



OUTDOOR CULTIVATION FOR SALE OR LEASE IN HANOVER, MI
FULLY OPERATIONAL OUTDOOR GROW
1117 WOODEN ROAD, HANOVER | PULASKI TWP, MI

OVERVIEW

Introducing a fully operational, licensed cannabis cultivation facility in Hanover, Michigan (Pulaski Township), featuring a Medical Tier C license in good standing and infrastructure designed for immediate use and future expansion. The property includes a 1.25-acre secured outdoor grow area, enclosed with 8' fencing, privacy screening, and surveillance

The site spans approximately 10.1 acres, offering substantial room to expand canopy and scale operations. A 5,000 sq. ft. purpose-built support facility anchors the property, including a 660 sq. ft. indoor grow room with Fluence LED lighting and automated controls, clone room, drying and processing areas, trimming and packaging space, secure vault, and receiving area with 10' overhead doors. All cultivation areas feature washable PVC wall systems for compliance.

Infrastructure includes 600-amp electrical service, 50 kW backup power, high-efficiency HVAC systems, water filtration, and a full security monitoring setup. The sale includes equipment supporting cloning, cultivation, harvest, curing, and packaging. With a replacement cost exceeding \$2M, this turnkey asset offers immediate functionality, strong existing improvements, and significant expansion potential. Available for sale or lease.

HIGHLIGHTS

- **Turnkey Operation:** Fully functional outdoor cultivation site with immediate operational capability.
- **Licensed & Operational:** Active Medical Tier C license in good standing, supporting immediate cultivation.
- **Expansion Potential:** 10.1-acre total site allows for significant scaling of outdoor canopy and additional infrastructure.
- **Turnkey Facility:** 5,000 sq.ft. support building with integrated cultivation, processing, and administrative spaces.
- **Robust Infrastructure:** 600-amp electrical service, 50 kW backup generator, high-efficiency HVAC (SEER 15 heat pumps), and dedicated water filtration systems.
- **Security & Compliance:** Fenced perimeter and 24/7 video surveillance.
- **Expansion Upside:** Additional licenses can be added and the grow footprint can be expanded.

