RETAIL/OFFICE/INDUSTRIAL OPPORTUNITY

PINCKNEY - RETAIL/OFFICE/INDUSTRIAL DEVELOPMENT SITE

935 WEST M-36 | PINCKNEY, MI 48169

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

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Freestanding building, with excess land, development site available for sale. The existing structure is partially rehabilitated and newly expanded.
- Located within the Pinckney Research-Technology-Office (RTO) District, allowing for a wide range of uses including cannabis retail, cultivation and processing, research & development facilities, medical or business offices, financial institutions, and outdoor recreational facilities.
- Extensive infrastructure upgrades have been completed, offering a solid foundation to complete the buildout for any desired use.
- New roof system with metal trusses and Falk insulated metal roofing panels. Upgraded sanitary plumbing systems and newly installed storm water piping.
- Site work upgrades include a new retention pond, sidewalks, and curb cuts.
- Located in a strong residential population and surrounded by various national tenants.
- Great opportunity for an owner/user or developer to take advantage of in this high income community.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	730	2,974	8,877
Total Population	1,926	7,503	22,400
Average HH Income	$97,993	$107,533	$126,999

BUILDING SIZE

38,959 SF

LAND SIZE

14 acres

SALE PRICE

$2,500,000 (Seller Financing available)

AREA TENANTS

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PLAT MAP

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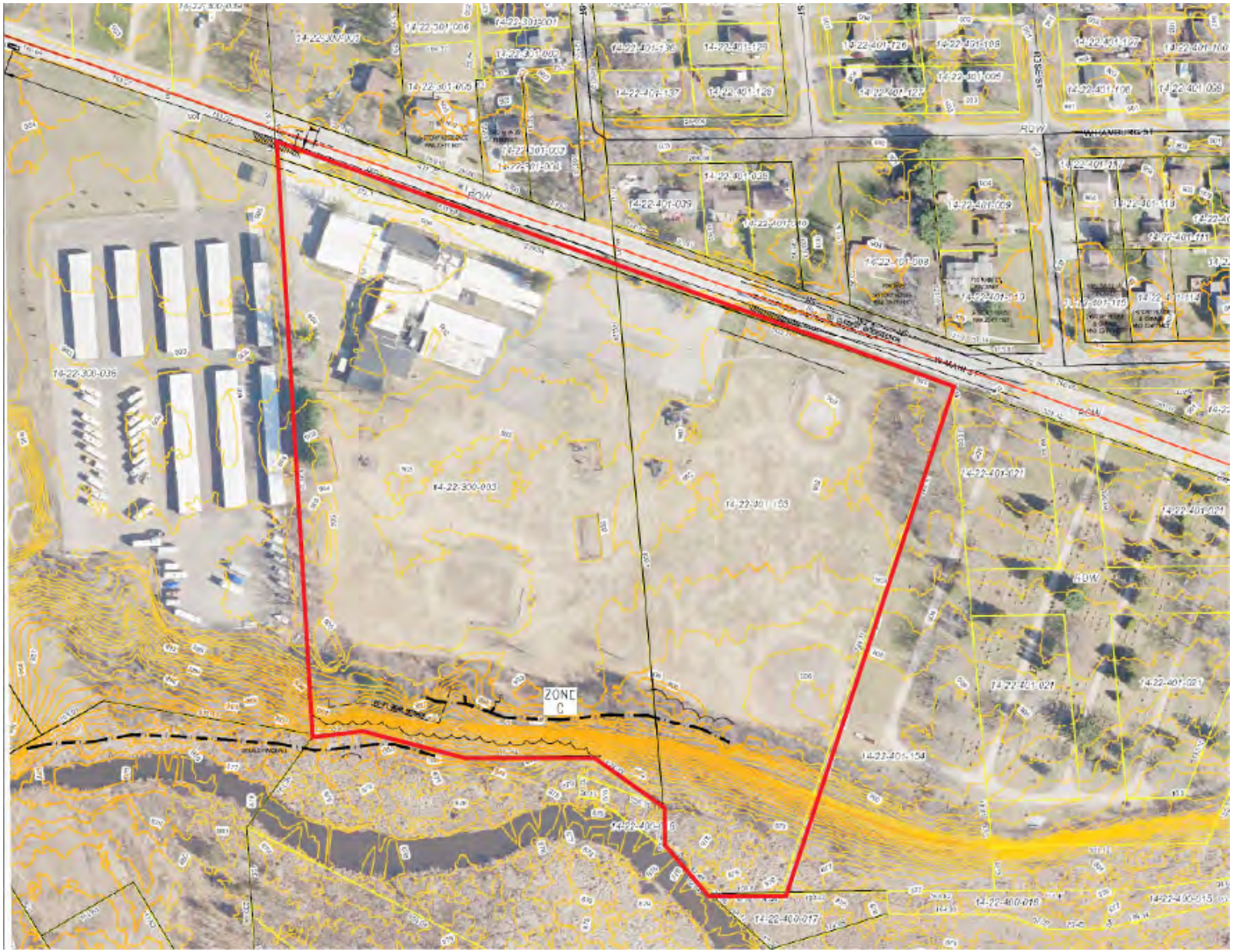

