

# Commercial Greenhouse & Cultivation Equipment Package for Sale

Near-new GrowSpan cultivation infrastructure — sold for buyer removal & relocation anywhere.

📍 Western Colorado (Montrose County)

🚚 Buyer removal — relocate in or out of state

🕒 Available immediately



Two GrowSpan greenhouses — ~6,800 sf canopy



Rolling benches, drip lines, blackout & climate



Multi-tier propagation racks w/ lighting

## THE OPPORTUNITY

- ✔️ **Premium 2017 GrowSpan build**  
Engineered, automated commercial cultivation facility — ~\$1.2M seller investment; operated 2017–2023.
- ✔️ **Regulatory shift, not asset failure**  
County-level permitting changes altered the outlook; Seller is exiting. Retail component already sold.
- ✔️ **Skip the 9–18 month build-out**  
Design, manufacturing, permitting & installation are done — a fraction of original cost, deployable now.
- ✔️ **One turnkey package**  
Structures, lighting, climate, fertigation & propagation transfer together — not a parts auction.

## EQUIPMENT INCLUDED

🏠 <b>Greenhouse structures</b>	2 GrowSpan · ~6,800 sf
🌙 <b>Light deprivation</b>	Automated blackout
💡 <b>Supplemental lighting</b>	90 DE fixtures
⚙️ <b>Climate &amp; automation</b>	2 iGrow · 5 fans · odor
💧 <b>Irrigation &amp; fertigation</b>	Dosatron · 3,000 gal
📦 <b>Storage &amp; processing</b>	6 insulated containers
🔥 <b>Energy / utilities</b>	2 propane · 4,000 gal

*Per seller-provided asset summary; buyer confirms quantities, models & condition on inspection.*

## CAPITAL INVESTED

~\$1.2M seller's original investment in the offered assets

Greenhouses & structural	\$700K
Lighting systems	\$150K
Controls & automation	\$150K
Containers & processing	\$150K
Irrigation & fertigation	\$75K

**Excluded:** Site development, foundations & utilities — land-bound, stays with the property. Offered well below original investment; pricing to qualified buyers on inquiry.

## NEXT STEPS

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1 Inquire

2 NDA & intro call

3 Site visit & inspection

4 Offer & removal plan