

FOR SALE

VASSAR - OPERATING HYBRID GREEN HOUSE FACILITY/EXCESS LAND

3792 CROOKED CREEK DRIVE | VASSAR, MI 48768

Fully operational Class C Cultivation

Grow indoor quality for a third of the cost of indoor

3-5,600 s/f climate-controlled Hybrid houses with HPS lights

BUILDING SIZE

TOTAL: 23,068 SF

HEADHOUSE: 6,082 SF

HYBRID GREENHOUSE (1): 5,662 SF

HYBRID GREENHOUSE (2): 5,663 SF

HYBRID GREENHOUSE (3): 5,662 SF

LAND SIZE

17 ACRES

\$1,900,000 OBO

ALSO APPROVED FOR HOOP HOUSE CULTIVATION

CONTACT: RAAD KELLO (248) 431-3335 - RKELLO@PURMARS.COM



PROPERTY HIGHLIGHTS

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- Operating Hybrid Green House Cultivation Facility available for sale - Class C License, Furniture Fixtures and Equipment (FFE), and Real Estate included. Ability to stack additional Class C Licenses.
- Designed to combine the best of natural and artificial growing conditions, this state-of-the-art facility uses natural sunlight supplemented by an adaptive HPS lighting system to maximize crop growth efficiency. The innovative design includes advanced air filtration and conditioning systems, eliminating many common issues found in standard Green Houses. Additionally, the light deprivation system and fully automated environmental controls and fertigation stream the growing process, ensuring optimal results.
- The property includes four (4) structures. The Headhouse is 6,082 SF and three (3) Hybrid Green Houses are each 5,662 SF. The property has an additional 14 acres with room to build more Hybrid Green Houses, standard Green Houses, Hoop Houses, Indoor Cultivation, and/or Processing buildings.

The Head House is equipped with 1,600 amps 480/277V 3-phase power. It has two (2) Dry & Cure Rooms, Packaging Room, Water/Nutrients Room, Finished Product Safe Room, Trim/Work Area, two (2) Offices, Break Area, and Men's/Women's Locker Rooms with showers.
- Each Hybrid Green House is equipped with 480/277V 3-phase power. Each utilizes one hundred and twenty-two (122) 1,000w HPS DE Lights and rolling benches.
- Established and recognized brand with a proven track record to immediately hit the ground running; currently producing 170-210 lbs of cannabis flower per month with room for significant expansion. Name of the Company, Current Financials, and Projected Growth Financials can be shared upon signing of a NDA.

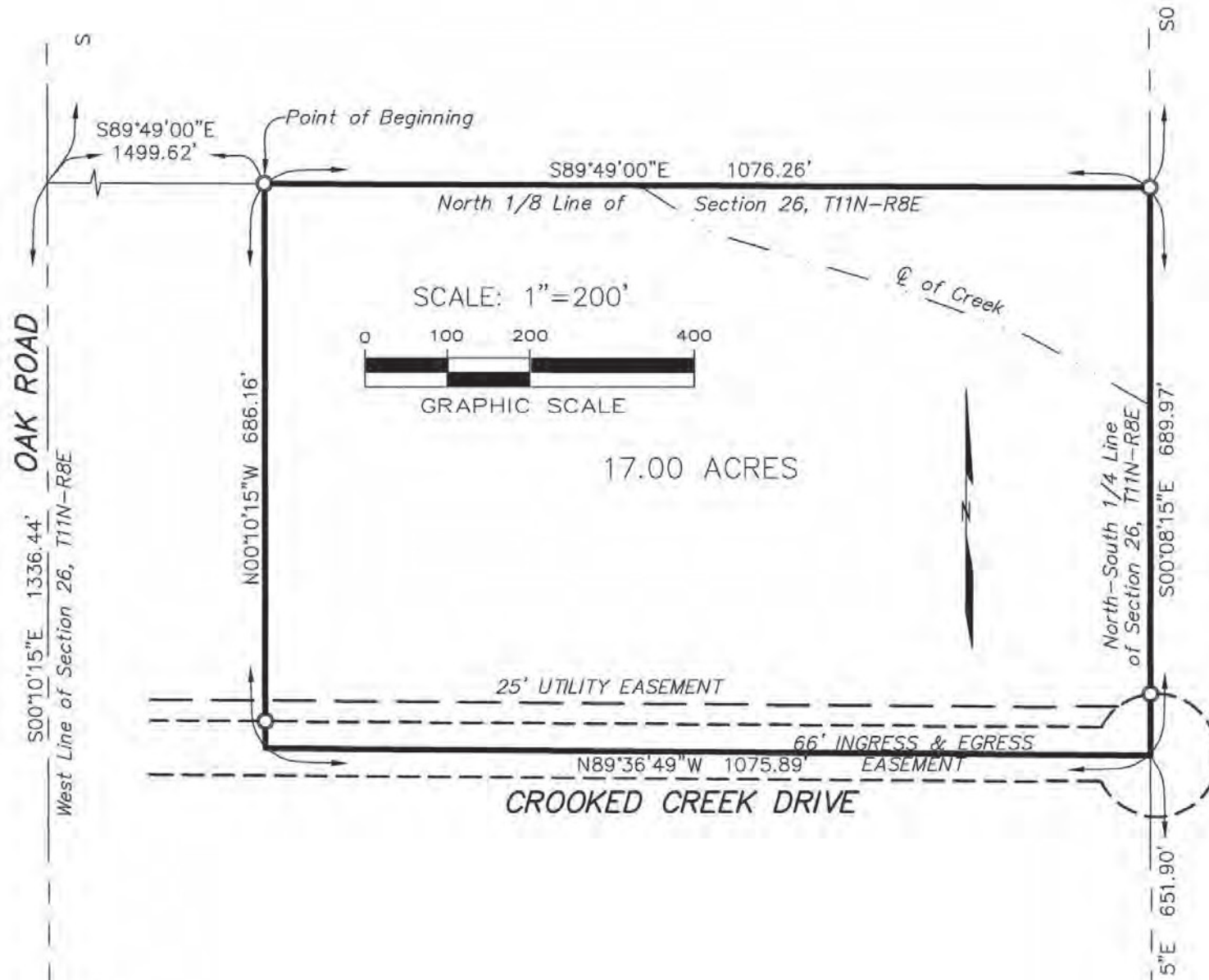
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SURVEY

