

LANSING - FORMER OPERATING/TURNKEY RETAILER & CULTIVATION/PROCESSING FACILITY

515 NORTH LARCH STREET | LANSING, MI 48912



FOR SALE | FOR LEASE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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PROPERTY HIGHLIGHTS

- Former operating/turnkey cannabis Retailer & Cultivation/Processing facility available for lease/for sale – real estate and license not included.
- Each facility can be leased/sold separately and the transactions for each do not need to be completed with the same operator.
- The flex space can be leased with either facility, not on its own, and can be used for processing/retail/cultivation.
- New operator(s) would have to apply for their own license(s) for each facility.
- The property is zoned DT-2 Urban Flex and is also suitable for traditional industrial/retail users as well.
- The Retailer space features high-end furnishings/open concept.
- The cultivation facility includes three (3) flower rooms, a mother/clone room, vegetation room, drying room, fertigation room, trim room, vault, delivery area, office, storage room, work room, and separate male/female restrooms.
- The building has an attractive, secure, and gated parking lot with thirty-four (34) parking spaces.
- Located in a highly populated market, with many national tenants operating within immediate proximity of the site, and it is one (1) mile away from I-496 freeway.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,739	38,468	78,017
Total Population	13,561	87,092	185,511
Average HH Income	\$53,156	\$71,312	\$73,013

BUILDING SIZE

Total: 19,064 SF
 Cultivation Facility: 13,000 SF
 Retail Space: 3,464 SF
 Flex Space: 2,600 SF

LAND SIZE

0.88 Acres

LEASE PRICE

\$10.50 PSF + NNN (Cultivation Facility + Flex Space)
 \$7,500 per month + NNN (Retailer Facility)

SALE PRICE

\$400,000 (Cultivation Facility Business Assets Only)

AREA TENANTS



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FLOWER ROOM 1:

- Four (4) 5-ton AC units
- Two (2) large Quest dehumidifiers
- One (1) small Quest dehumidifier
- Thirty-Six (36) double-ended HPS lights

FLOWER ROOM 2

- Four (4) 5-ton AC units
- Two (2) large Quest dehumidifiers
- Fifty (50) double-ended HPS lights

FLOWER ROOM 3

- Four (4) 5-ton AC units
- Three (3) large Quest dehumidifiers
- Fifty-five (55) double-ended HPS lights

MOTHER/CLONE ROOM:

- Two (2) 5-ton AC units
- One (1) small Quest dehumidifier
- Thirty (30) double-ended CMH lights

VEG ROOM:

- Two (2) 5-ton AC units
- Two (2) large Quest dehumidifiers
- Thirty (30) DE lights

DRY ROOM:

- One (1) small Quest dehumidifier
- Climate Controlled

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OTHER EQUIPMENT/FEATURES:

- Insulated cooler panel walls
- Troll Master facility controls
- Fertigation featuring Dosatron
- Industrial air circulation
- Sliding tables
- Potential expansion area of approximately 2,400 SF for Processing or additional Cultivation area

