



ANDREANNA GRILLO
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OPERATIONAL MARIJUANA GROW & PROCESSING FACILITY FOR SALE OR LEASE
2642 PRINCESS ST, INKSTER, MI 48141

SALE: \$7,999,000 LEASE: \$23 SF/YR Absolute NNN



PROPERTY SNAPSHOT



9 FLOWER
ROOMS

2 VEG/
MOTHER
ROOMS

2 DRY
ROOMS

2 PROCESSING
& TRIM
ROOMS



33,185 SF
OPERATIONAL AU
CULTIVATION



2.3 ACRES OF LAND
ROOM TO EXPAND



FLOWER/ VEG LIGHTS
140-HPS
519-LEDS
21 CMH



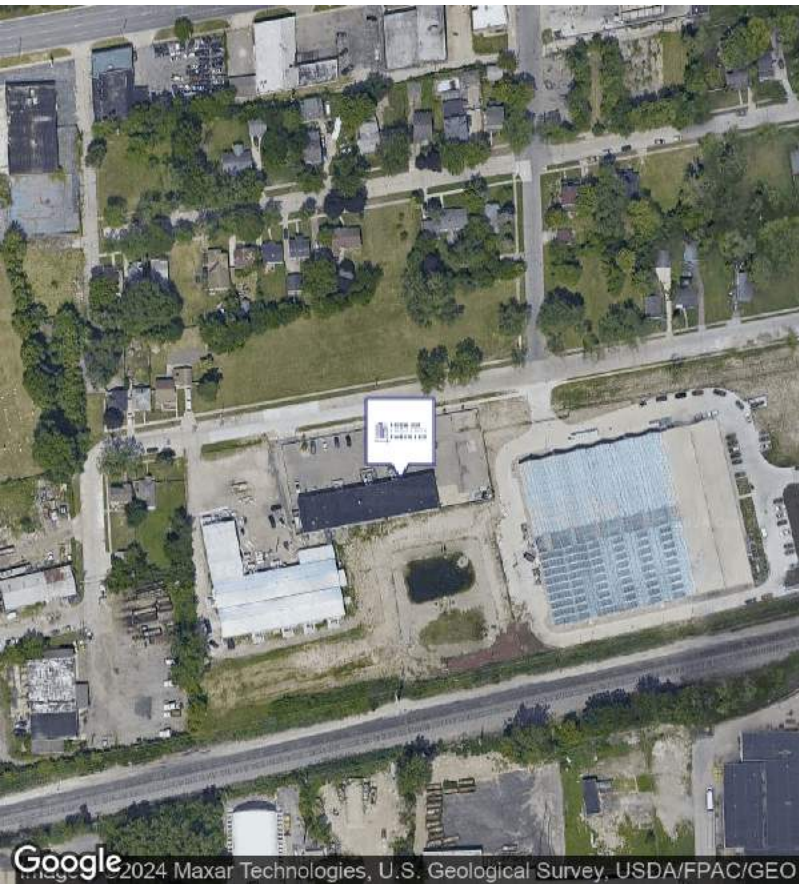
R&D ROOM



HEAVY POWER
2800 AMPS 3 PHASE



MICRO BULK CO2 TANK



OFFERING SUMMARY

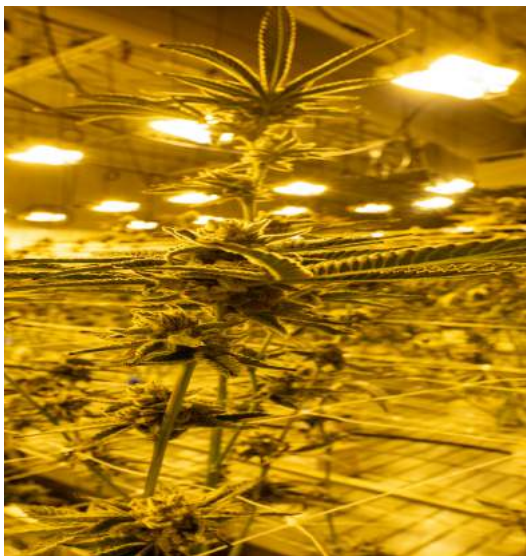
Sale Price:	7,999,000
Seller Financing:	Available with 30% Down
Lease Rate:	\$23.00 SF/yr Absolute NNN
Available SF:	33,185 SF
Lot Size:	2.3 Acres
Building Size:	33,185 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	256	1,079	4,597
Total Population	568	2,276	10,205
Average HH Income	\$38,721	\$35,934	\$41,209



