

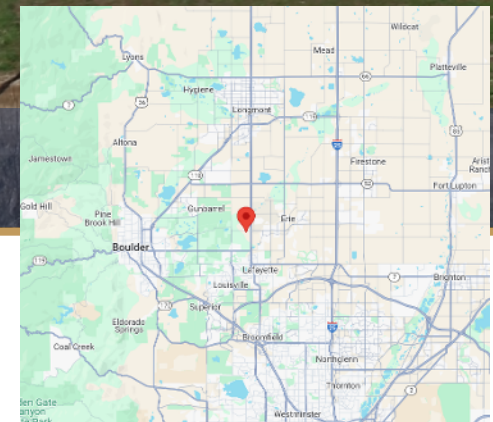
10452 Isabelle Road
Lafayette, Colorado 80026

4.85 Acre Grow Facility

Prime Business and Land Opportunity

\$2,900,000.00

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Property consists of 4.85 acres in Unincorporated Boulder County.

- \$2,000,000.00 plus of upgrades and improvements added to the property.
- The wholesale grow operation consists of a Tier 2 Recreational license with a (3600 plant count and a Class 3 Medical license with a 3,000-plant count.
- Seven greenhouses and a small clone startup house for growing. There is over 41,000 sf of growing area.
- City water is supplied by Left Hand Water at agricultural rates.
- Power is supplied by Xcell energy with a 2,000 amp/480-volt transformer.
- The facility has an Argus/Wadsworth environmental control system that also operates the light deprivation system.
- Heating has natural gas and propane heaters.
- The cooling system is an evaporative cooling system (Wet Wall system).
- All flower and veg houses are equipped with Netafim drip irrigation and Dosatron injector feeding.
- The perpetual grow is currently harvesting 900 plants every five weeks year- round. There are four Flower houses holding 450 plants each. There are two large Vegetative houses holding 1,000 plants each including mothers. A small vegetative house holding 900 plants.
- The products we sale are cannabis flower, popcorn, fresh frozen and trim.
- There is a roof that connects a 2,400-sf metal building with three drying rooms with independent environmental controls. A clone room, secure product storage room, office space with security and monitoring systems. A men's and women restroom, small kitchen, and storage room.
- There is possible financing available.



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