

WARREN - OPERATING CULTIVATION FACILITY

23424-23436 & 23494 AMBER AVENUE | WARREN, MI 48089



FOR SALE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

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PROPERTY HIGHLIGHTS

- Operating Cultivation facility available for sale - Class C Cultivation License and real estate included.
- The site features three (3) buildings, two (2) of which are connected and are an active 12,085 SF cultivation facility. An additional 4,480 SF building is fully built out for cultivation and ready for immediate activation.
- The operating facility has six (6) flower rooms with one-hundred and forty-four (144) total flowering lights, one (1) veg room, one (1) mother room, and one (1) dry room.
- This facility uses deep water culture as its growing method and GrowLink environmental control system.
- The non-operational building has three (3) flower rooms equipped with seventy-two (72) total flowering lights, one (1) veg room, and one (1) dry room. Fitted with rolling benches and a drip fertigation system.
- Located in a densely populated suburb of Macomb County and near I-696 Freeway, allowing a great opportunity for management and employment duties with a strong presence in the heart of Metro Detroit.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,369	50,081	139,727
Total Population	9,060	130,870	360,368
Average HH Income	\$53,654	\$63,566	\$66,236

BUILDING SIZE

Total Buildings Size: 16,565 SF
 23424 - 23436 Amber Avenue: 12,085 SF
 23494 Amber Avenue: 4,480 SF

LAND SIZE

0.74 Acres

ASKING PRICE

\$1,999,999 (Seller Financing Available)

AREA TENANTS



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FLOWER ROOM 1-4

- FORTY-SIX (46) SITE/TWO (2) ZONE UNDER CURRENT RDWC HYDRO SYSTEM (UC13XL)
- TWENTY-FOUR (24) GAVITA PRO 1000 DE
- TWO (2) 10" MAX FAN EXHAUST
- TWO (2) 10" MAX FAN (ON FLOOR)
- ONE (1) 12" MAX FAN AIR SCRUBBER
- FIFTEEN (15) 18" HURRICANE WALL FAN
- ONE (1) QUEST 225 DEHUMIDIFIER
- ONE (1) QUEST 506 DEHUMIDIFIER
- TWO (2) HVAC-TRANE HEAT PUMP 60,000 BTU & ELECTRIC HEATER 8KW
- TWO (2) VOSTER V-FLO
- THREE (3) POTENTIAL ROLLING BENCHES - 4' X 35'
- TWO (2) GROWLINK ENVIRONMENTAL SENSORS
- ONE (1) CO2 INJECTION

MOTHER ROOM

- TWELVE (12) NEXTLIGHT VEG 8 LED
- ONE (1) QUEST 225 DEHUMIDIFIER
- FOUR (4) 18" HURRICANE WALL FAN
- TWO (2) 10" MAX FAN EXHAUST
- ONE (1) FUJITSU MINI SPLIT A/C 18,000 BTU
- TWO (2) GROWLINK ENVIRONMENTAL SENSORS
- ONE (1) CO2 INJECTION

FLOWER ROOM 5-6

- FIFTY-TWO (52) SITE/TWO (2) ZONE UNDERCURRENT RDWC HYDRO SYSTEM (UC13XL)
- TWENTY-FOUR (24) GAVITA PRO 1000 DE
- TWO (2) 10" MAX FAN EXHAUST
- TWO (2) 10" MAX FAN (ON FLOOR)
- ONE (1) 12" MAX FAN AIR SCRUBBER
- FIFTEEN (15) 18" HURRICANE WALL FAN
- ONE (1) QUEST 225 DEHUMIDIFIER
- ONE (1) QUEST 506 DEHUMIDIFIER
- TWO (2) HVAC-TRANE HEAT PUMP 60,000 BTU & ELECTRIC HEATER 8KW
- TWO (2) VOSTERMAN V-FLO
- FOUR (4) POTENTIAL ROLLING BENCHES - 4' X 20'
- ONE (1) POTENTIAL ROLLING BENCHES - 3' X 20'
- TWO (2) GROWLINK ENVIRONMENTAL SENSORS
- ONE (1) CO2 INJECTION

DRY ROOM

- FOUR (4) 18" HURRICANE WALL FANS
- TWO (2) 10" MAX FAN EXHAUST
- ONE (1) QUEST 225 DEHUMIDIFIER
- ONE (1) FUJITSU MINI SPLIT 24000 BTU
- TWO (2) GROWLINK ENVIRONMENTAL SENSORS

