

JACKSON - RECEIVERSHIP SALE: CANNABIS CULTIVATION/PROCESSING FACILITY

1225 SOUTH DETTMAN ROAD | JACKSON, MI 49203



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

- Rare opportunity for a Receivership Sale! Formerly operating and turnkey Adult-Use Cultivation & Processing Facility - real estate included.
- The main building is a newly constructed building in 2019 and included three (3) Class C Cultivation Licenses, allowing for 6,000 plants while the facility was operational.
- Aeroponic cultivation method was used in the main building with top-of-the-line Aessense 4.0 aeroponic matriarch devices that include 648 grow tubs with 12,960 flowering sites.
- The main building's agricultural portion consists of eight (8) flower rooms, four (4) dry/cure rooms, one (1) clone room, one (1) trim room, one (1) extraction/processing room, and one (1) packaging/storage room.
- The main building includes three (3) utility rooms: mechanical, electrical, and water reclamation/processing; plus, two (2) offices and two (2) locker rooms.
- The main building uses a 4-pipe glycol chiller system featuring two (2) chillers, two (2) chiller pumps, two (2) boilers, and two (2) boiler pumps for redundancy. The chiller system is equipped with a dry chiller system, which is activated at less than 38 degrees Fahrenheit to use the outside air to chill the water/glycol mixture, saving energy in the winter months.
- The second building is currently being used for storage and could be converted into additional space for operations. The excess land also allows for the opportunity for more buildings to be added to the property for both cannabis and non-cannabis industrial users.
- Conveniently located with immediate access to US-127 highway, the site is surrounded by a thriving residential community and established national/regional retailers.

BUILDING SIZE

TOTAL BUILDING SIZE: 38,538 SF

BUILDING #1: 33,600 SF

BUILDING #2: 4,938 SF

LAND SIZE

17.2 Acres

ASKING PRICE

\$5,900,000

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 783 | 14,525 | 26,830 |
| Total Population | 1,850 | 35,368 | 67,920 |
| Average HH Income | \$60,525 | \$59,501 | \$63,999 |

AREA TENANTS






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FLOWER ROOMS 1-8:

- EACH OF THE FLOWER ROOMS ARE IDENTICAL TO ONE ANOTHER
- 100 AESSENCE 4.0 AEROPONIC GROW TUBS THAT EACH HOLD 20 PLANTS
- 100 LED LIGHTS
- ELEVEN (11) FAN COIL UNITS: NINE (9) COOLING, TWO (2) HEATING
- TWO (2) ANDEN 710 DEHUMIDIFIERS
- ONE (1) SURNA 250 DEHUMIDIFIER
- THREE (3) AIRNUG AIR PURIFIERS
- FOUR (4) VERTICAL FANS
- ELEVEN (11) WALL FANS

