Dr Edmore MI 48829

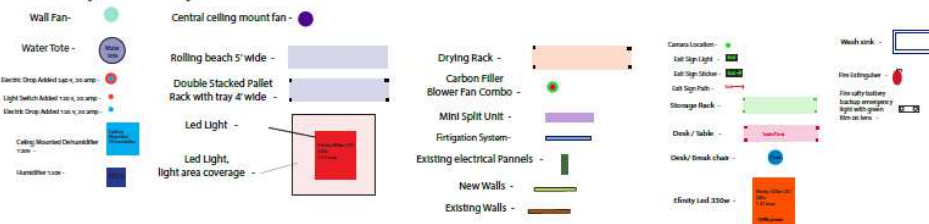
NOTE:  
ALL EXGRESS DOORS TO MEET BARRIER  
FREE STANDARDS.

NOTE:  
ALL EXTERIOR APPROACHES AND SIDEWALKS  
TO BE BARRIER FREE IN ACCORDANCE WITH  
THE MICHIGAN BARRIER FREE STANDARDS

NOTE: ALL WINDOWS TO BE ANDERSEN.  
SEE WINDOW FOR ROUGH OPENING SIZE AND TYPE.  
ALSO DOUBLE CHECK ROUGH OPENING SIZE OR  
WINDOWS AND DOORS WITH MANUFACTURER'S SPECIFICATIONS.



### Layout Key



Existing exterior Walls are Post Frame Construction on Gd post, existing interior walls  
Are wood Framed and the new construction walls are metal Framed. Exterior is siding with  
Shingled Roof, interior is a combination of Drywall and Metal Sheeting.

*Del. H.*

**MAIN FLOOR**

SCALE 1/4" = 1'-0"

MAIN FLOOR SQUARE FOOTAGE = 4,000 SQ. FT.

