

*LEASE*156,000 SQ/FT WARREN CULTIVATION/PROCESSING

12005 toepfer rd | Warren, MI

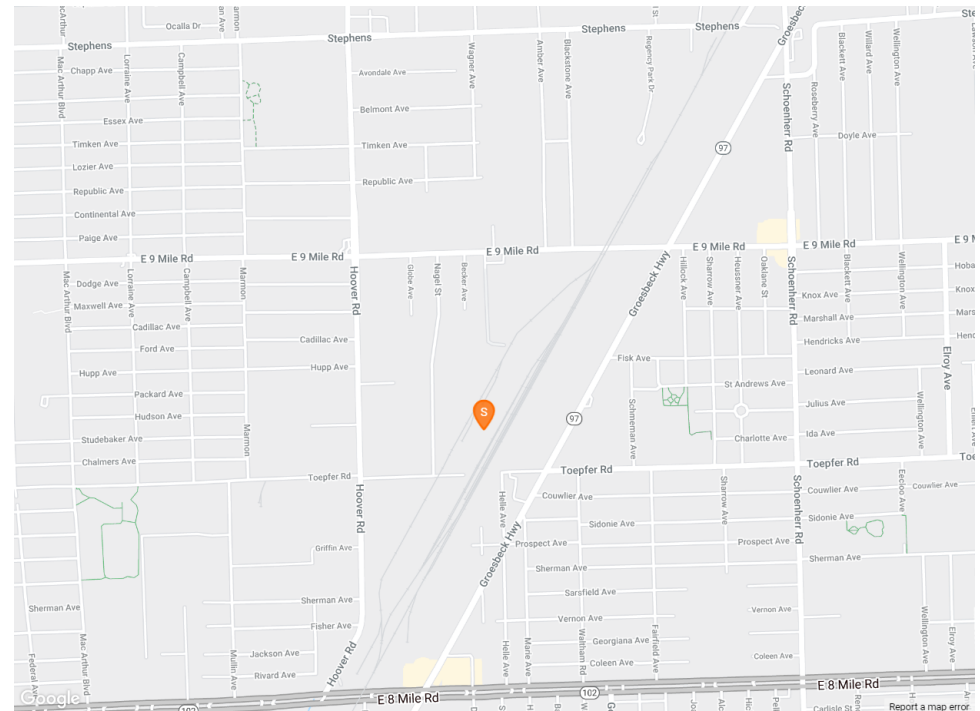


BUILDING HIGHLIGHTS

- 156,800 square feet of space is available for multiple tenants in Warren Michigan
- There are two distinct spaces of approximately 100,000 square ft and 50,000 square ft -- Owners are open to one single tenant or multiple tenants of 10,000 sq/ft suites or greater.
- 1,800 amps, 480 volt of 3-phase power, with power upgrade quotes already requested from the service provider
- \$14.90/square ft NNN
- One of the few Wayne county municipalities that has opted in for recreational cultivation
- Incredibly clean open warehouse with high ceilings and good roof