CLONE ROOM

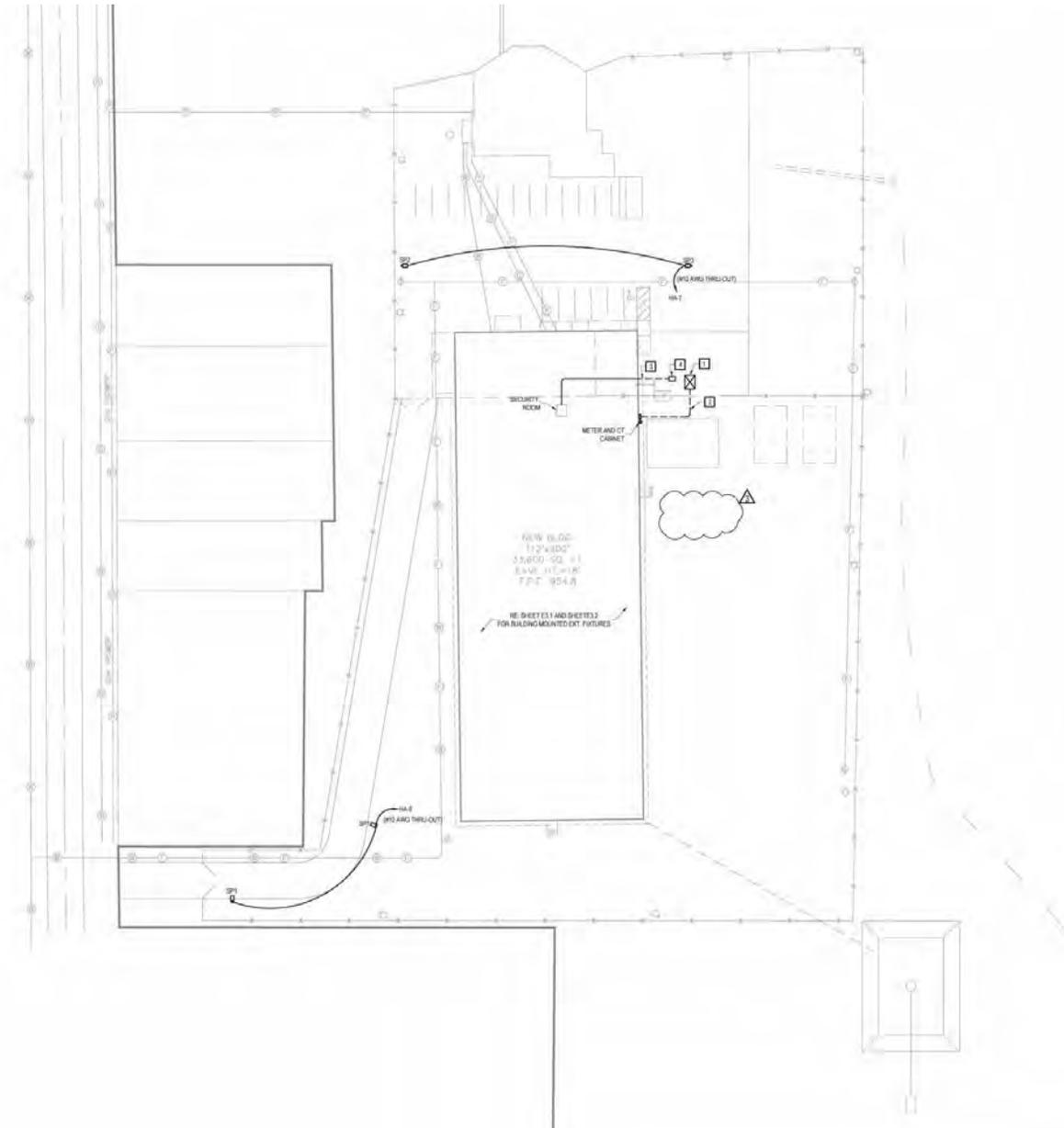
- FOUR (4) AESSENCE 2.1: THIRTY-TWO (32) TUB AEROPONIC CLONING DEVICES WITH TWO-THOUSAND AND SIXTEEN (2,016) CLONING SITES

OTHER EQUIPMENT

- ONE (1) REVERSE OSMOSIS SKID CONVERTING CITY WATER TO R.O. WATER
- ONE (1) RECLAIM WATER SKID IMPROVING THE EFFICIENCY OF THE REVERSE OSMOSIS SKID
- ONE (1) CONDENSATE SKID CONVERTING HVAC CONDENSATE TO R.O. WATER,
- ONE (1) GREEN BROS PRECISION BACHER PACKAGING MACHINE
- TWO (2) GREEN BROS AUTOMATED TRIMMER MACHINES
- ONE (1) GREEN BROS SORTER MACHINE
- FOUR (4) WATER TANKS [TWO (2) INDOOR 8K & 6K GALLONS/TWO (2) UNDERGROUND TANKS 6K & 5K]