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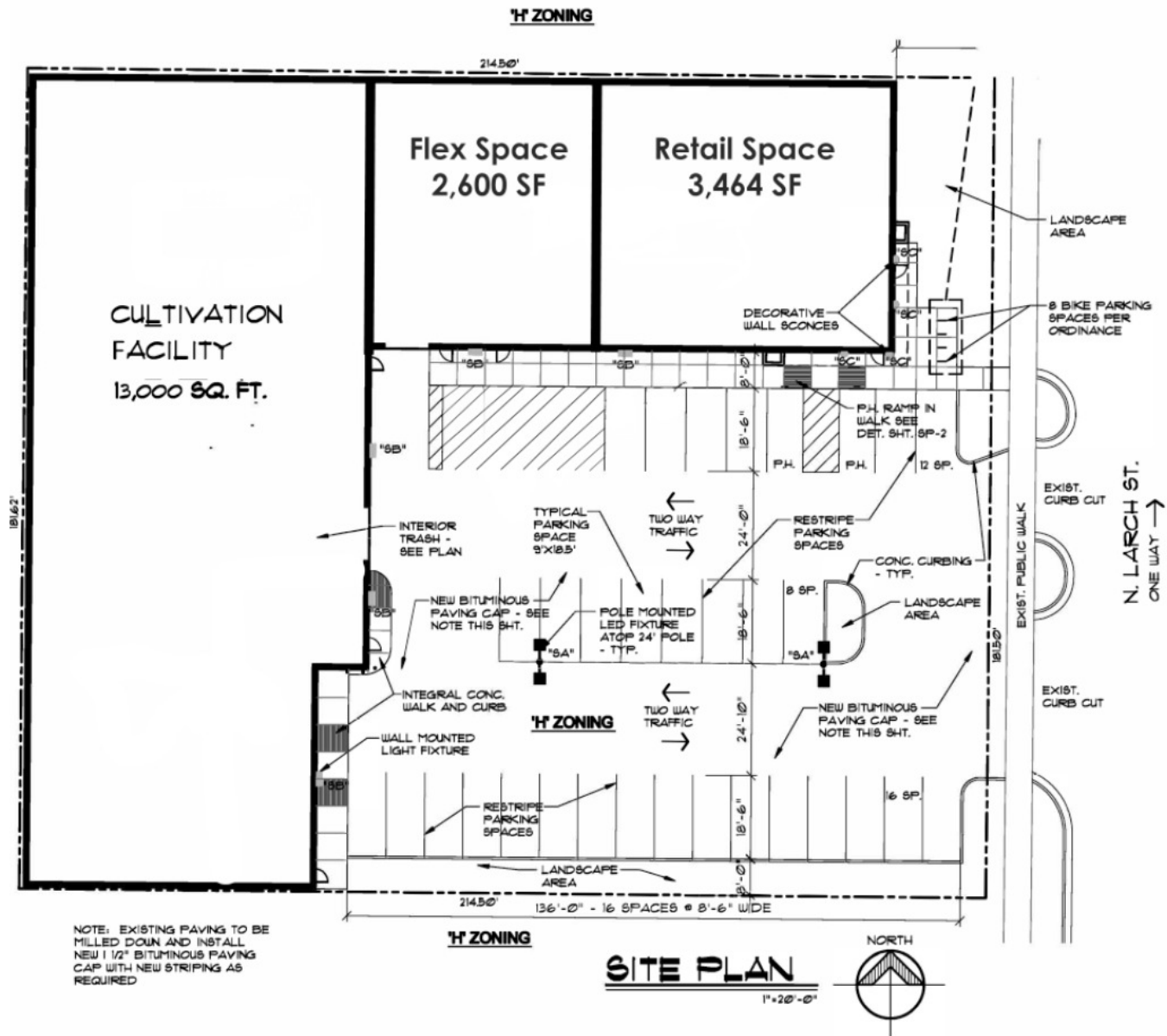
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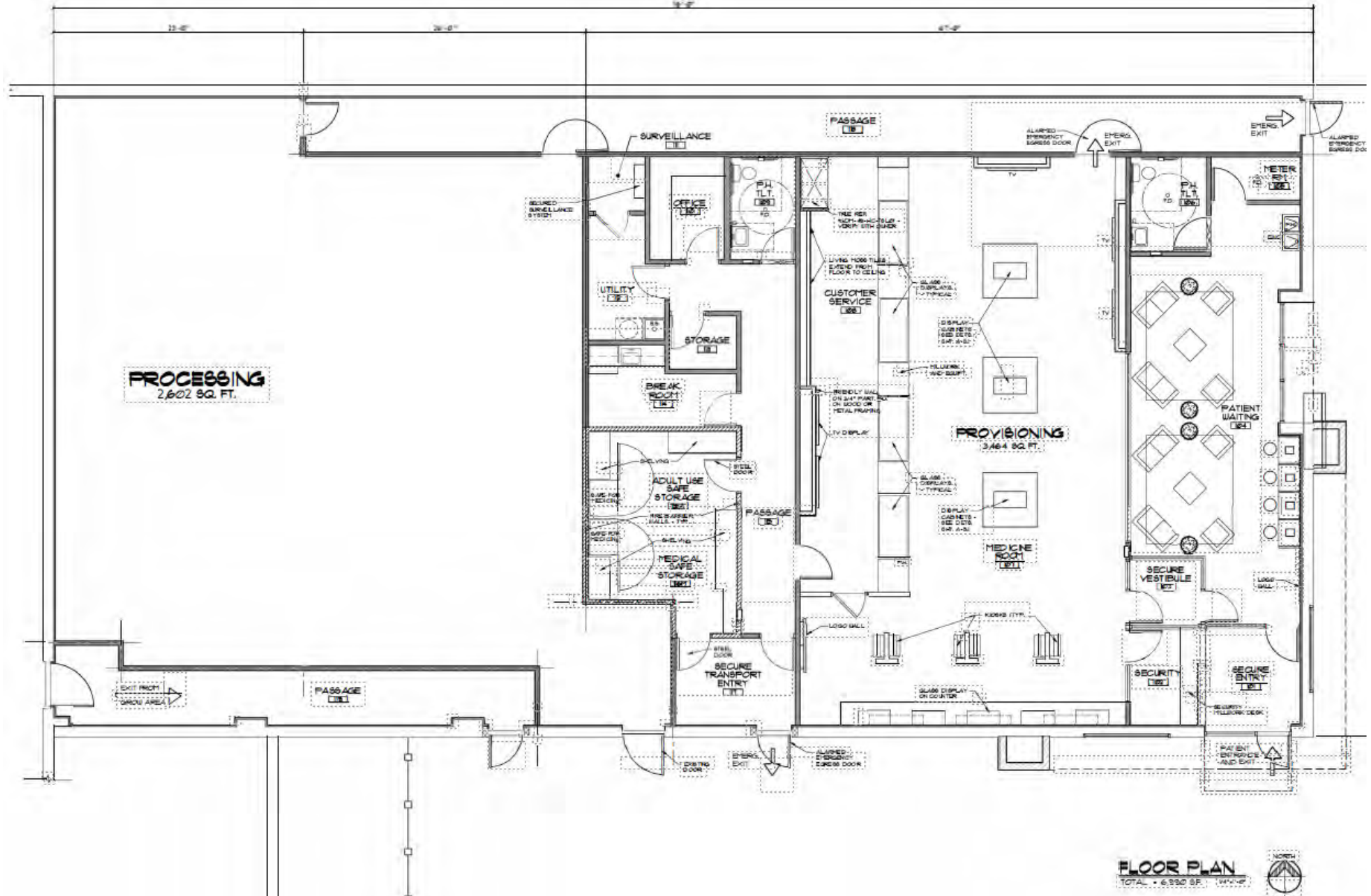
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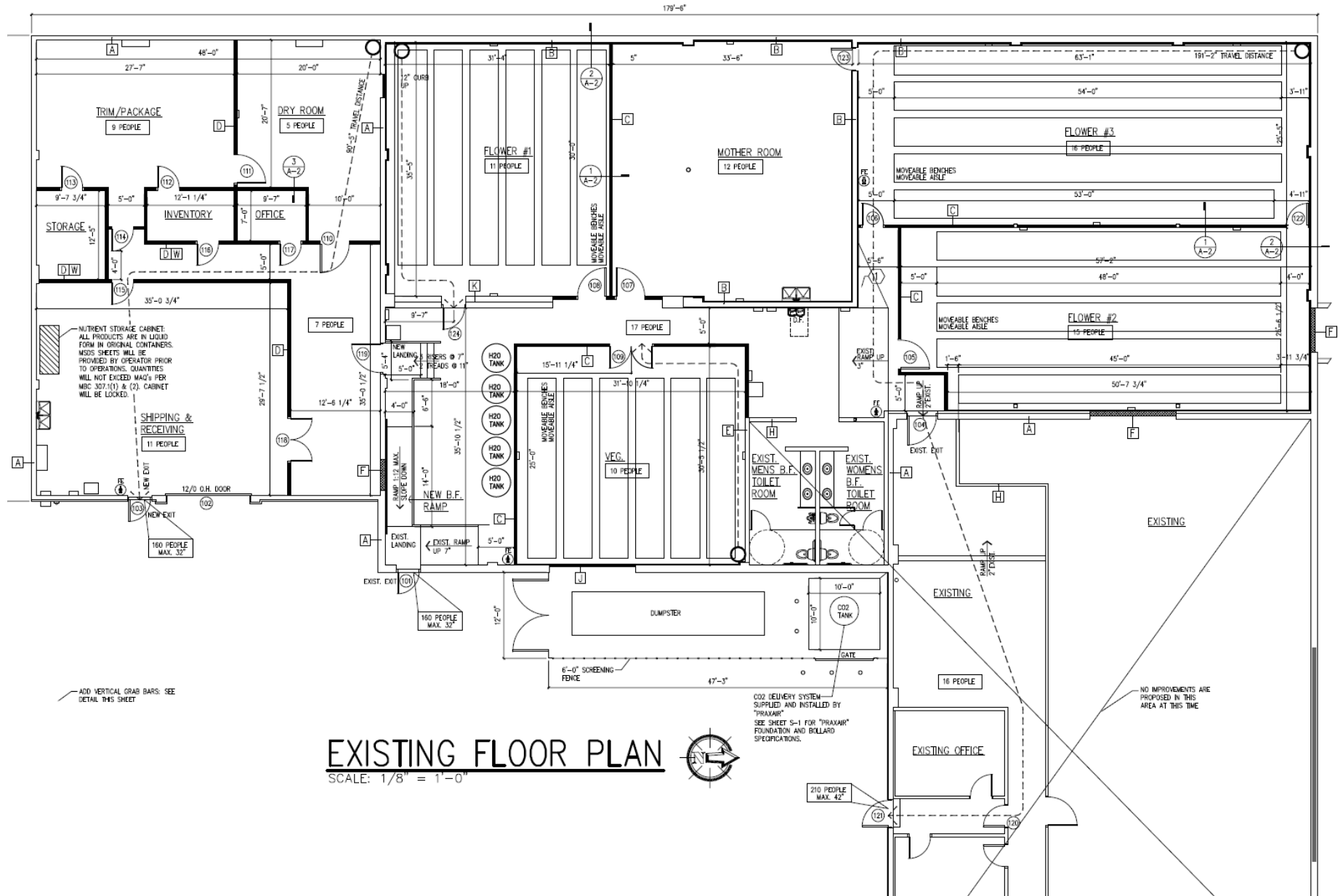
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HARRY BARASH

Sales Associate
248.220.1110 x10
harry@c3cre.com



MIKE LUMETTA

Sales Associate
248.220.1110 x11
mikel@c3cre.com

SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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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/Owner's Agent - A seller's/owner's agent, under a listing agreement with the seller/owner, acts solely on behalf of the seller/owner. A seller/owner can authorize a seller's/owner's agent to work with subagents, buyer's/tenant'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/owner. Seller's/Owner's agents and subagents will disclose to the seller/owner known information about the buyer/tenant which may be used to the benefit of the seller/owner. Individual services may be waived by the seller/owner through execution of a limited service agreement.

Buyer's/Tenant's Agent - A buyer's/tenant's agent, under a buyer's/tenant's agency agreement with the buyer/tenant, acts solely on behalf of the buyer/tenant. Buyer's/Tenant's agents and subagents will disclose to the buyer/tenant known information about the seller/owner which may be used to benefit the buyer/tenant. Individual services may be waived by the buyer/tenant through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller/owner and buyer/tenant in a transaction, but only with the knowledge and informed consent, in writing, of both the seller/owner and the buyer/tenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller/owner or the buyer/tenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller/owner, and the buyer/tenant.

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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.

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