- **Premier Location:** Located in a cannabis-friendly jurisdiction, this facility is strategically positioned to tap into a burgeoning market. Easy access to major highways and transportation hubs ensures seamless distribution.
- **Fully Operational:** This facility is not just a blank canvas; it's a well-oiled machine. Every aspect of cultivation, from propagation to harvest, has been optimized for efficiency and productivity.
- **State-of-the-Art Security:** Comprehensive security measures are in place, including advanced surveillance systems, access controls, and secure storage for your peace of mind.
- **Cutting-Edge Technology:** Benefit from the latest in cultivation technology, including automated climate control, lighting, irrigation, and nutrient systems, ensuring consistent and high-quality yields.
- **Expandable Infrastructure:** With ample room for expansion, you have the flexibility to scale your operation as demand grows, making this facility future-proof.
- **Established Brand:** Take advantage of the facility's reputation for premium quality products. The facility has already established a strong presence in the market, opening doors for immediate sales and market penetration.
- **Compliant and Licensed:** All permits, licenses, and regulatory approvals are up-to-date, providing a hassle-free transition for the new owner.
- **Premier Location:** Located in a cannabis-friendly jurisdiction, this facility is strategically positioned to tap into a burgeoning market. Easy access to major highways and transportation hubs ensures seamless distribution.
- **Fully Operational:** This facility is not just a blank canvas; it's a well-oiled machine. Every aspect of cultivation, from propagation to harvest, has been optimized for efficiency and productivity.
- **State-of-the-Art Security:** Comprehensive security measures are in place, including advanced surveillance systems, access controls, and secure storage for your peace of mind.
- **Cutting-Edge Technology:** Benefit from the latest in cultivation technology, including automated climate control, lighting, irrigation, and nutrient systems, ensuring consistent and high-quality yields.
- **Expandable Infrastructure:** With ample room for expansion, you have the flexibility to scale your operation as demand grows, making this facility future-proof.
- **Established Brand:** Take advantage of the facility's reputation for premium quality products. The facility has already







FLOWER ROOM 1

- (5) 4'x24' two tier floating benches
- 60 iLogic8 Illuminar LED's 630w
- 4" duct socks down each tier of benching for air flow
- 2- ESM 1 climate sensor
- Top fed drip irrigation drain to waste
- 2- TDR substrate sensors
- CO2 regulator
- Trane Horizon Outdoor unit size K360(26.5 tons)
- All equipment controlled by Growlink control system

FLOWER ROOM 2-4

- (7) 5'x27' IGE rolling benches
- 55 iL1 Illuminar LED's 660w
- 4- Vosterman Multifan circulating fans w/ variable speed controls
- 2- ESM 1 climate sensor
- 2- TDR substrate sensor
- CO2 regulator
- Top fed drip irrigation drain to waste
- Trane Horizon Outdoor unit size K360(26.5 tons)
- All equipment controlled by Growlink control system

FLOWER ROOM 5-7

- (6) 5'x33.5' IGE rolling benches
- 60 iL1 Illuminar LED's 660w
- 4- Vosterman Multifan circulating fans w/ variable speed controls
- 2- ESM 1 climate sensor
- 2- TDR substrate sensor
- CO2 regulator
- Top fed drip irrigation drain to waste
- Trane Horizon Outdoor unit size K360(26.5 tons)
- All equipment controlled by Growlink control system