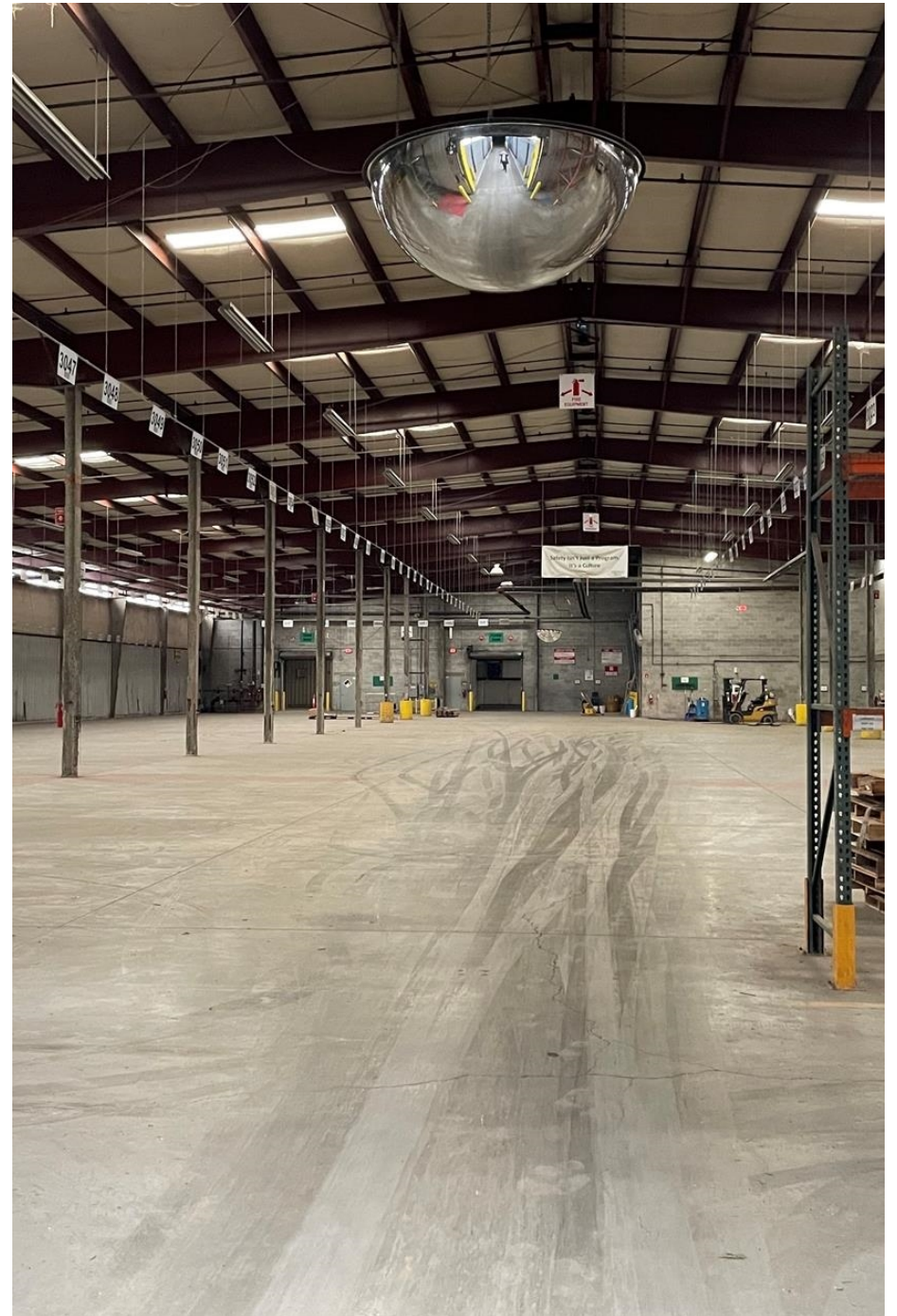


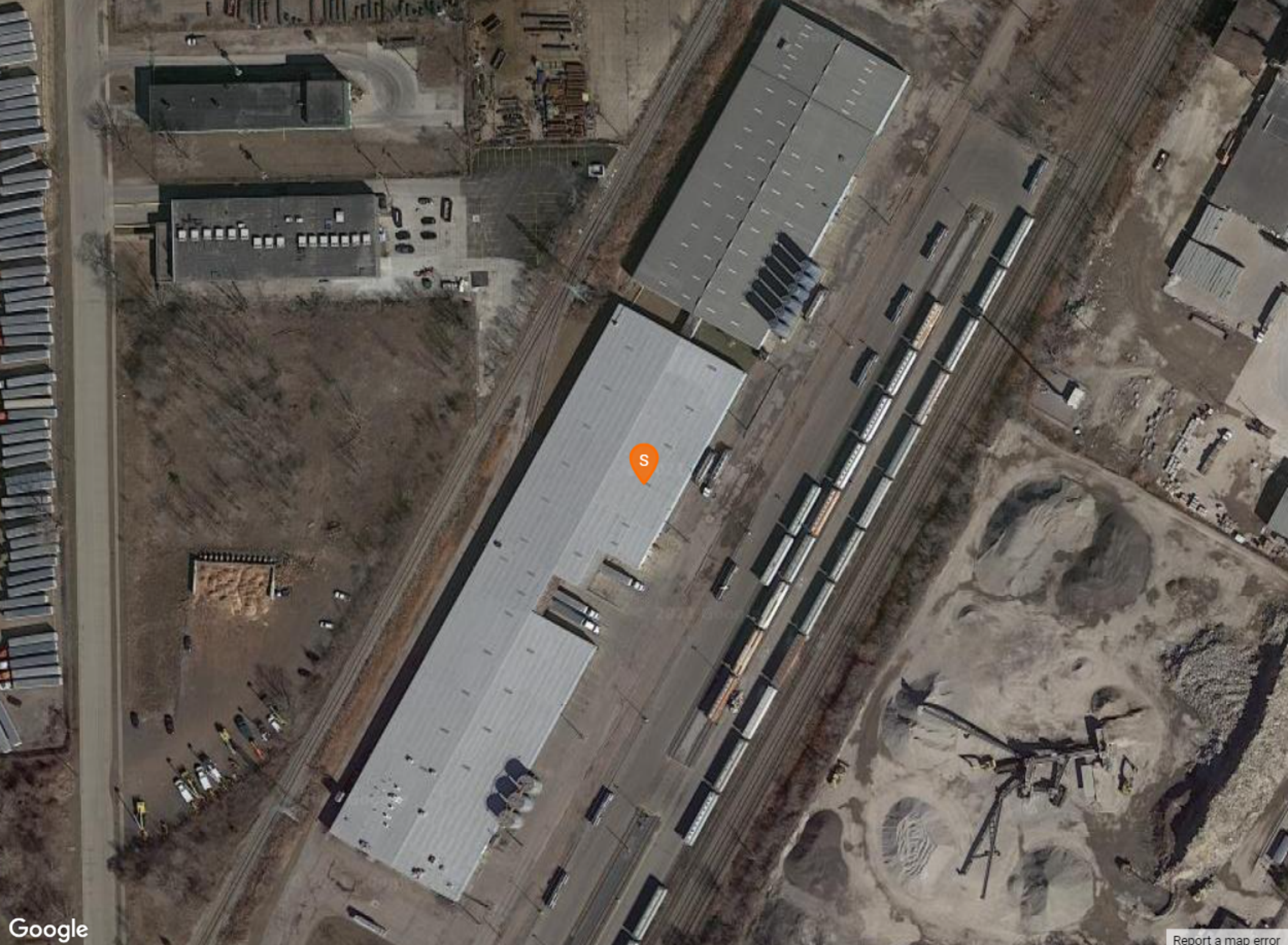
Locator Map



PROPERTY DESCRIPTION

BUILDING SF	156,000
NET RENTABLE AREA (SF)	156,000
LAND SF	342,817
LAND ACRES	7.87
YEAR BUILT	1978
ZONING TYPE	Industrial







