

FLINT - FORMER CULTIVATION & PROCESSING FACILITY

1110 TOWER STREET | FLINT, MI 48503



FOR SALE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com



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PROPERTY HIGHLIGHTS

- Formerly operating and turnkey State Cultivation & Processing facility available for sale - multiple Class C Licenses and real estate included.
- The site features four (4) flower rooms (1 singler tier and 3 double tier), one (1) veg room, one (1) clone room, one (1) trim room, one (1) packaging room, locker rooms, bathrooms, a break room, a security room, a "sally port"/RO room, and an electrical/data room. It is equipped with eighty-eight (88) surveillance cameras for comprehensive security.
- It has two (2) 5000-gallon RO water tanks. Each flower room has its own 500-gallon feeding tank. Includes an Irrigation system with Netafim rippers, Dab pumps, and Galcon controller. There are a total of 656 LED Efinity Grow lights and 188 Veg Efinity Superstar Vega 330w lights.
- The property boasts ample parking surrounded by a chain link fence with barbed wire, and includes one (1) loading dock with a bay door. There is also additional land for an additional building for Phase III of the project.
- The facility is well-equipped with the following: 4000 electrical amps of power service, 45kW natural gas generator, standalone HVAC controller, Radsorce 420 XL unit, a CLO2 generator, an RO machine, chillers for Radsorce units, mini bulk CO2 storage tank, Anden Dehumidifiers, a CaptiveAire HVAC unit, and pallet jack.
- Conveniently located near I-69 and a short drive from Downtown Flint, this property is surrounded by a dense residential population, and established national/local tenants.

TOTAL BUILDING SIZE - 41,290 SF

PHASE 1 (Turnkey) - 24,338 SF

PHASE 2 (White-Box Condition) - 17,052 SF

LAND SIZE

2.69 Acres

ASKING PRICE

\$3,950,000 (Seller Financing Available)

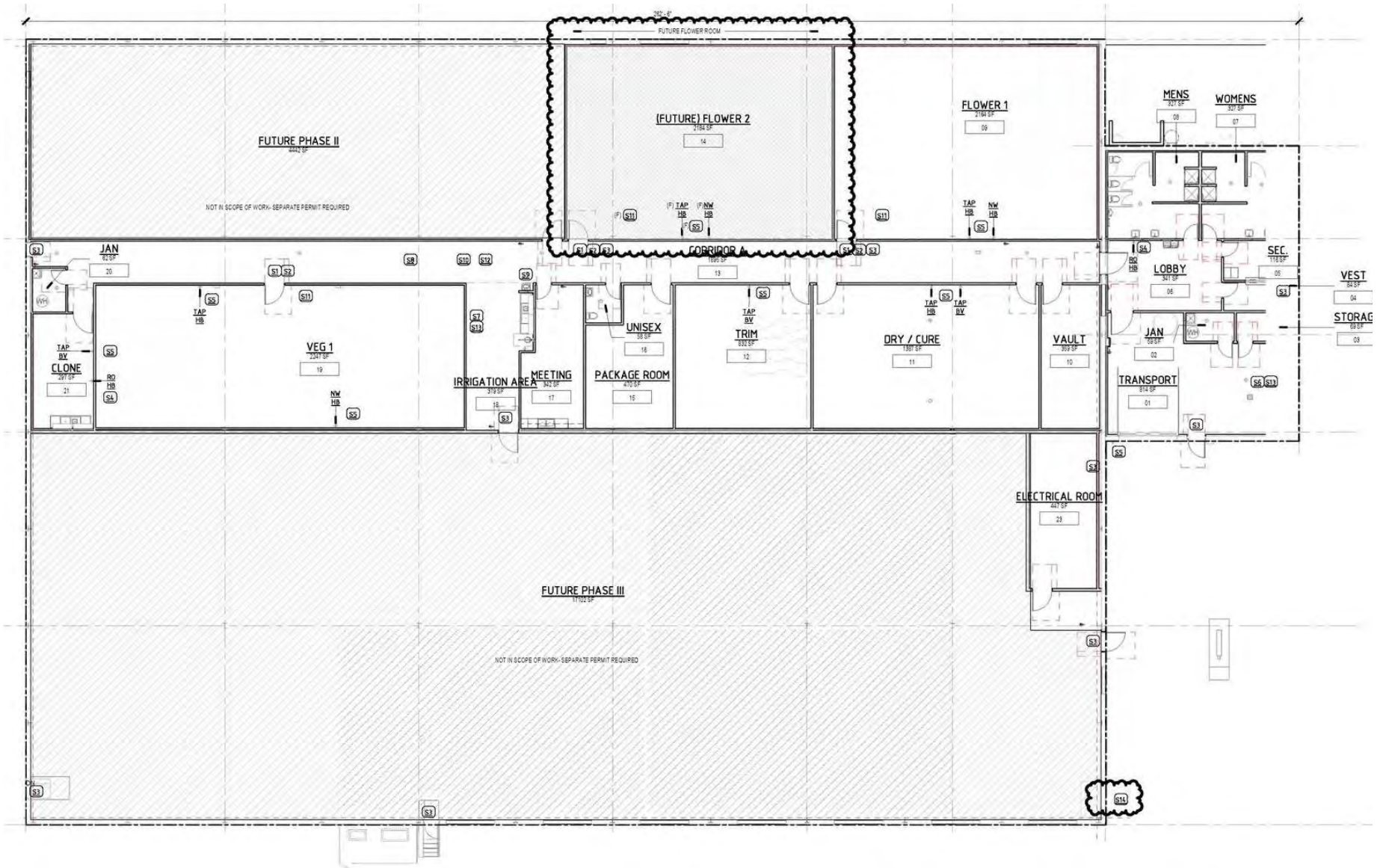
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,169	21,812	59,212
Total Population	7,379	51,437	141,289
Average HH Income	\$60,753	\$50,582	\$57,355