FLOWER ROOM 8

- (4) 5'x32' IGE rolling benches
- (2) 5'x9' IGE rolling benches
- 60- iL1 Illuminar LED's 660w
- 4- Vosterman multifan circulating fans w/ variable speed control
- 2-ESM 1 climate sensor
- 2- TDR substrate sensor
- CO2 regulator
- Top fed drip irrigation drain to waste
- Trane Horizon outdoor unit size K360(26.5 tons)
- All equipment controlled by Growlink control system

VEG/MOM

- (2) 4'x20' IGE rolling benches
- (6) 4'x32' two tier floating benches
- 106- iLogic6 Iluminar full spectrum LED's 330w
- 2- ESM 1 climate sensors
- 4- TDR substrate sensor
- CO2 regulator
- Top fed drip irrigation drain to waste
- 1- Vosterman Multifan circulating fan w/ variable speed control
- 4" duct sock running down each tiered floating benches for air control
- Trane Horizon outdoor unit size N420(30.5 tons)
- All equipment controlled by Growlink control system

PROPOGATION

- 4- clone Racks
- 17- iLW Iluminar LED 60w

WATER ROOM

- 10,000 GPD Hydrologic RO system
- 5,000 gal RO holding tank
- Biotherm DO system
- HE Anderson Fertilizer injection system w/ compressor
- 12- 200 gal Batch tanks
- Trane 3 ton mini split system
- All equipment controlled by Growlink control system

DRY ROOM

- (16) 3 tier dry rack systems
- (4)- 4 tier dry rack systems
- 2 Vosterman Multifan circulating fans w/ variable speed control
- 2 Anden 320 dehumidifiers
- Trane 6 ton VRF unit
- All equipment controlled by Growlink control system

ADDITIONAL EQUIPMENT

- Trane 6 ton VRF unit
- Trane 6 ton VRF unit
- Micro Bulk CO2 Tank
- Rain Hosing
- Emergency Exhaust systems

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION

B1	S 81°09'30" E	12.20'
B2	S 08°09'30" E	12.00'
B3	N 81°50'30" E	12.20'
B4	S 08°09'30" E	15.76'
B5	N 81°50'30" E	51.88'
B6	S 07°43'00" E	17.50'

LEGAL DESCRIPTION
XXX

LEGEND

RECORDED	R.
MEASURED	M.
PROBATED	P.
CALCULATED	C.
SET IRON	S.I.
FOUND IRON	F.I.
FOUND CONC. MON.	F.C.M.
POINT OF BEGINNING	P.O.B.