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SITE PLAN

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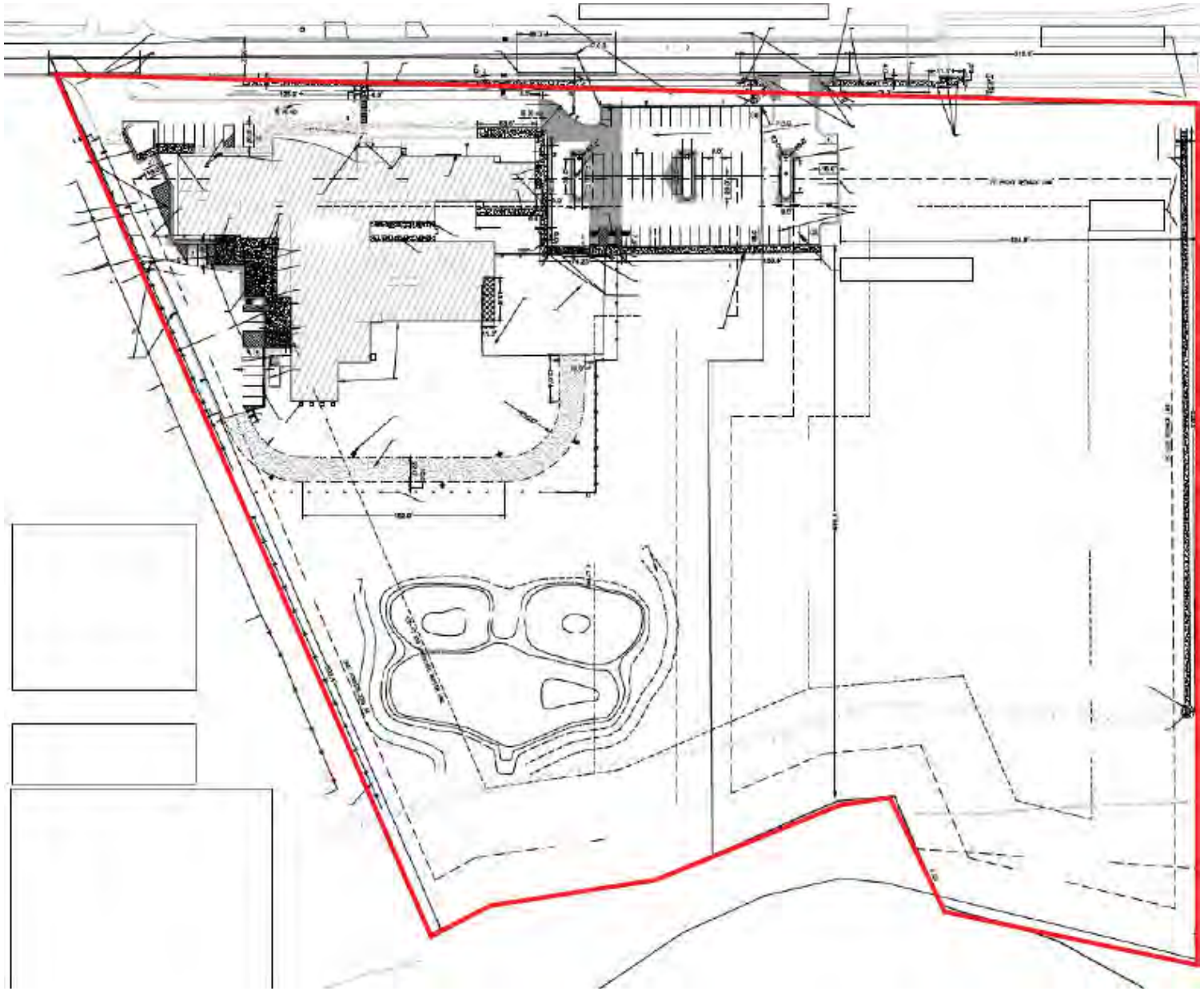