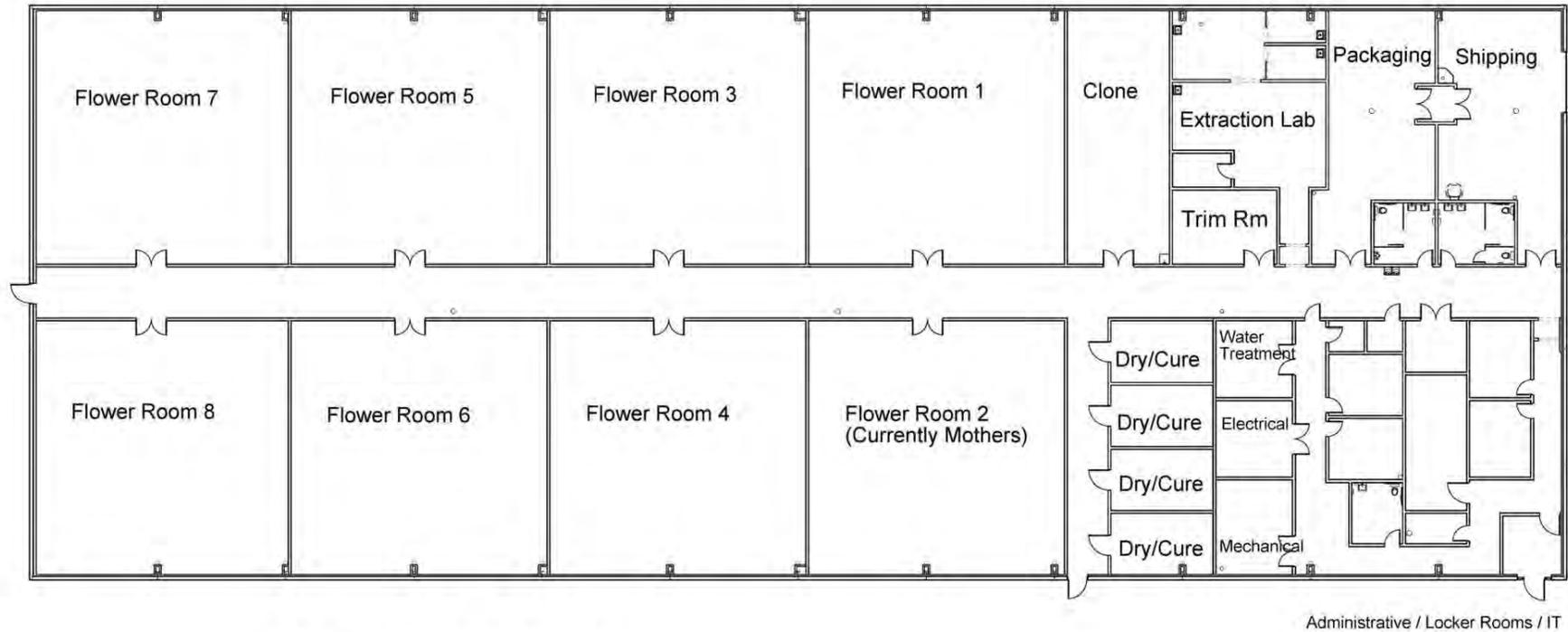
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- Building = 33,600 SQ FT Total
- Flower Rooms = 2,462 SQ FT Each
- Dry/Cure Rooms = 237 SQ FT Each
- Clone Room = 983 SQ FT
- Extraction Lab = 831 SQ FT
- Packaging = 887 SQ FT
- Trim Rm = 293 SQ FT
- Locker Rooms = 354 SQ FT Total

1 EXIT PLAN
A-001 SCALE: 3/32" = 1'-0"

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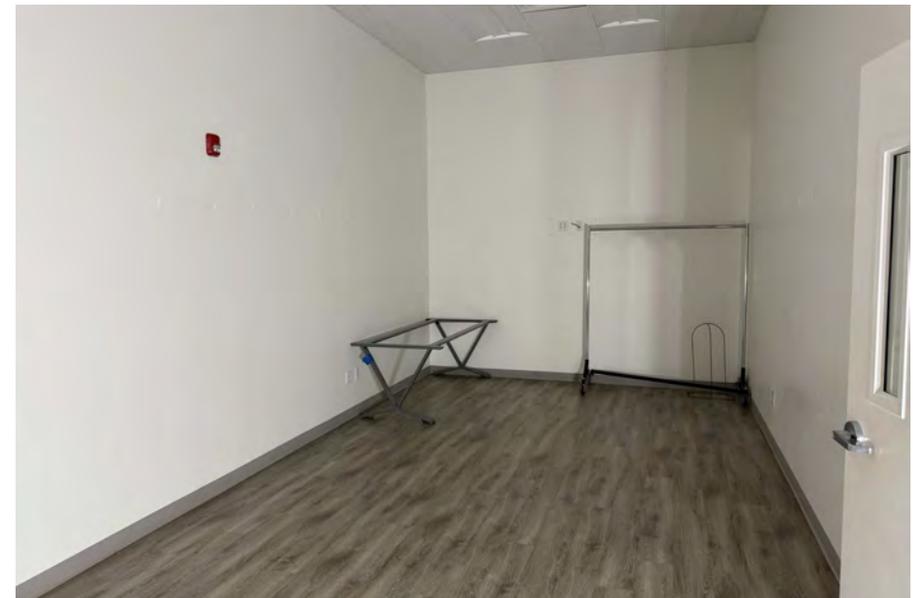
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SERVICES

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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.