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EQUIPMENT LIST

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Qty.	Description	Qty.	Description
3	Hybrid Houses 5,662 s/f each	1	Water Pre-filter System
1	Head House 6,082 s/f	2,000	Plants in Multiple Stages of Growth
366	1,000w HPS DE Lights	-	Underground Watering/Irrigation System in all Hybrid Houses
23	4'x34' Rolling Benches	1	Pre-Veg Room
1	Club Cadet ATV	1	Clone Room
1	4 Passenger Utility Cart	1	Washer & Dryer
2	Fog Sprayers	1	Dry/Cure Room
6	Dehumidifiers in Head House	1	Safe Room
1	Bud Separator	1	Mother Room
1	Bud Tembler	80	Surveillance Cameras
Multiple	Shelving's Units	-	Men's & Women's Shower Rooms
3	Wadsworth Seed System (Hybrid Houses Control System)	2	40' Shipping Containers
4	1,000 Water Reservoirs	1	John Deere Model 318D Skid Steer
1	4,000 GPD RO System	1	Bouldin & Lawson Soil Mixer w/ Elevator
4	5 Ton A/C	2	Man Lifts
1	2 Ton A/C	1	Weather Station
1	Water Softener		

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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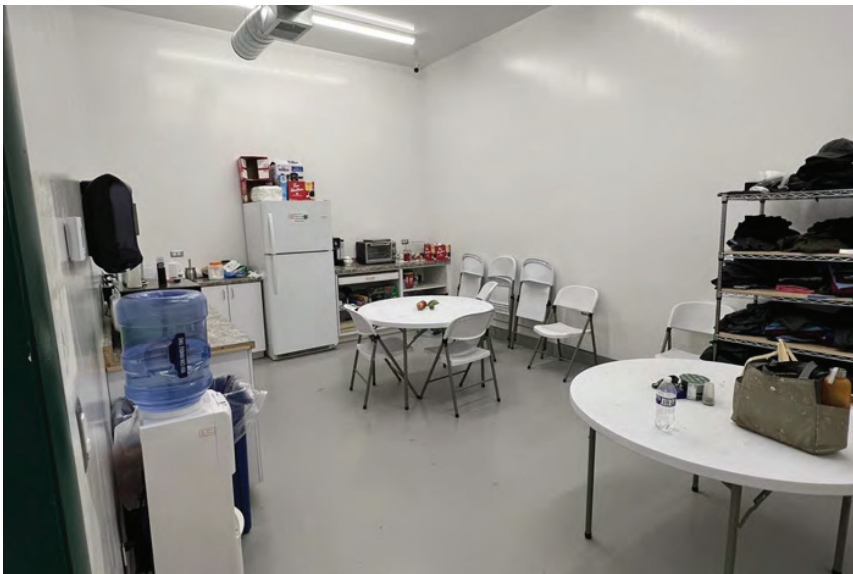
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INTERIOR PHOTOS (CONT.)

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AERIAL MAP

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