SELLER FINANCING AVAILABLE

SALE PRICE:
\$695,000

LOT SIZE
10.1 acres

LEASE RATE:
\$10,000/month NNN

PLANT COUNT
1,500

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ADDITIONAL PHOTOS



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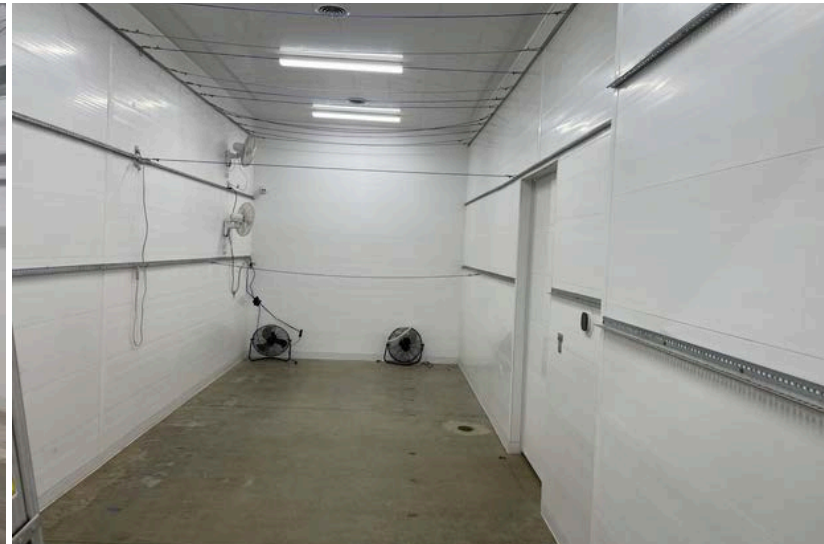
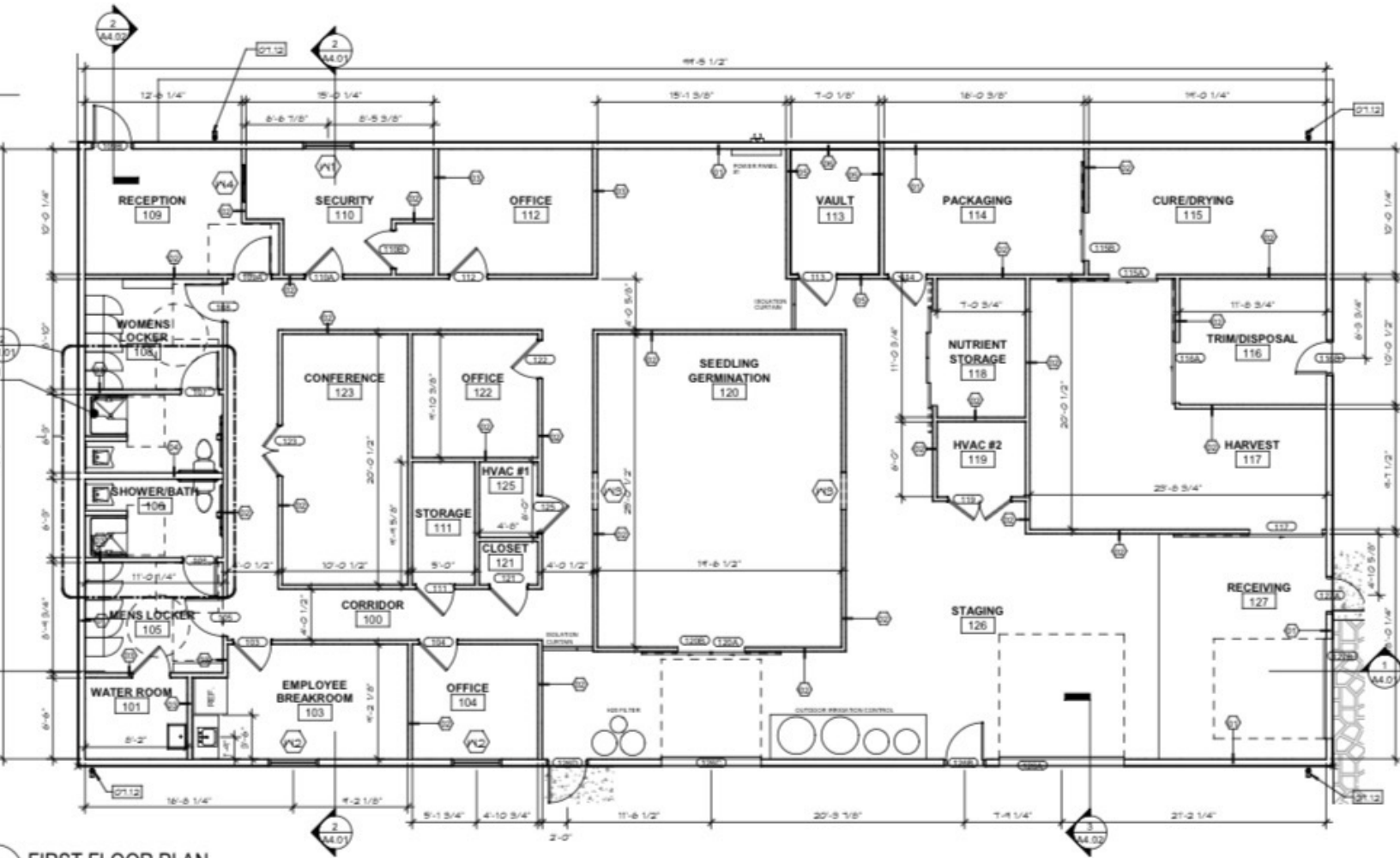