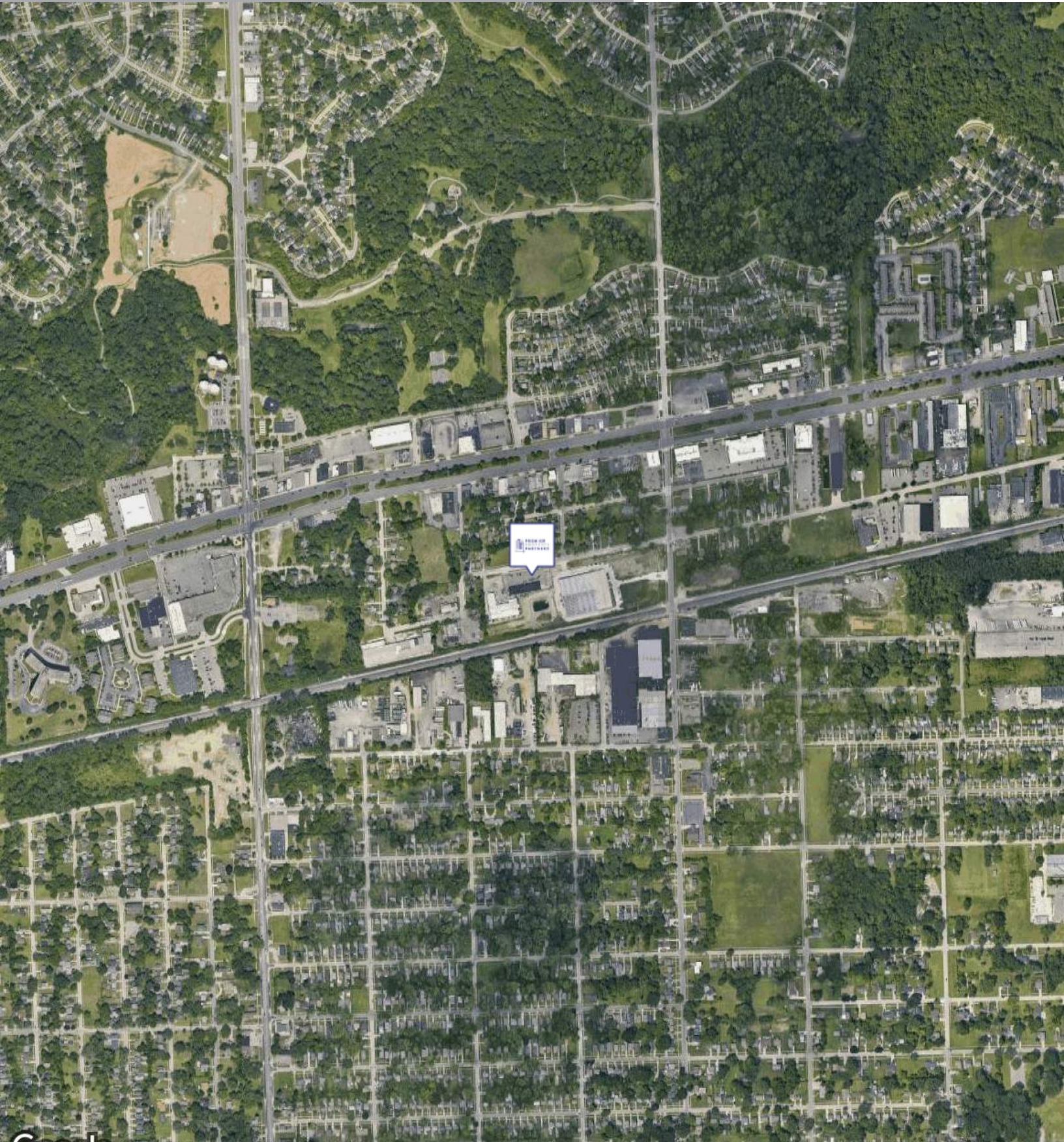
GREG L. ASH
PROFESSIONAL SURVEYOR
No. 28400

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 09/25/2020 THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