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FLOOR PLAN

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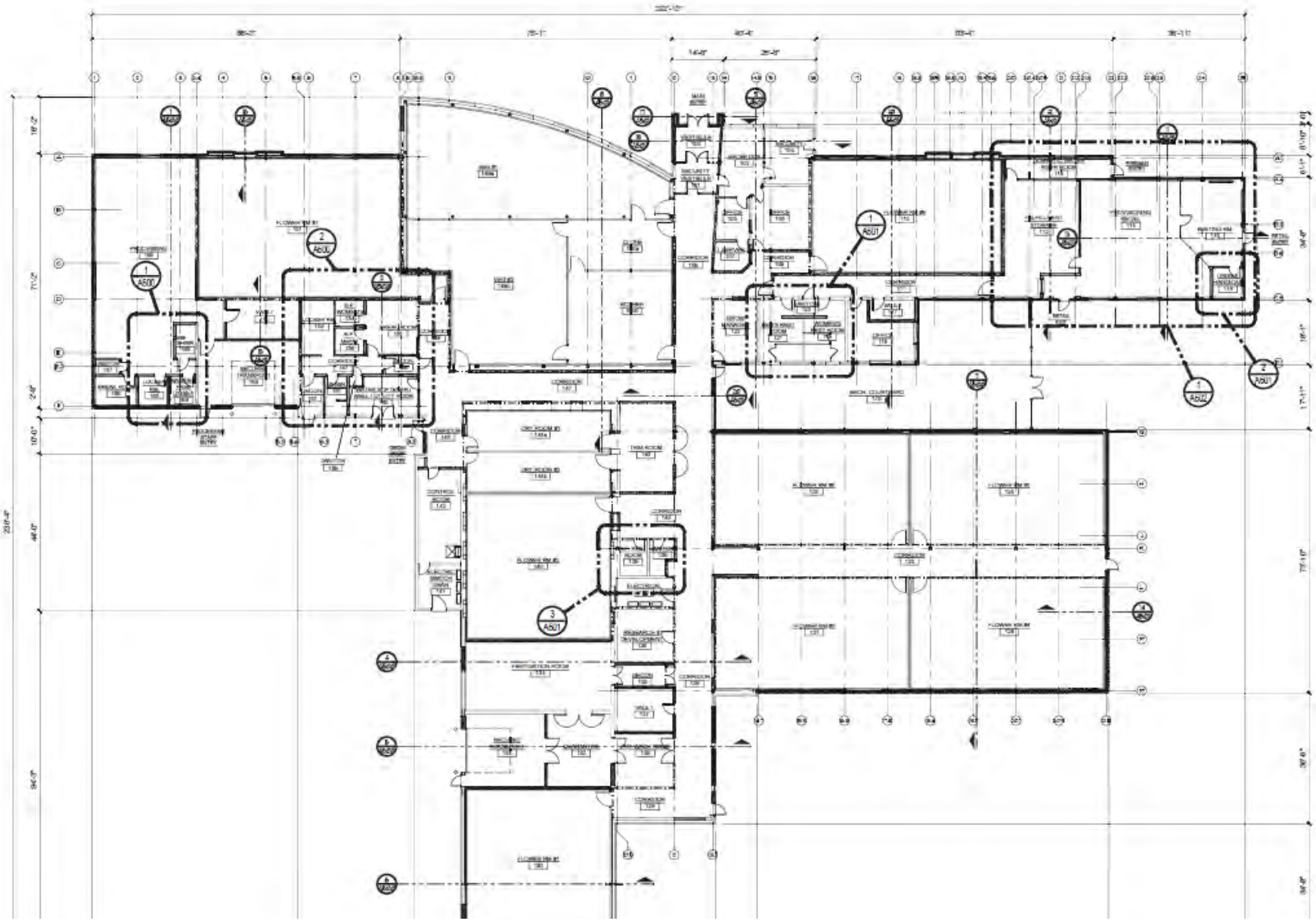

