

THE G7 GROUP



- Foyil Industrial -

17295 E 400 Road, Claremore, OK 74017
Rogers County

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Subject Property:

- **Offered at \$1,725,000 as-is condition all equipment included**
- Total acres: 5.22 acres
- Zoned: Comm./ Industrial
- Electric on-site:
 - 3 phase
 - stepdown transformers
 - 15,000 amps
- **Building 1: (Steeple)**
 - 7,560 sqft
 - Large room 1: 4 Quest dehumidifiers / 48 double ended 1000 watt lights / 36 single ended 350 watt lights / 7 tables
 - Large room 2: 4 Quest dehumidifiers / 45 double ended 1000 watt lights / 36 single ended 350 watt lights / 6 tables
 - Large room 3: 1 Quest dehumidifier / 47 double ended 1000 watt lights
 - 2 Veg rooms:
 - Veg room 1: 23 small lights
 - Veg room 2: 9 small lights / 3 dehumidifiers
 - 2 Drying rooms
 - Storage rooms / closet space
 - Kitchen
 - Multiple bathrooms
 - Water tank storage room:
 - 6 – 500 gallon tanks
 - 4 butane tanks
 - Office space
 - Power / HVAC Supply room
 - Overhead access to work on equipment
- **Building 2: (Processing)**
 - 3120 sqft
 - Large processing room
 - Overhead ventilation
 - Triple bay sink
 - Setup for C1-D2 Fuel based extraction
 - Butane system
 - Oversized compressor
 - Multiple storage rooms

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- **Building 3:**

- 9372 sqft
- Large room 1: 4 Quest dehumidifiers / 45 double ended 1000 watt lights / 36 single ended 350 watt lights / 5 tables
- Large room 2 : 4 Quest dehumidifiers / 45 double ended 1000 watt lights / 36 single ended 350 watt lights / 5 tables
- Small room 1: 2 Quest dehumidifiers / 36 lights LED Phyto2-1000 Blackdog / 5 tables
- Small room 2: 2 Quest dehumidifiers / 34 nanolux small double ended lights / 2 Gavita Hort LED lights / 5 tables
- Small room 3: 2 Quest dehumidifiers / 28 double ended lights / 5 tables
- Small room 4: 2 Quest dehumidifiers / 36 lights / 5 tables
- 2 x 2500 gallon water tanks
- 2 storage rooms
- Troll master control system
- 4 overhead bay doors
- Multiple HVAC systems

Licensing:

- C1-D2 Extraction Licensing has lapsed but has been previously inspected and approved.
- Obnnd #’s – Expires 10/31
- Omma #’s – GAAI-VYRZ-ZZVU – Expires 12/27/2024

Aerial View