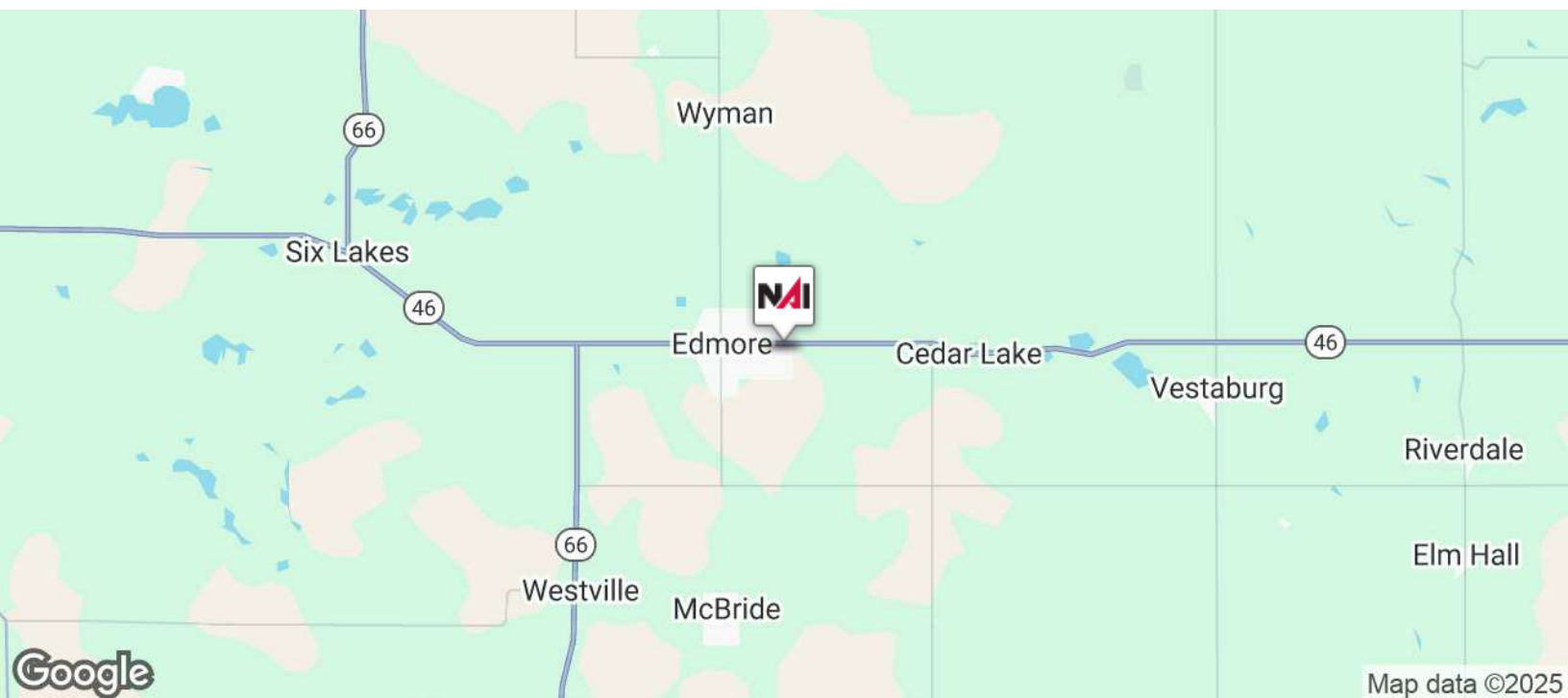
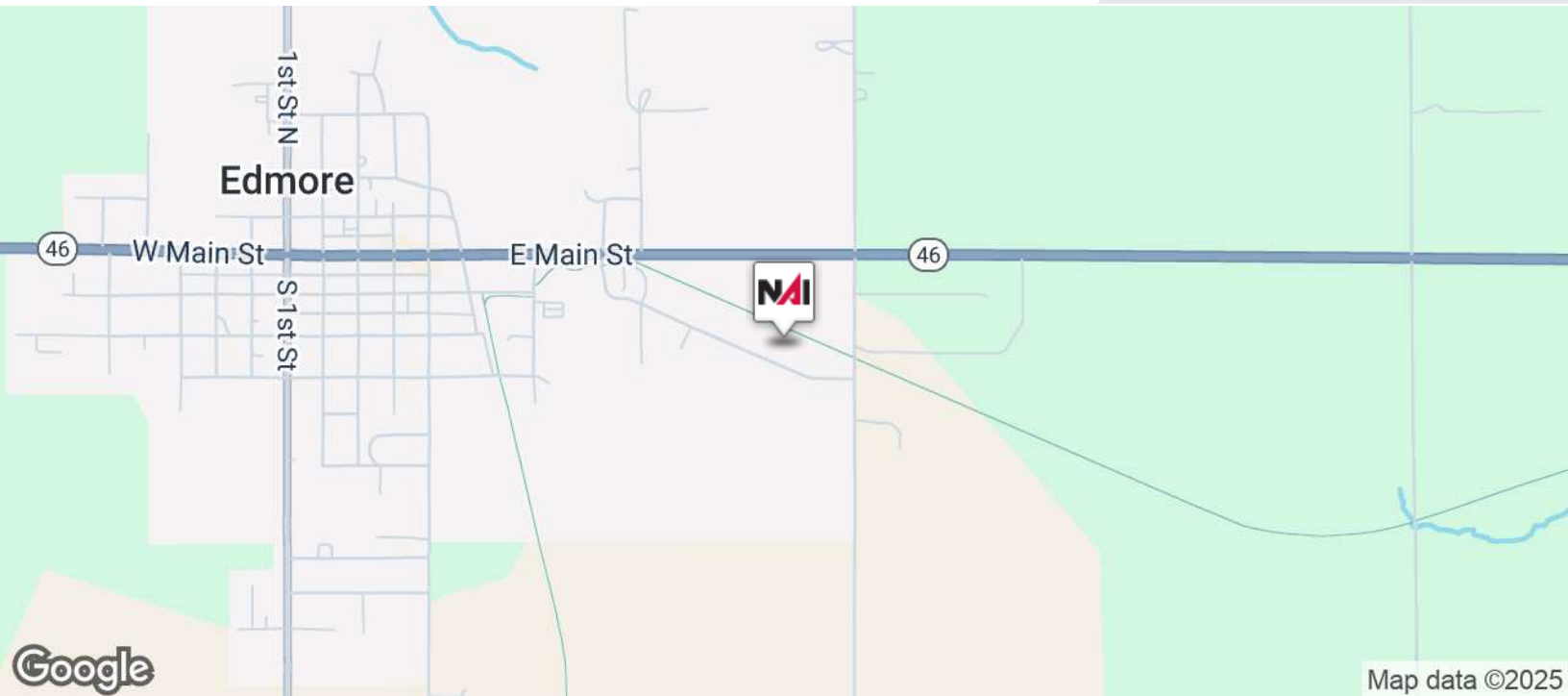
SHEET 2 OF 3



