

# TRENTON GROW HOUSES

80± ACRE AGRICULTURAL PROPERTY IN TRENTON, FL



SE. 35TH AVE.



## OFFERING SUMMARY

Property Address: 3620 SE 37th Avenue  
Trenton, FL 32693

County: Gilchrist

Property Size: 80 ± Acres

Building Size: 121,896 Sq. Ft. of Grow Houses  
2,000 Sq. Ft. Caretaker Home

Zoning: A-5

Utilities: Well, Electric, and Septic already  
installed onsite

STRAP Number(s): 18-09-16-0000-0003-0000  
18-09-16-0000-0002-0000

Number of Parcels: 2

Tax Information: 1,141.57 (2021)

**List Price: \$6,000,000**

\$423,000 NOI From Lease

7.05% Cap Rate

MARKETED AND EXCLUSIVELY LISTED BY:

**LSI**  
**COMPANIES**  
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# TRENTON GROW HOUSES

## EXECUTIVE TEAM



**Hunter Ward, CCIM**  
Sales Associate



**Billy Rollins, CCIM, ALC**  
Senior Broker

## DIRECT ALL OFFERS TO:

HUNTER WARD, CCIM

hward@lsicompanies.com

239.489.4066

## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

# THE OPPORTUNITY

LSI Companies is pleased to present The Trenton Grow Houses, an 80-acre, high production greenhouse facility that will be delivered turnkey.

The Trenton Grow Houses sit on 80 acres of land located in Trenton, FL. This property is featured with 121,296 Sq. Ft. of high production greenhouses, a private office, maintenance shop, chemical storage, a caretaker's home, and the equipment necessary to operate the facility.

No expense was spared when planning, designing, and building this facility. The property previously operated as a citrus nursery but could easily be converted to other agricultural uses such as medical marijuana/cannabis production, etc. The property is currently leased to the Florida Department of Agricultural and Consumer Services, with 3 years remaining on the initial lease term.

Greenhouse operations such as this are extremely rare to find throughout the state, both in terms of size and caliber of production. This unique offering affords buyers the opportunity to purchase a high producing greenhouse facility for agricultural production, currently leased to the state and generating a substantial revenue.



<b>Tenant</b>	Florida Department of Agriculture and Consumer Services
<b>Lease Type</b>	Modified Gross
<b>Annual Lease Payment</b>	\$500,000
<b>Lease Term</b>	3 Years
<b>Renewal Option</b>	2 Years
<b>Landlord Obligations</b>	Taxes, insurance and limited maintenance

<b>Projected Proforma at Purchase</b>	
<b>Gross Income</b>	\$500,000
<b>Estimated Taxes After Sale</b>	(\$45,000)
<b>Reserves</b>	(\$10,000)
<b>Insurance</b>	(\$12,000)
<b>Management Fee</b>	(\$10,000)
<b>Total Expenses</b>	\$77,000.00
<b>NOI</b>	<b>\$423,000</b>
<b>Projected Cap Rate</b>	<b>\$7.05%</b>

# TRENTON GROW HOUSES

The Trenton Grow Houses boasts an impressive 121,896 square feet of enclosed greenhouse production space. The production space includes 16 greenhouses all completely turnkey and ready for the next owner. This sale will include all greenhouse equipment and machinery that is currently being used to operate this facility. Rolling equipment, such as tractors, mowers, ATV's, etc., are not included in the sale.

No expense was spared when it came to the planning and designing of this facility. The greenhouses are all equipped with heating systems and can likewise be cooled via exhaust fans. Sanitation was a big focal point in the design of this facility. As such the property has multiple spray sanitation stations both for vehicles and workers at the entrances of the greenhouses. In addition, air curtains were installed at each main entrance as a further precaution in keeping a clean and sanitized space.

Irrigation and fertigation are derived from a drip irrigation system to each individual plant. The drip irrigation system is controlled via Netafim and Grow Master Controllers which are conveniently installed in each greenhouse. The plants are housed in Rolling Dutch Tray Benches that are 48x150 inch trays. Each tray rolls, making loading and unloading plant inventory quick and easy. The greenhouse has a total of 1,200± trays that are included in the sale.

