

FULTON - RECEIVERSHIP SALE: OPERATING CANNABIS GREENHOUSE CULTIVATION FACILITY
12504 42ND STREET | FULTON, MI 49052

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FOR SALE

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PROPERTY HIGHLIGHTS

- Rare opportunity for a Receivership Sale! Fully operational and turnkey Adult-Use Greenhouse Cultivation Facility — real estate and licenses included.
- The property consists of four (4) Greenhouses, a Head House facility, an additional on-site office/residence space, and excess land for expansion on 40+ acres.
- Currently operating under two (2) Class C Adult-Use Cultivation Licenses, renewed through April 2026, this facility offers immediate scalability for an experienced operator or investor.
- The cultivation infrastructure features high-capacity Gavita lighting, advanced climate automation, and extensive irrigation and HVAC systems.
- Security measures, power backup, and odor mitigation are also in place.
- Employment retention and increased day-to-day management will ensure a seamless continuity of cash flow and to maintain and increase operations.
- Conveniently located in Southwest Michigan's strong climate and offers nearby access to US-131, M-66, I-94, and I-69 freeways.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	1,411	9,864	155,497
Total Population	3,740	25,096	380,668
Average HH Income	\$87,940	\$96,331	\$87,160

BUILDING SIZE

Total Building Size: 23,376 SF
 Four (4) Greenhouses: 3,600 SF Each
 Head House: 7,500 SF
 On-Site House/Office: 1,476 SF

LAND SIZE

40.42 Acres

SALES PRICE

\$2,400,000

AREA TENANTS



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LIGHTING:

- (60) 1,000W Illuminar Dual Sided HPS Gavita Lights per Greenhouse (Total: 240)

INFRASTRUCTURE & EQUIPMENT:

- Next G3n Custom HVAC in Greenhouses
- Aaon Units – 13 Ton (Veg Room), 6 Ton (Head House)
- Custom Made 100' x 2.5' Beds (8 per Flower Room) - with Living Organic/Veganic Soil

CLIMATE & CULTIVATION CONTROLS:

- Link4 iGrow 1800s Automation System
- Dehumidification fans
- Weather station
- Wet walls
- Automatic shade & blackout curtains
- Roof vents
- 100' undercooling rolling benches (4 per Greenhouse)
- FogCo Odor Mitigation

WATER & IRRIGATION:

- Reverse Osmosis System
- Self-built Toro Drip Irrigation Lines
- On Well & Septic (2,000-gal compartmentalized tank)

POWER & BACKUP:

- Cummins 300 DQDAC Backup Generator
- ChillKing 20 Ton Chiller
- Modine PTP400 Unit Heaters (2 per Greenhouse)

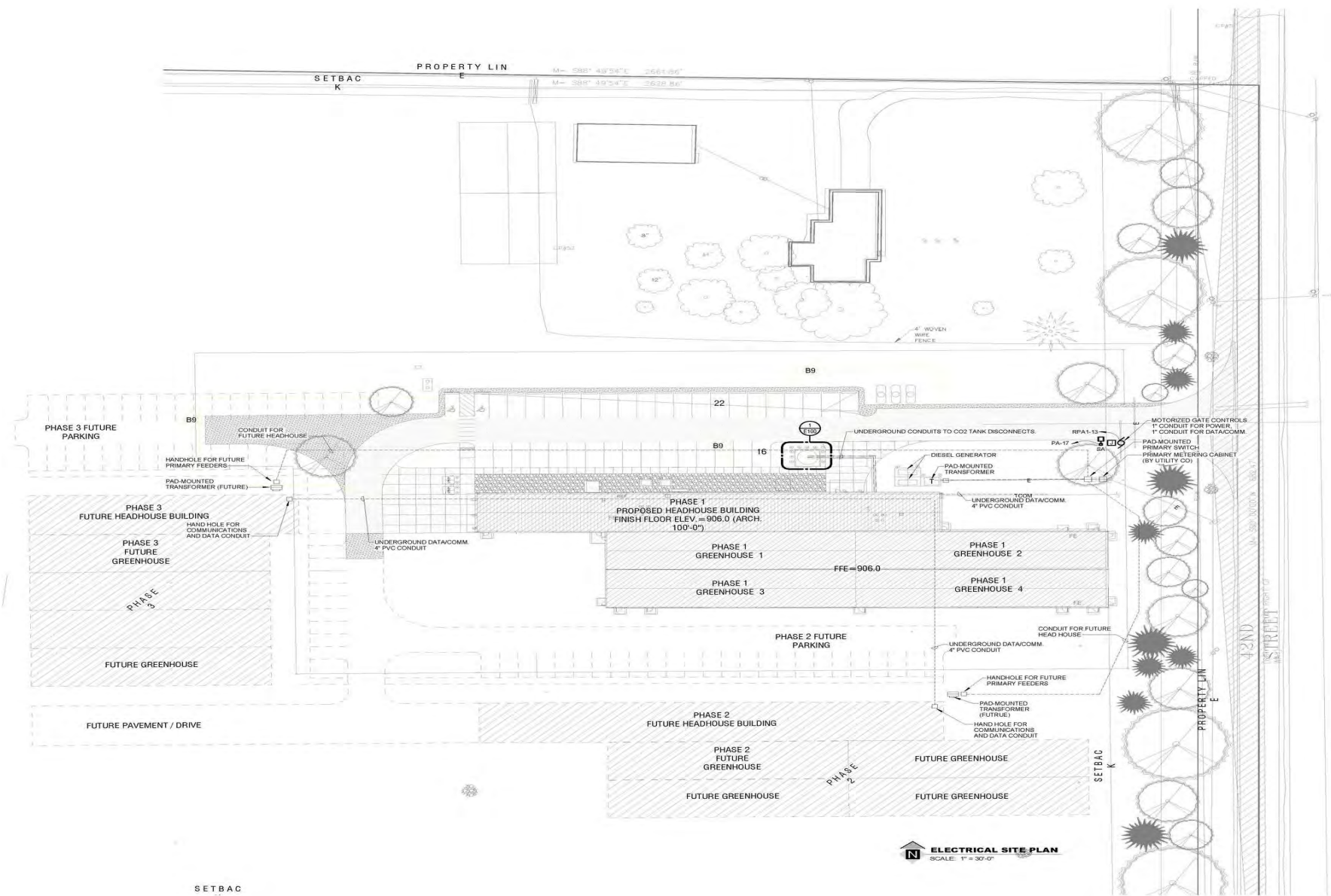
SECURITY:

- Axis Camera System
- Honeywell Access Control
- 10' Barbed Wire Fencing
- Electric Gate with Keycard Access



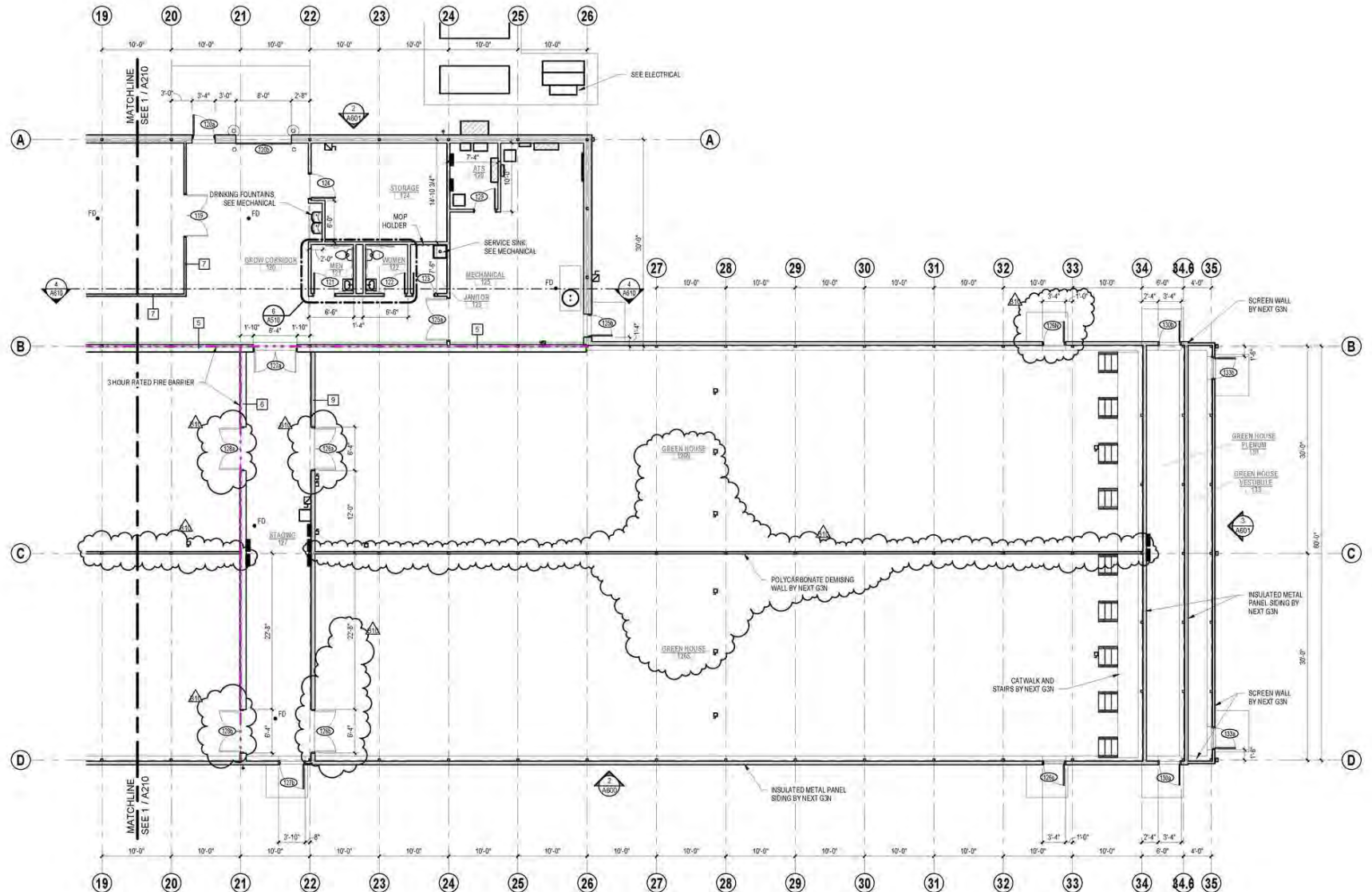
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FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"

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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.

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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.