VEG ROOM

- TWENTY (20) NEXTLIGHT MEGA PRO LED
- TWELVE (12) NEXTLIGHT VEG 8 LED
- THREE (3) QUEST 225 DEHUMIDIFIER
- TWO (2) 10" MAX FAN EXHAUST
- ONE (1) 12" MAX FAN SCRUBBER
- TWENTY (2) 100 GALS THROUGH WITH LIDS
- EIGHT (8) 18" HURRICANE WALL FANS
- ONE (1) TRANE HEAT PUMP 90,000 BTU & ELECTRIC HEATER
- TWO (2) GROWLINK ENVIRONMENTAL SENSORS
- ONE (1) CO2 INJECTION



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FLOWER ROOM 1

- FOUR (4) 4' X 25.5' ROLLING BENCHES
- TWO (2) 10" MAX FAN EXHAUST
- TWO (2) VOSTERMAN V-FLO
- ONE (1) HVAC-BRYANT AIR HANDLER 120,000 BTU
- THREE (3) QUEST 225 DEHUMIDIFIER
- TWENTY-FOUR (24) FLOWER LIGHTS
- TWENTY-FOUR (24) GAVITA PRO 1000 DE

FLOWER ROOM 2

- ONE (1) 5' X 25.5' ROLLING BENCH
- TWO (2) 10" MAX FAN EXHAUST
- ONE (1) VOSTERMAN V-FLO
- ONE (1) HVAC-ADVANCED DISTRIBUTORS PRODUCTS AIR HANDLER 60,000 BTU
- ONE (1) HVAC-RHEEM AIR HANDLER 60,000 BTU
- THREE (3) QUEST 225 DEHUMIDIFIER
- TWENTY-FOUR (24) FLOWER LIGHTS
- TWENTY-FOUR (24) GAVITA PRO 1000 DE

FLOWER ROOM 3

- FOUR (4) 4' X 25.5' ROLLING BENCHES
- TWO (2) 10" MAX FAN EXHAUST
- TWO (2) VOSTERMAN V-FLO
- ONE (1) HVAC-BRYANT AIR HANDLER 120,000 BTU
- THREE (3) QUEST 225 DEHUMIDIFIER
- TWENTY-FOUR (24) GAVITA PRO 1000 DE