Other notable features include shade curtains, night interruption lighting, 3 phase power, seed cooler, and AT&T fiber optic lines. In addition, the greenhouses are further benefited by two automatic generators which immediately fire up in the event of a power failure.



# TRENTON GROW HOUSES



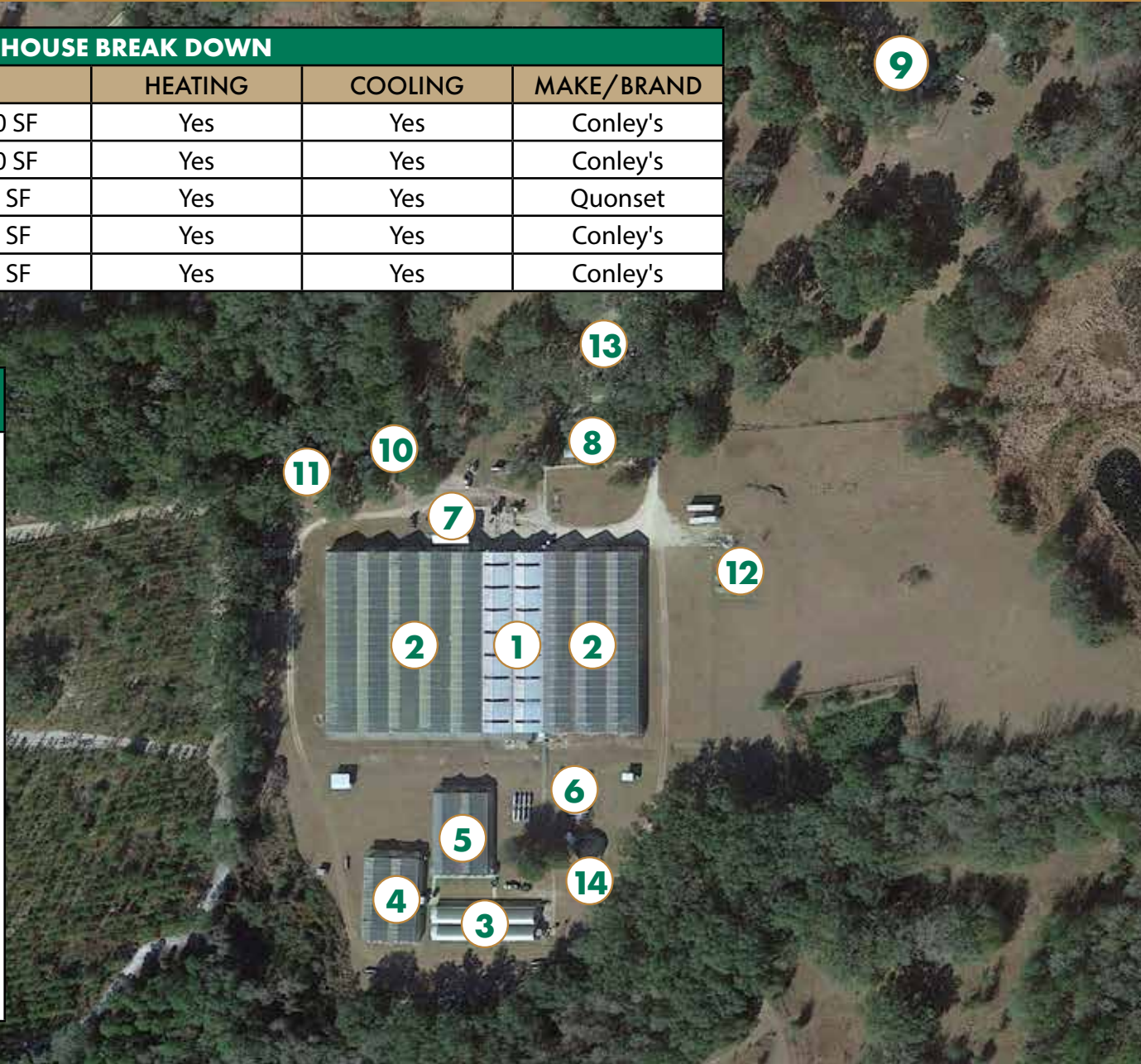
# TRENTON GROW HOUSES

## GREEN HOUSE BREAK DOWN

HOUSE	# OF HOUSES	SF	HEATING	COOLING	MAKE/BRAND
GH 1-8	8	80,640 SF	Yes	Yes	Conley's
Head House	2	20,160 SF	Yes	Yes	Conley's
House A	2	5,544 SF	Yes	Yes	Quonset
House B	2	7,776 SF	Yes	Yes	Conley's
House C&D	2	7,776 SF	Yes	Yes	Conley's

## LEGEND

1. Head House
2. Greenhouse 1-8
3. House A
4. House B
5. House C&D
6. Research House
7. Container Sterilization Chamber
8. Office
9. Caretaker Residence
10. Maintenance Shed
11. Chemical Storage Room
12. Excess Covered Storage
13. Parking Lot
14. Water Treatment System



## HEAD HOUSE

The Head House is where a majority of the production work actually occurs. The Head House is 84x120 feet for a total of 20,160 Sq. Ft., and is equipped with the following:

- 2 Sterling LPG Heaters
- 3 Stage Exhaust Fans
- 2 Roll-up Doors
- Roll-up Wall with Insect Screening
- Seed Cooler
- Manager Office and Production Office
- Restrooms
- Employer Break Room and Locker Area
- Rails and Transport Lines
- Air Compressor for Dutch Tray Lifts





# CARETAKER HOME

## CARETAKER HOME

A Caretakers Home is located just north of the Grow House operation and is also included in the sale. The home was built as an added layer of security to ensure a manager could remain onsite 24/7. The Caretaker Home is a 2,000 sq. ft., 3 bedroom, 2 bathroom home.



## WATER AND WATER TREATMENT

The property is serviced by 4 (4-inch) wells strategically located across different areas of the property. Water is stored in a 75,000-gallon water treatment tank and benefits from the following: chlorine injectors, aeration system, acid injectors and metering system, and a Netafim self-cleaning filter system. The system was designed to help the grower control water and give every advantage possible to the plant.



