



COLLIERS INTERNATIONAL LONDON ONTARIO BROKERAGE

650 Colborne Street London, ON N6A 5A1 T: 1 519 438 4300 F: 1 519 438 8274

INVESTMENT OPPORTUNITY

Colliers International (the "Agent") has been retained by Beleave Inc. (the "Vendor") as exclusive agent to arrange for the offering and sale of 100% freehold interest in a 240,000 SF Commercial Greenhouse facility located at 6867 Wellington Road South.

The Property is a 240,000 square foot commercial greenhouse situated on a 82 acre site. The current owner has recently invested over 2 million dollars to make the facility a per-licensed cannabis commercial grow operation. Applications have been made to Health Canada and the site is ready for a reviewer. The Application made to Health Canada was for Cannabis Cultivation, sales and processing license under Indigenous Navigator Program.

ASKING: \$7,900,000.00



GREENHOUSE OPPORTUNITY

- 82 Acres (MPAC)
- 240,000 SF Commercial Greenhouse
 - > 90,000 SF glass
 - > 144,00 SF double poly greenhouse
- Health Canada Compliant Security Fence
 Installed
- 10 MW electrical upgrade brought to property
- 2 new natural gas boilers (2 years old)
- 15 acres around main building designed for hoop houses or outdoor growing







GREENHOUSE OPPORTUNITY

ADDITIONAL PROPERTY FEATURES

- Retail/Sales area
- 2 grade doors 14'h x 12'w
- 2 interior loading docks
- Cooler and Storage bays
- 50% of poly area has infloor heating ideal for propagating winter runs
- Under bench, overhead, perimeter and underfloor heating pipes
- Water purification system
- UV, cloth filter and oxygenation
- Partial blackout shading
- 3 x Good Quality water wells
- 2 x 45,000 gallon underground tanks (roof, pond and well water)
- 3,000,000 liter rainwater retention pond
- Back up electrical generator
- Floor leveling and installation of new ground sheet
- High speed Internet connection
- Security, electrial and HVAC design completed





GREENHOUSE OPPORTUNITY - PROPERTY

Executive home with pool and barn included in purchase.





GREENHOUSE OPPORTUNITY - EXTERIOR PHOTOS









































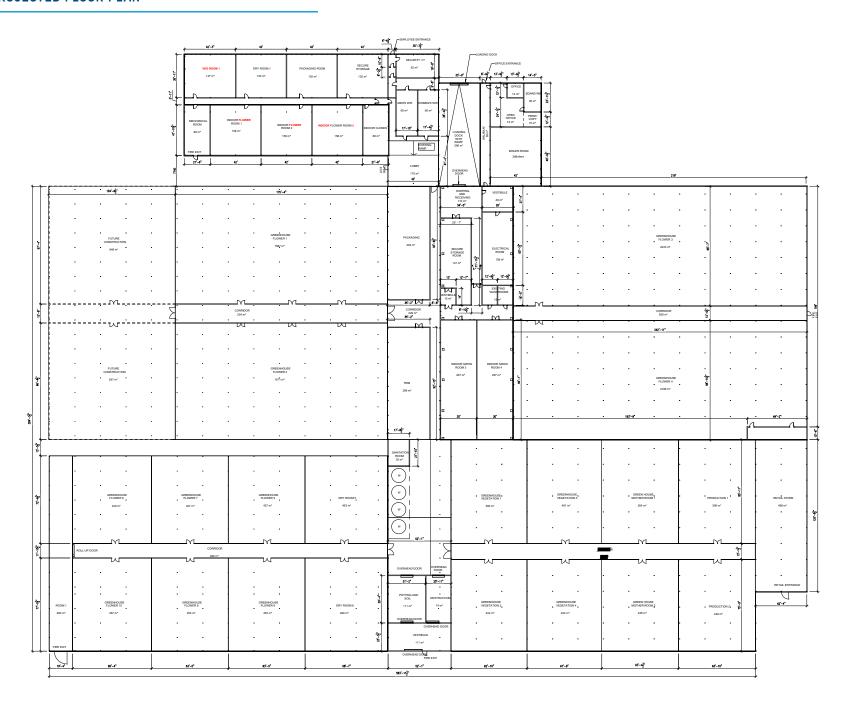
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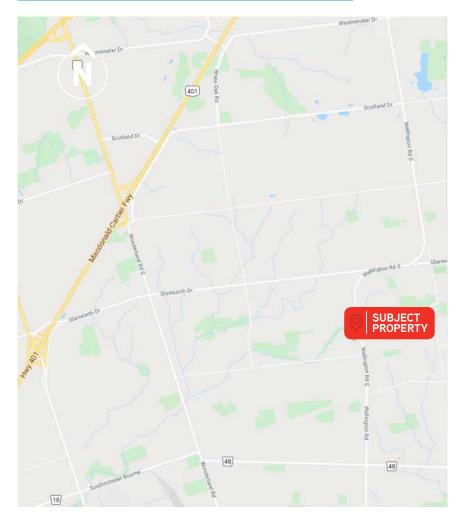
BELEAVE KANNABIS, CORPORATION
WELLINGTON ROAD, LONDON
TOTAL GREENHOUSE RANGE