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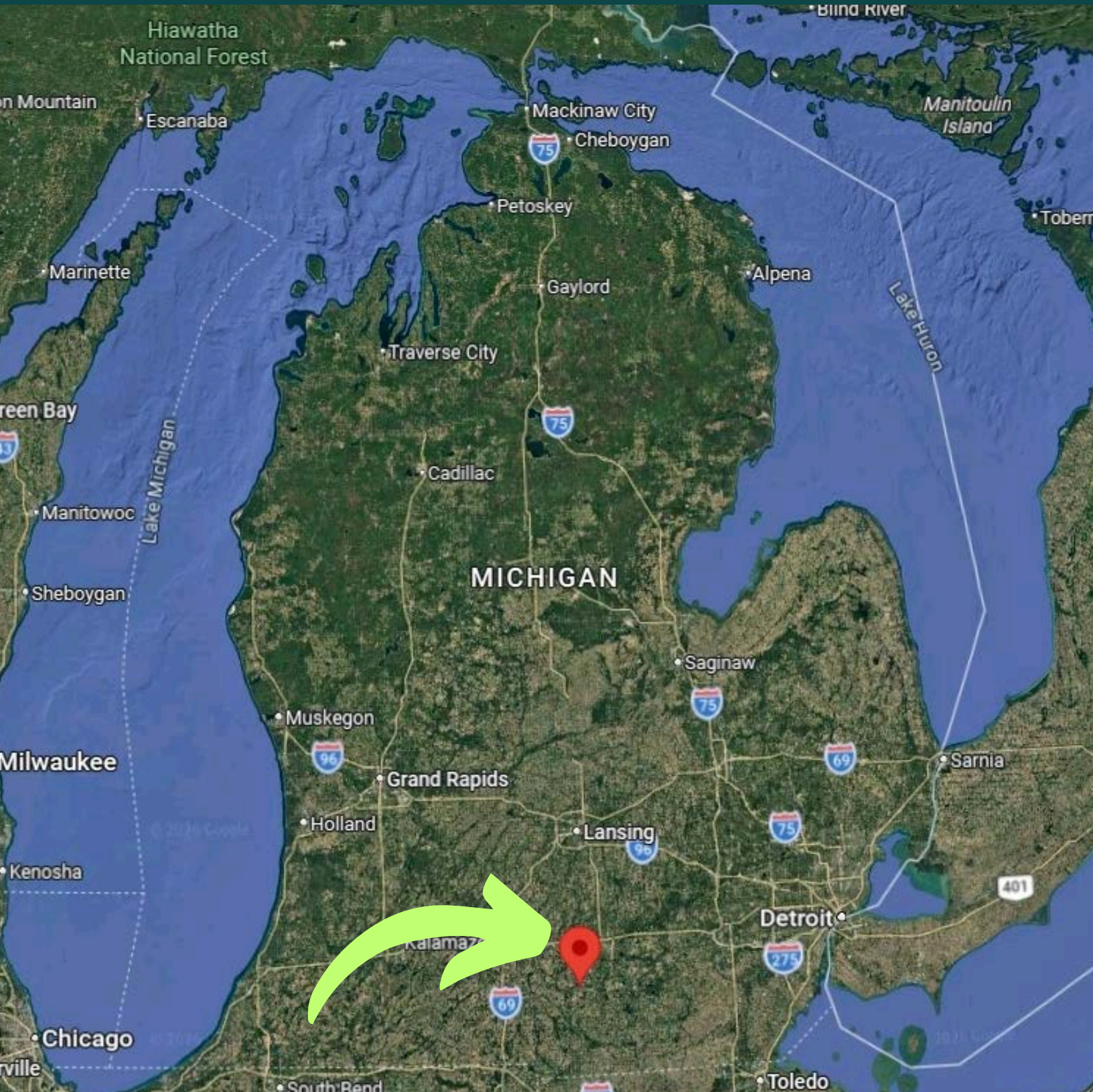


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LOCATION



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