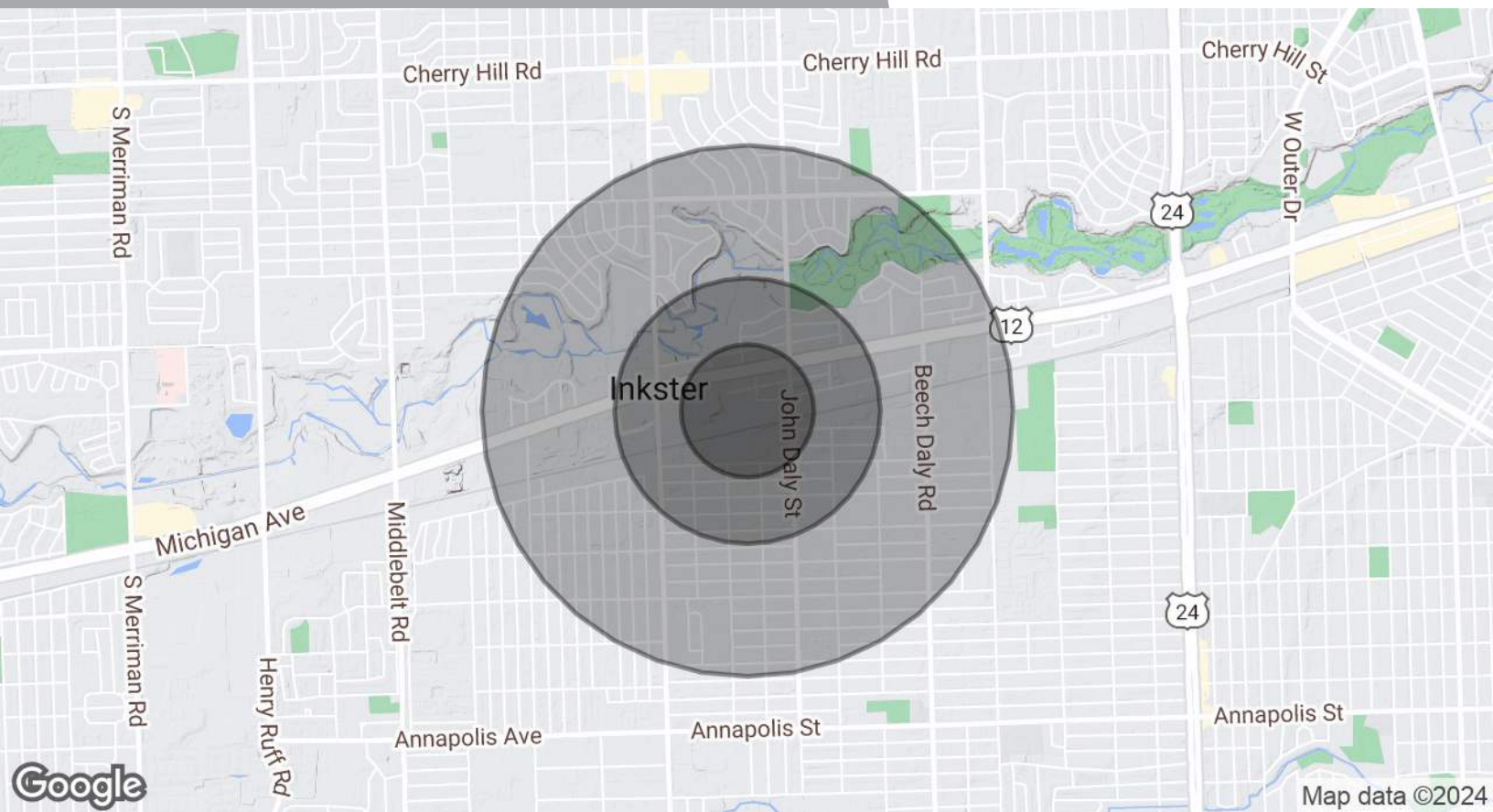
Greg L. Ash
GREG L. ASH, P.L.S. #28400

GLA SURVEYORS & ENGINEERS	8495 N. TERRITORIAL RD. PLYMOUTH, MI 48170 PHONE: (734) 416-9650 FAX: (734) 416-9657 www.glasurveyor.com	CLIENT: BLUES BIOMEDICAL 2642 PRINCESS INKSTER, MI 48141
	DATE: 10/08/2020 JOB NO.: 1561-003 FILE NO.: 1561-003	SCALE: 0' 100' 200' 1" = 100'



Google

Imagery ©2024 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	568	2,276	10,205
Average Age	33.5	35.9	34.1
Average Age (Male)	25.4	29.2	29.5
Average Age (Female)	38.9	39.8	36.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	256	1,079	4,597
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$38,721	\$35,934	\$41,209
Average House Value	\$50,226	\$48,807	\$52,626

* Demographic data derived from 2020 ACS - US Census

AFFILIATIONS

Broker may have interest in or compensation arrangements with various services involved in the real estate sales transaction. These may include but are not limited to, lenders appraisal companies, title insurance companies, escrow services, inspectors and banking entities.

You are never required to use any of the companies that are recommended to you.

The broker may have interest in real property, the selling entity or other competing property and or businesses. The broker may have control of marketed property through a purchase agreement, lease agreement, independent agreement with the seller, or fee simple.

DISCLOSURE

It is recommended that Buyers always do their own due diligence and retain independent representation, the broker will not act as a CPA or attorney.

Real Standard has made every effort to ensure that properties qualify for its intended use as advertised. No information provided is guaranteed to be accurate and Buyers are responsible for completing all of their due diligence to confirm the provided information. All information provided has been sourced from third parties and is thought to be reliable but is never guaranteed