

AVAILABLE NOW

Former CBD Processing Turnkey Facility Late Model, New in 2019

300 American Way, Du Quoin, IL 62832



Real Estate Highlights:

Located in the DuQuoin Industrial Park, the property is adjacent to HWY 51 and approx. 30 miles south of Interstate 64 and approx. 15 miles west of Interstate 57.

- Building Size: 42,330 SF
- Year Built: 1992
- Clear Ceiling Height: 16 ft
- No. Dock Doors: 5
- No. Drive In Doors: 1
- Lot Size: 8 Acres

The facility was purchased back in 2014, the building was used as a bakery and was operational prior to purchase. The building sat vacant for a few years until a license was obtained to process hemp and is currently registered as a hemp processing facility with state of IL department of agriculture.

Invested about \$9M:

- \$3M – land/building (including improvements)
- \$3M – equipment (New equipment installed between 2019-2020)
- \$3M – working capital (includes raw materials for production)

The Real Estate, Equipment, and intellectual property is owned and there are no encumbrances. Operations include extracting the oil from the hemp plant, and then send the oil to other manufacturers for use in a variety of products. One of the most popular end products is CBD oil, or cannabidiol, sold as an over-the-counter health supplement, among other uses. No marijuana is involved in the process and neither the hemp plants nor the extracted oil contained THC greater than 0.3% (legal limit)



Processed approximately:

- 342,761 lbs of hemp

Turned into 13,364 Liters of WD crude – continued to process into distillate approx. 7,000 liters of distillate @ 80% average potency.

Operations began in July of 2020, during our most productive months we produced 4-5 (55 Gals) of distillate per month, half of the estimated capacity 8-10 (55 Gals) per month.

Operational & Ready for Continued Production

For any questions related to the equipment or to schedule an appointment to view at the plant, please contact

Mike Berman at **954.540.8705** - SurplusManagementLLC@gmail.com or Alex Holland at **305.781.6262** - Alex@hollandindustrialgroup.com

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