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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EQUIPMENT PHOTOS

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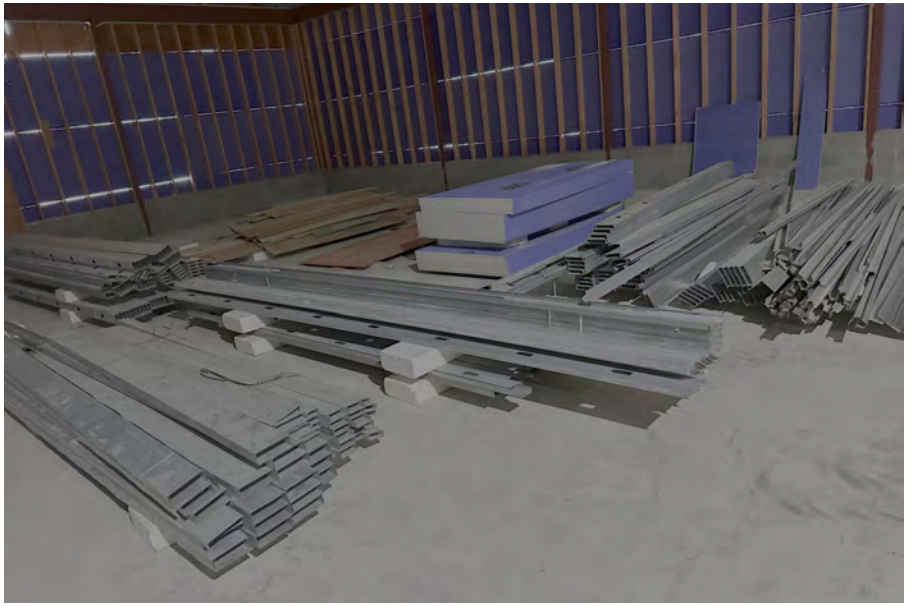

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EQUIPMENT LIST

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HVAC:

- Twenty Six (26) - 5 Ton Air Conditioning Units
- Three (3) - 7.5 Ton Air Conditioning Units
- Twenty Two (22) - Air Handlers
- HVAC Ducting

BUILDING SUPPLIES:

- Over 500 Insulated Wall Panels
- 450 Metal Studs
- 420 count Hard Board Siding
- 50 x 4x8 count Denz Glass Sheeting

ELECTRICAL:

- 1000 KVA 60HZ-3 Phase Transformer
- Various Electrical Cabinets and Switchboards
- Security Network Rack, Server, and Camera