AREA TENANTS



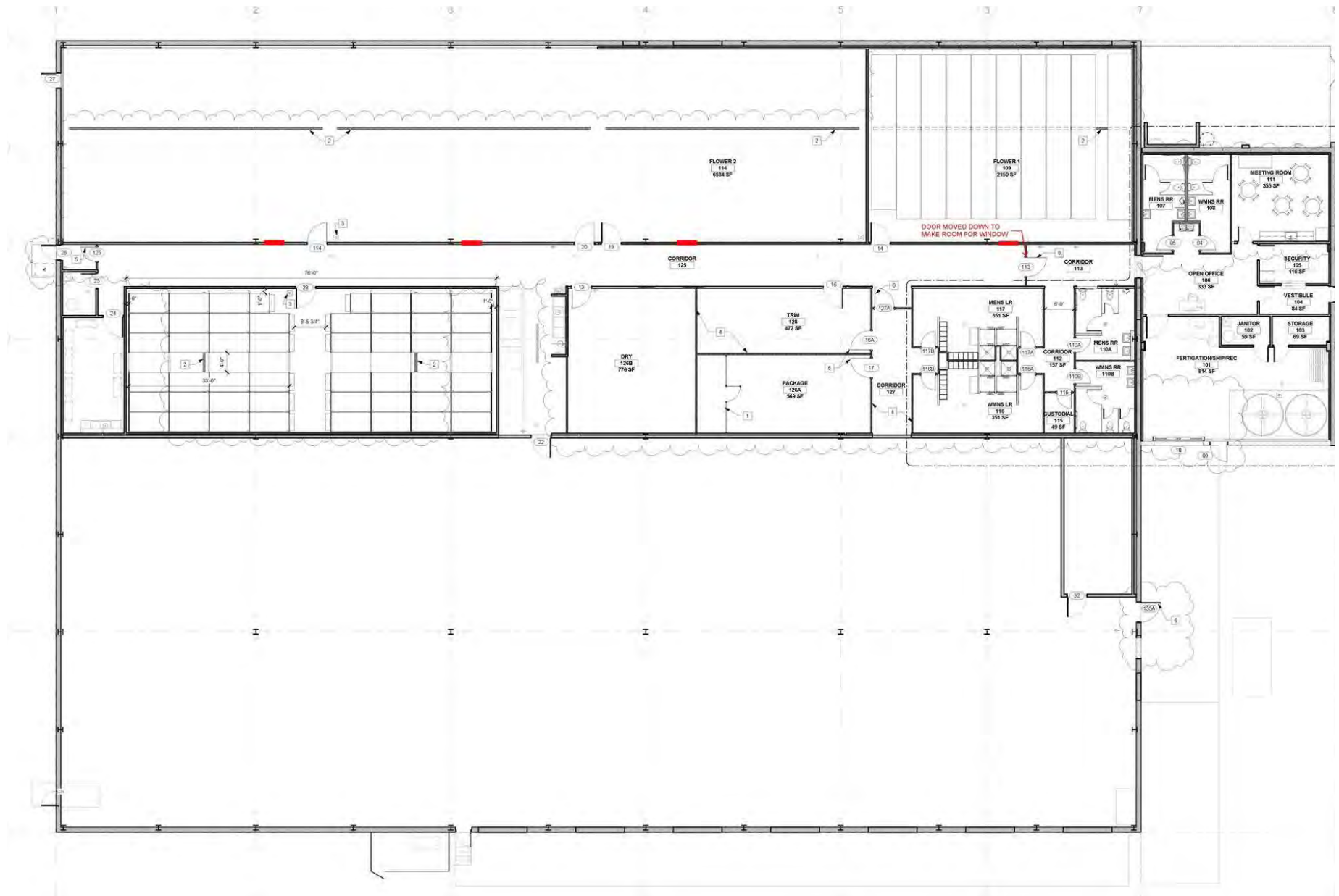
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CORBIN YALDOO

Founder/President
248.220.1110 x01
corbin@c3cre.com

SERVICES

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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.