



RARE CANNABIS ENTRY OPPORTUNITY IN ILLINOIS

Cannabis Infusion License & Zoned Property Investment

offered at \$660,000

Ideal For

Who are

Multi-State Operators (MSO's)

Seeking expansion to a limited license state with high market demand

Existing Cannabis License Holders

Cultivators, Manufacturers of THC or Hemp seeking a fully zoned property to streamline operations

Investors & Private Equity Groups

Seeking seeking to enter one of the largest consumer bases in the U.S.

International Cannabis Companies

Looking for a foothold in the US market

Cannabis Entrepreneurs

Seeking entry into the legal cannabis industry

Real Estate Developers Specializing in Cannabis

Interested in redevelopment potential for high value cannabis projects

Investment Highlights

Exclusive Market Position	Limited License Market: Illinois has a highly restricted cannabis license structure, increasing long-term asset value.
	Turnkey Zoning: Avoid the hassle of securing new zoning approvals for cannabis operations.
	Socially impactful to support brand promise.
Property & Development Potential	Existing 9,000 sq ft Nightclub Facility is ready for redevelopment.
	Rebuild Opportunity: Expand up to 144,000 sq ft to maximize operational capacity.
	Flexible Use: Suited for infused product manufacturing, cultivation, and processing, THC or Hemp.
Illinois Cannabis Market Growth	\$2B+ Market: Illinois cannabis sales are among the highest in the U.S.
	Low Competition: Limited licenses create strong barriers to entry for new competitors.
	Consumer Demand: Edibles and infused products are fast-growing segments, ideal for a licensed infusion operation.

Illinois Cannabis Market Entry Opportunity:

A rare opportunity to acquire a licensed cannabis infusion business and a strategically zoned property in Illinois. Located in a limited license state with only 50 manufacturing licenses and very few cannabis zoned properties, there are only 10 manufacturers operating with approximately 100 products on the market vs. 800 in neighboring Michigan.

Mixed Use Cannabis Zoning allows for flexibility:

Consider one or all of the following Revenue Options

Infusing and Manufacturing; THC, Hemp

Cannabis Cultivation: THC, Hemp

Secure Transport and Distribution Center

Commercial Space Rentals

Community Investment

- Positioned at the nexus of I-294, I-57, and I-80, and just minutes from Chicago, this location is ideal for distribution and logistics. Common address: 2911 Claire Blvd, Robbins, Illinois 60472.
- Investing in Robbins, IL is not just a strategic business move—it's an opportunity to make a lasting impact on a historically underserved community while enhancing brand reputation and corporate responsibility in an ultra-secure facility on the edge of town.
- The local government has been highly supportive of this project and is seeking to collaborate with business owners who bring jobs, innovation, and sustainable development to the area.

For More Information & Next Steps

No leasing options available: Fully Funded, Qualified Buyers, only.

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