

818 W Veteran's Memorial Hwy Blanchard OK 73010



Property Information

8400 SF Metal Building Built in 2002

1.53 Acres (MOL)

Features:

3-Phase Electric 208V 1200 AMP
 City of Blanchard water service
 City of Blanchard sewer/Septic System
 1— 14 foot over head door (south end) 1— 14 foot over head door (sheet rocked over north end)
 Approximately 2,400 SF built out as Medical Marijuana grow operation
 1— ADA Restroom 8'x8'
 Break Room/Kitchen/ Wash Room 8'x12'
 Mother Room 20'x10'
 Clone Room 10'x10'
 Potting Room 12'x10'
 Veg Room 54'x10'
 Dry Cure Room 24'x10'
 Flower Room1 35.5'x20' Flower Room2 44.5'x20'
 Trim Room 16'x20'
 Office Room 13'x12'
 Product Storage Room 13'x8'
 PVC Paneling In All Rooms

List of Equipment on Page 2

Price: \$975,000.00

Property Information

23 ft Eaves & 24 ft Ridge in Main Warehouse
 10 ft Ceiling Height in East Side Rooms
 Perimeter Fencing with Electronic Controlled Gated
 Pylon Signage
 Approximately 265 Feet of Frontage on Hwy 62
 Spray Foam Insulation

In the unused 4,800 SF (MOL) Warehouse 40X120
 1— 1500 Gallon RO Tank
 3— 500 Gallon Batch Tanks
 Trollmaster Irrigation

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Page 1

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Build Out

PVC paneling in all rooms

Mother Room 20 X 10

2 tables with irrigation and drainage
8 Veg Next Lights
1 Mini Split
1 Dehumidifier
1 Exhaust Fan

Clone Room 10 X 10

2 racks for clone trays with lighting
1 AC Unit

Potting Room 12 X 10

Storage Rack
1 AC Unit
Cloning Supplies

Veg Room 54 X 10

2 tables with irrigation and drainage
2 Mini Splits
1 Dehumidifier
2 Exhaust Fans
16 Hurricane Fans
22 Veg Next Lights

Dry Cure Room 24 X 10

1 Mini Split
2 Dehumidifier

Flower Room 1 35.5 X 20

8 sliding tables 14 X 4 with irrigation and drainage
24 LED Gavita Lights
6 Dehumidifiers
24 Hurricane Fans
7.5 ton AC Pack Unit

Flower Room 2 44.5 X 20

10 sliding tables 14 X 4 with irrigation and drainage
30 LED Gavita Lights
3 Dehumidifiers
31 Hurricane Fans
7.5 ton AC Pack Unit

Trim Room 16 X 20

2 Work Tables
1 Counter Top Cabinet

Office 13 X 12

2 desks with electric adjustable height
1 large double door storage cabinet
1 Mini Split

Product Storage 13 X 8

Floor AC Unit
3 Storage Racks

Bathroom 8 X 8

1 large double door storage cabinet

Kitchen - Wash Room 8 X 12

Deep Industrial Sink
Microwave
Counter Top Refrigerator
Washer & Dryer Full Size

Unused Warehouse 40 X 120

1 1500 Gallon RO Tank
3 500 Gallon Batch Tanks
Trollmaster Irrigation

Empty Warehouse for future buildout 4800 sq ft

Page 2

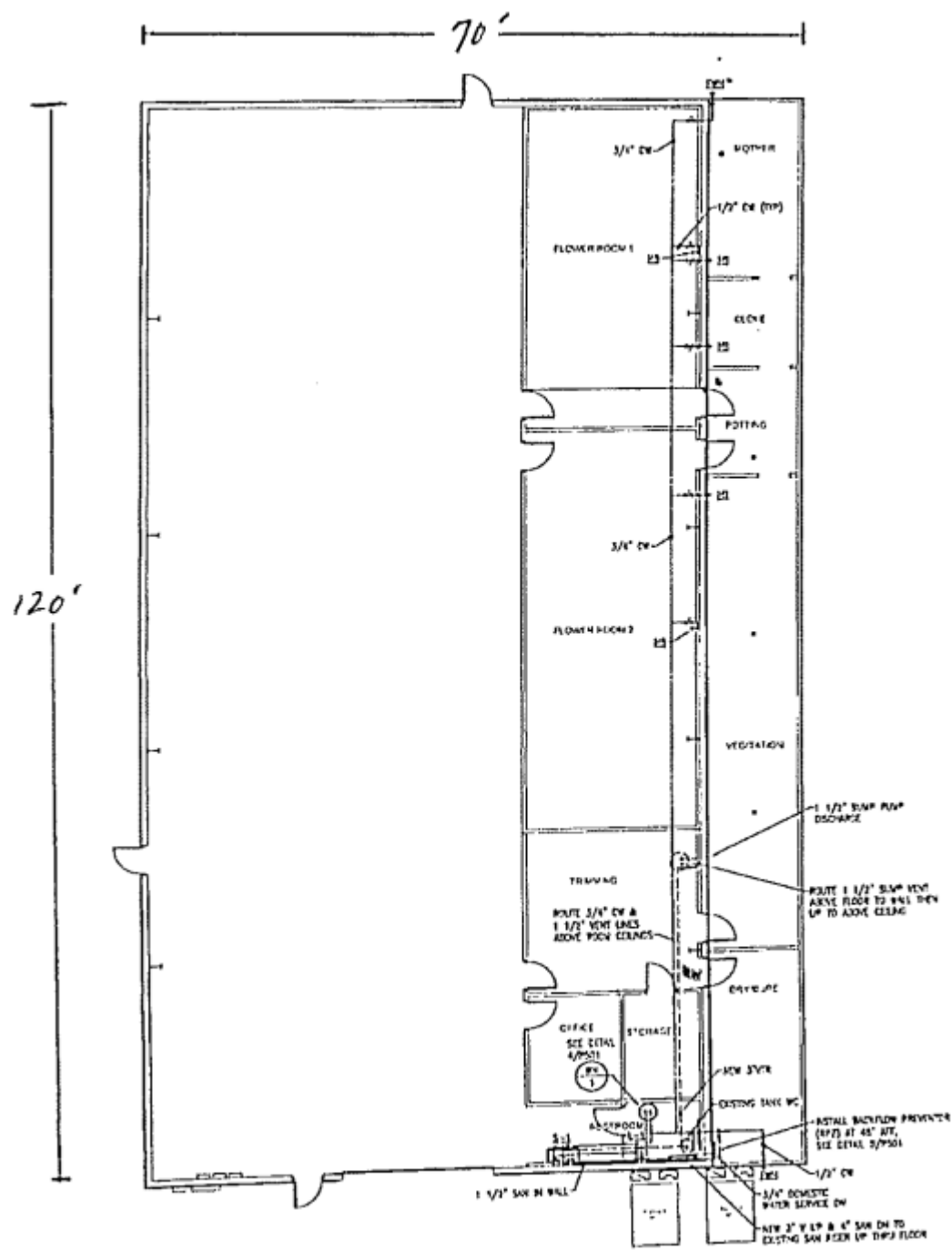
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