# SOIL STORAGE AND CONTAINER STERILIZATION

## SOIL STORAGE AND STERILIZATION

The Trenton Greenhouses also benefits from a complex soil storage and container sterilization area. The soil is removed from the soil storage area and the containers are loaded into the sterilization chamber. The temperature is then raised to 180 degrees via a steamer, which kills all bacteria ensuring the grower is dealing with only clean containers. From there the sterilized container is loaded onto the Soil Hopper machine to fill each pot with clean and sanitized soil.



## ANCILLARY BUILDINGS

**Office** - An office trailer is conveniently located on site which consist of one large private office, a conference room, and locked storage.

**Maintenance shop** - the maintenance shop is a combination of covered space both open work area and locked shop space. The shop is wired up for a welder and has an assortment of tools necessary for the upkeep of the facility.

**Pesticide Storage Area** - enclosed locked building for the storage of pesticides and other chemicals.

**Fertilizer Tank Structures** - used to house fertilizer.

**Storage Containers** - 3 separate storage containers for locked excess storage.



## EQUIPMENT

The Trenton Greenhouses is a turnkey sale and the majority of the equipment will be included in the sale for the new owners continued use. Full list of equipment provided upon request . A list of equipment is as follows:

- Rolling Dutch Tray Benches (1,200±)
- 2 Automatic Generators
- Drip Irrigation System
- Traveling Irrigation Boom
- Exhaust Fans
- Irrigation Controllers
- Sterling Heaters
- Propane Tanks
- Seed Cooler (10x12)
- Air Compressors
- Dutch Tray Pneumatic Lift
- Container Sterilizer
- Soil Potting Machine
- Misc. Tools and Equipment



# TRENTON GROW HOUSES





## LOCATION HIGHLIGHTS

- 30± miles to Gainesville
- 90± miles to Jacksonville
- 135± miles to Orlando
- 150± miles to Tampa

# TRENTON GROW HOUSES

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COMPANIES



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