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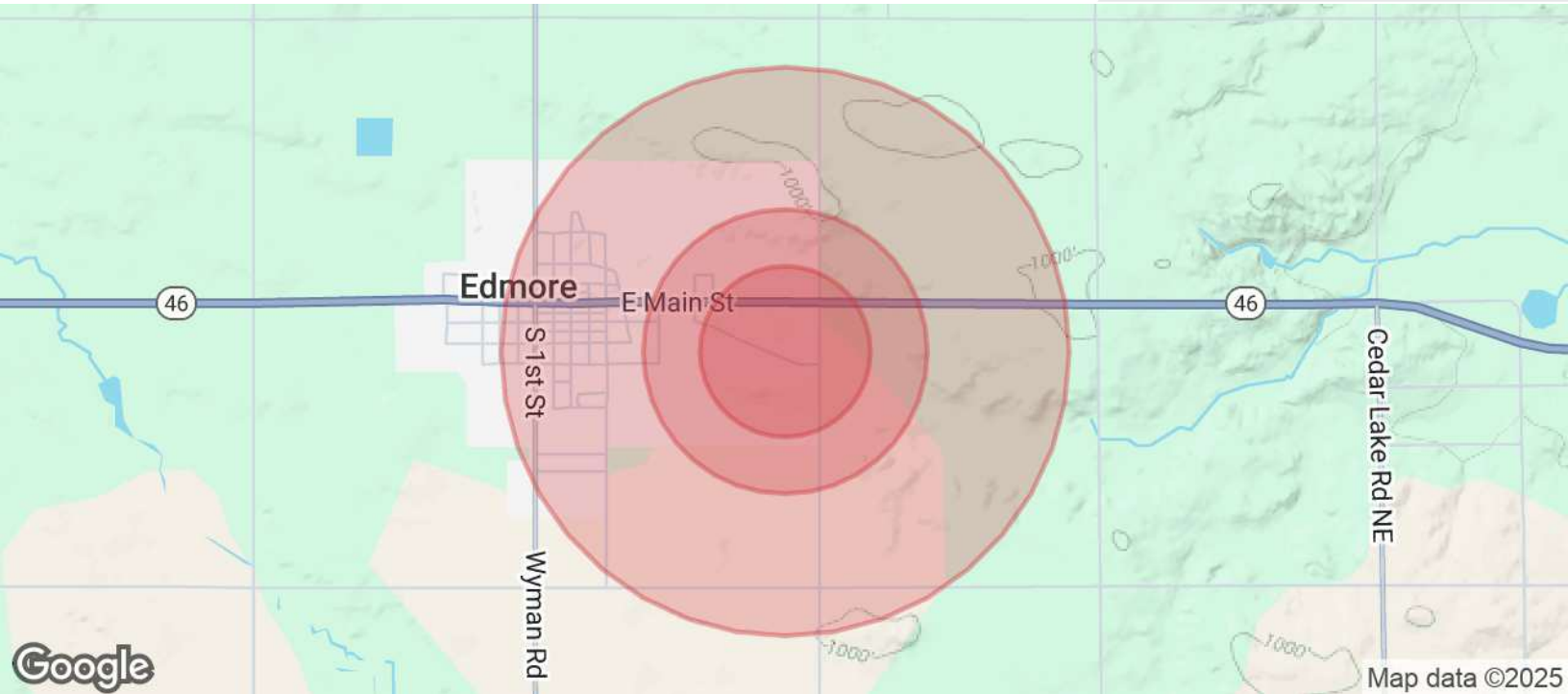
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	68	1,021
Average Age	40	40	40
Average Age (Male)	38	39	38
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	26	394
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$62,996	\$63,031	\$63,009
Average House Value	\$144,274	\$167,808	\$148,971

Demographics data derived from AlphaMap