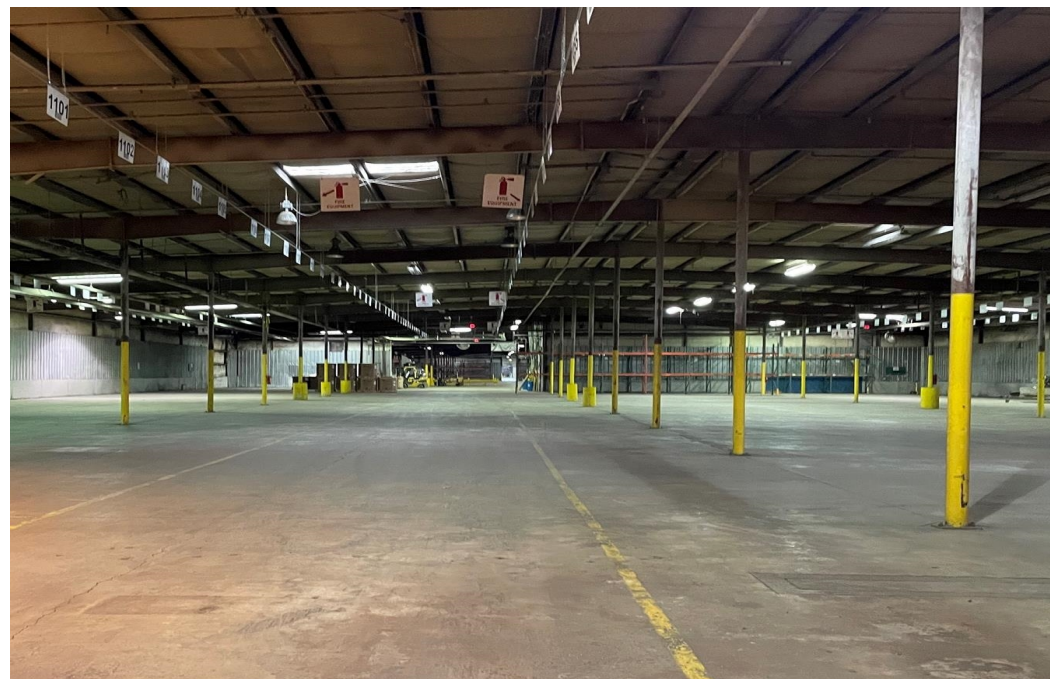
Interior 1



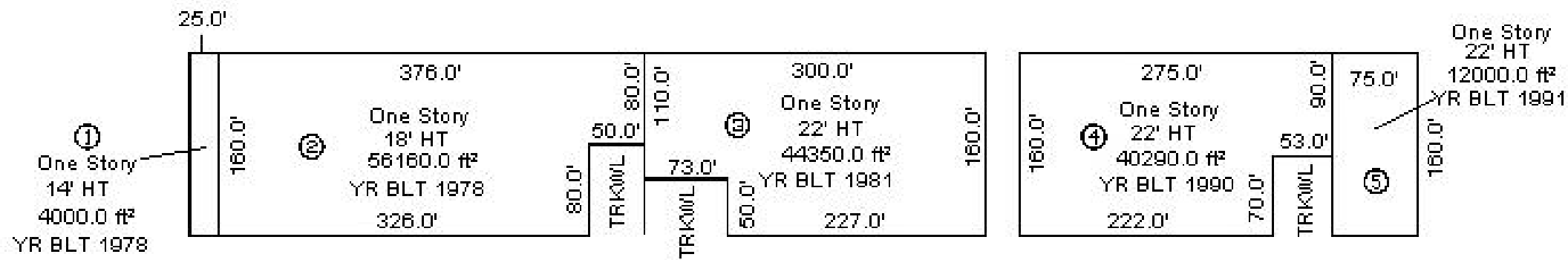
Interior 2



Interior 3



Interior 4



Base Blueprint



Exterior 1



Exterior 2



Exterior 3



Exterior 4

*LEASE*156,000 sq/ft Warren Cultivation/Processing

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Michigan Cannabis Properties and it should not be made available to any other person or entity without the written consent of Michigan Cannabis Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Michigan Cannabis Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Michigan Cannabis Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Michigan Cannabis Properties has not verified, and will not verify, any of the information contained herein, nor has Michigan Cannabis Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Elijah Simkins
Lead Realtor
(313) 444-1470
elijah@mcpbrokerage.com