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AERIAL MAP

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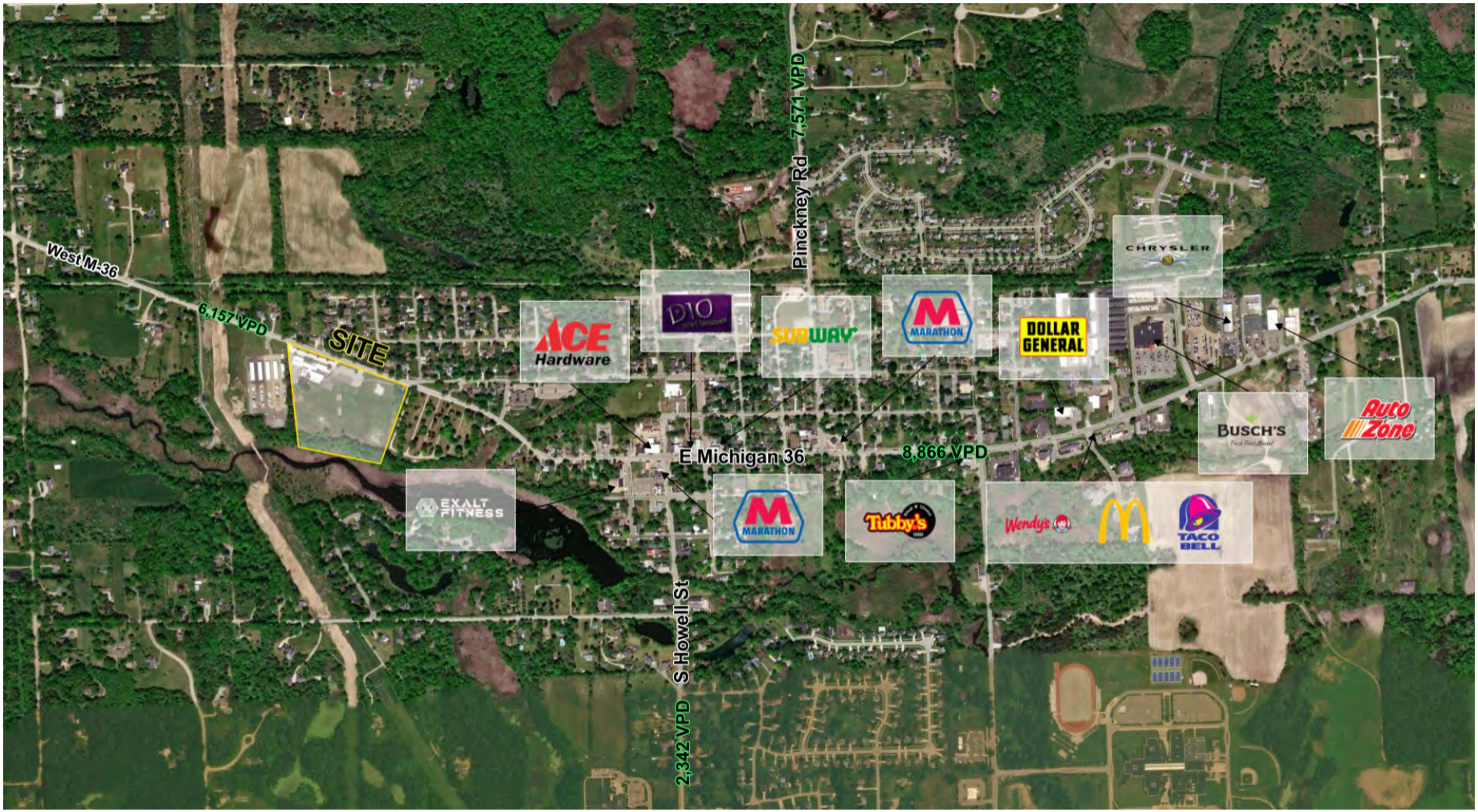

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CONTACT

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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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DISCLAIMER

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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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