DRAWN BY : Tom	APPROVED BY:
DATE : 30 Aug 2019	scale : 1:750
REV. No.	REV.DATE :
PROJECT No.	DRAWING :
W18 0926	





LOCATION MAPPING AERIAL VIEW







TRAVEL DISTANCES

To London Centre	16 km
To Kitchener-Waterloo	112 km
To Hamilton	129 km
To Toronto	194 km
To Sarnia	109 km
To Buffalo	233 km
To Windsor	181 km
To Detroit	184 km





EDUCATION

University - 14% College - 36% High School - 28% Other - 22%



TOTAL POPULATION

City: 414,219



AVERAGE HOUSEHOLD INCOME \$89,565



Fanshawe College has created a Cannabis Applied Science Program to help create knowlegable cannabis employees in the region.

AGE DISTRIBUTION within the Community

0-9	11%
10-14	5%
15-19	5%
20-29	10%
30-44	16%
45-54	16%
55-64	17%
65-74	13%
75+	8%

ZONING - AGRICULTURAL (AG)

The Agricultural Zone is intended to be applied to lands which are designated Agriculture in the Official Plan. The creation of properties less than 40 ha (98.8 ac) in size is discouraged by the Official Plan policies. The AG1 Zone variation permits a wide range of non-intensive agricultural uses whereas the AG2 Zone variation permits intensive and non-intensive agricultural uses. The AG3 Zone variation is intended to be compounded with other AG Zone variations where appropriate to permit secondary farm occupations.

The AG4 Zone variation recognizes existing single detached dwellings in the rural area which may or may not have agricultural uses associated with them. The intent is that no new AG4 Zone variations will be created. The AG5 Zone variation is intended to be compounded with other AG Zone variations where appropriate to permit secondary farm dwellings.

AG2

The following uses are permitted uses in the AG2 Zone variation;

- a) Any use permitted in the AG1 Zone variation;
- b) Livestock facilities:
- c) deleted, Z.-1-081772
- d) deleted by Z.-1-152403
- e) Compost facility;
- f) Aquaculture;
- g) Agricultural research station;
- h) Manure storage facility;
- i) Mushroom Farm (Z.-1-172556)

AG3 (3)

The following uses are permitted in the AG3 Zone variation;

- a) Custom workshop;
- b) Personal service establishment;
- c) Day care centre;
- d) Bed and breakfast establishment;
- e) Business office;
- f) Building and contracting establishment;
- g) Service trades;
- h) Service and repair establishments;
- i) Vehicle repair garage;
- j) Commercial Greenhouse



AG5 Zone variation;

a) Secondary farm dwelling;

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any ER Zone or ER Zone variation for any use other than the following uses:

ER - ENVIRONMENTAL REVIEW

The following are permitted uses in the ER Zone:

- a) Conservation lands;
- b) Conservation works;
- c) Passive recreational uses;
- d) Managed woodlot;
- e) Agricultural uses.

OS5 - OPEN SPACE

The following are permitted uses in the OS5 Zone variation:

- a) Conservation lands;
- b) Conservation works (Z-1-051390)
- c) Passive recreation uses which include hiking trails and multi-use pathways (Z-1-051390)
- d) Managed woodlots (Z-1-051390)

Contact us



MATT CHAMBERS
Vice President - Sale Representative
P: +1 519.438.4300 ext. 203
matt.chambers@colliers.com

6867 WELLINGTON ROAD SOUTH LONDON | ON

Interested parties are required to sign a Confidentiallity Agreement prior to receiving additional information on this offering. Please contact us for a copy of the Confidentiality Agreement.

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Colliers International 650 Colborne St, London, ON N6A 5A1 P: 519.438.4300 collierscanada.com