VEG ROOM

- ONE (1) MITSUBISHI MINI SPLIT 9,000 BTU
- ONE (1) QUEST 225 DEHUMIDIFIER

DRY ROOM

- ONE (1) MITSUBISHI MINI SPLIT 18,000 BTU

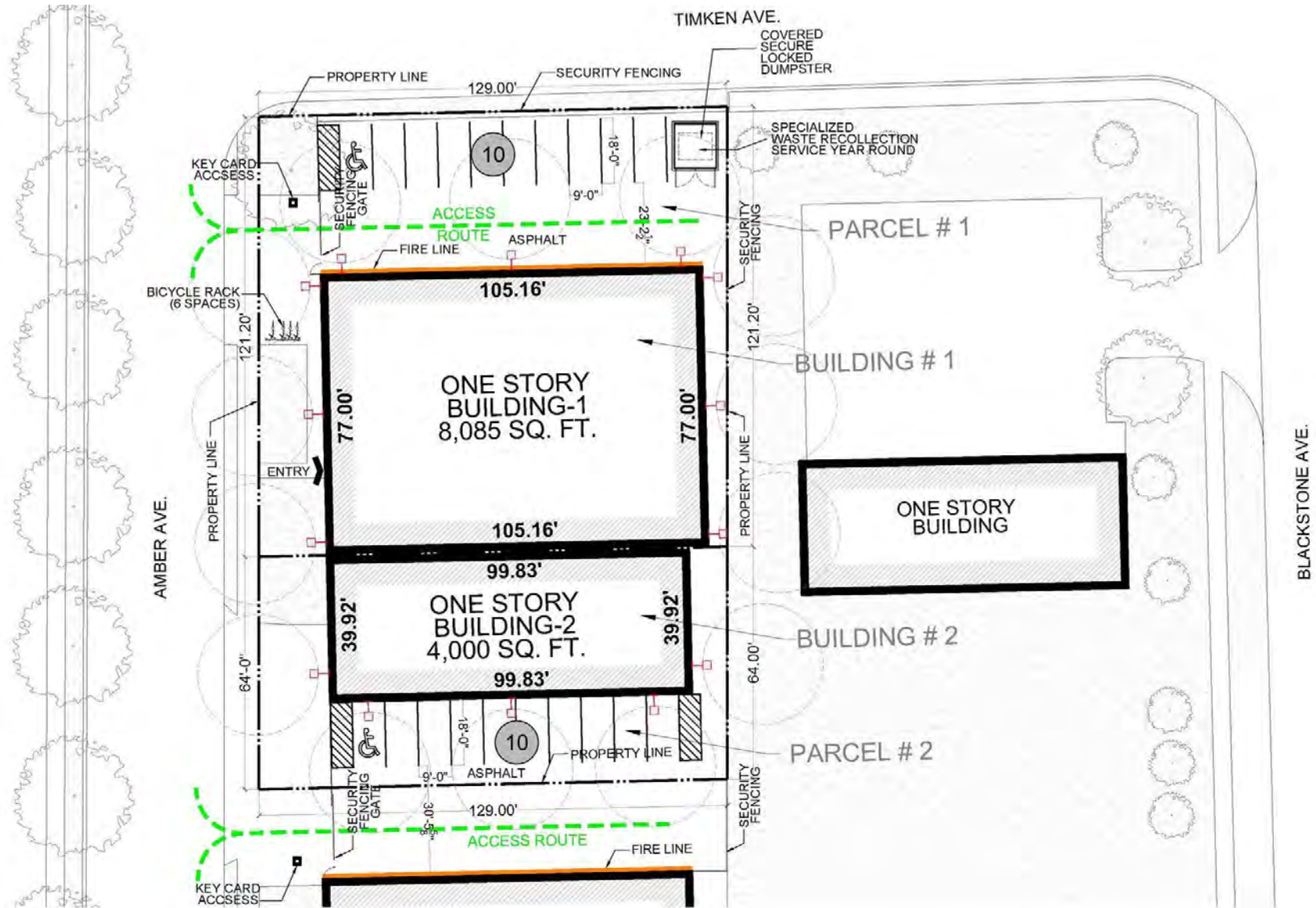
RO AND WATER STORAGE

- ONE (1) GROWONIX CX 6000
- ONE (1) 750 GAL WATER STORAGE TANK
- ONE (1) REZNOR UNIT HEATER F200 100,000 BTU



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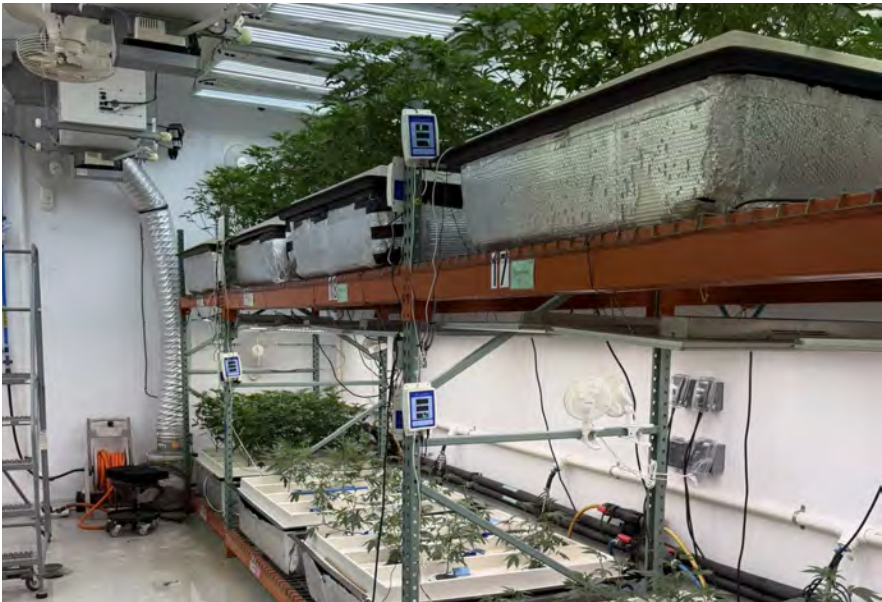
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General:

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

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.

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





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SERVICES

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