

## **Immaculate Indoor Cannabis Grow – General Information**

YouTube Video: <https://youtu.be/6d8f9JxlpYk> (or look up "688 Bryant Street")

Link to photos: <https://www.dropbox.com/sh/8ob43zcz3if1e4m/AADEzQ57IerjNGBGC-vU7jJ0a?dl=0>

Drone Stills:

[https://www.dropbox.com/sh/00yuc6dk3fpoin4/AAAjXsNerVUY\\_dv103a43kula?dl=0](https://www.dropbox.com/sh/00yuc6dk3fpoin4/AAAjXsNerVUY_dv103a43kula?dl=0)

### **Location Specific Details:**

Physical Address = 688 Bryant Street, Denver, Colorado

Physical Location = Hard corner of Bryant and Seventh St.

Frwy Access = Multiple points of access to the 6<sup>th</sup> and 25 Frwy(s) with easy access into downtown Denver

### **Building Specific Details:**

Height = 2 Story

Total Sq. Ft. = 9,153 sq. ft.

Building Occupancy = F-1 Occupancy (Factory Industrial Moderate Hazard)

Egress = 6 Points of ingres and egress

Watering System = 1000 gallons of fresh filtered water

Watering Stations = Two (2) – 200-gallon pump and processing centrally located stations (one (1) on each floor)

Water Filtering System = Aquasana pleated, charcoal and UV filtered water storage

Watering Heat = Navien 199K BTU tankless boiler

Leased Co2 System = Full Green Co2 system in place with 14 cylinders

Mechanical = All mechanical in the building has been thoroughly restored and/or replaced

Building Condition = Full building restoration completed on the 1<sup>st</sup> of February 2022

### **Grow Specific Details:**

Total Flower Lights = 220 Ducted and power vent flower lights (1000 W High Pressure Sodium lights)

Total yield Per Light = 4 plants/light yielding 2.25 Lbs. per light

Total LBS per Cycle = 495 Lbs.

Total Cycles per Year= 5.6 Cycles per year

Total LBS per Year = 2800 Lbs.

### **Sales Specific Details:**

Asking Price = \$1,999,999

Facility construction plans available on request.