

BURTON - FORMER OPERATING/TURNKEY CULTIVATION AND PROCESSING FACILITY

3245 CARD DRIVE | BURTON, MI 48529



FOR SALE

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

C3CRE
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PROPERTY HIGHLIGHTS

- Former Operating/Turnkey Cultivation and Processing Facility available for sale - licenses and real estate included.
- Zoned M-2 General Industrial, permitting a variety of industrial and cannabis operations.
- Purpose-built, new construction facility completed in December of 2019.
- The cultivation facility includes six (6) flower rooms, two (2) veg rooms, two (2) mother rooms, one (1) propagation room, two (2) drying rooms, one (1) trim room, one (1) vault, one (1) kief room, one (1) fertigation room, one (1) fire suppression room, one (1) janitor/storage room, one (1) electrical room, one (1) security room, one (1) bathroom, two (2) offices, one (1) loading dock, and one (1) maintenance bay.
- The processing facility consists of one (1) chocolate kitchen, one (1) edibles kitchen, one (1) extraction lab, one (1) vault, one (1) bathroom, and two (2) offices.
- Processing capabilities include: BHO, distillate, pre-rolls, candy bars, gummies, cotton candy, cheese balls, drink mix, chocolate coins, and syrup.
- Positioned within an established commercial corridor, with numerous national and local tenants operating throughout the immediate trade area.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,402	21,751	50,585
Total Population	3,543	50,490	121,042
Average HH Income	\$60,614	\$65,479	\$73,981

BUILDING SIZE

Total Building Sizes: 30,380 SF
Cultivation Facility: 20,780 SF
Processing Facility: 6,000 SF
Storage/Office Building: 3,600 SF

LAND SIZE

2.40 Acres

SALE PRICE

\$3,799,000 (Seller Financing Available)

AREA TENANTS

Walgreens



DOLLAR TREE



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PROCESSING FACILITY EQUIPMENT

- One (1) - C1D1 room
- One (1) - Closed loop BHO system - 20 Lbs/run
- Four (4) - Packing machines
- Two (2) Cotton candy machines
- Five (5) - Vector liquid paste filling machine
- One (1) - Vector powder filling machine
- Two (2) - Chocolate melting machines
- One (1) - Chocolate tempering kettle
- One (1) - Coating tumbler
- One (1) - Chocolate chilling tower
- One (1) Gummy cooker
- Three (3) - 30-quart mixer
- One (1) - 60-quart mixer
- Two (2) - Commercial ovens
- One (1) - Commercial kitchen vent hood
- Six (6) - Heat sealers
- One (1) - Chiller
- Six (6) - Ohaus centrifuge
- One (1) - Futurola pre-roll system
- One (1) - Ultrasonic glass cleaner
- One (1) - Ice machine
- One (1) - Short path distillation setup
- One (1) - Rotary evaporator

CULTIVATION FACILITY EQUIPMENT

- 504 - Growers Choice LED flowering lights
- 277 - Growers Choice veg lights
- Four (4) - 20-ton Trane air conditioners
- Four (4) - 20-ton Rupp-Air air conditioners
- One (1) - 15-ton Trane Air conditioner
- Two (2) - 10-ton Trane air conditioners
- One (1) - 5-ton Trane air conditioner
- Forty Four (44) - Anden A-320 dehumidifier
- One (1) Trollmaster environmental control system
- One (1) Open Sprinkler fertigation controller and cultivation monitoring system.
- One (1) Trikleez fertigation system
- One (1) Co2 enrichment system

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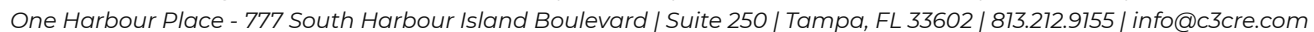


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SERVICES

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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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/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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