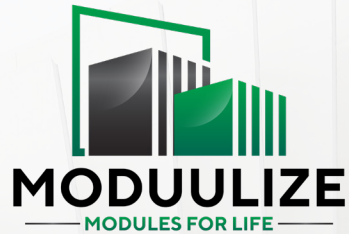




**GROW ANYWHERE.
SUSTAINABLY**

CULTIVATE WITHOUT LIMITS



GROW ANYWHERE. SUSTAINABLY

Today's cultivators face increasing pressure from climate change, compliance requirements, space limitations, and the need to get to market fast.

Moduulize provides a rapid, cost-effective solution with modular and container-based grow systems that let you launch or expand operations—anywhere.



FAST DEPLOYMENT FAST RESULTS

Our turn-key, automated grow rooms are designed to be up and running in weeks, not months—generating revenue quickly and helping you meet regulatory timelines with ease.

Whether you choose retrofitted shipping containers or our flat-pack modular systems, Moduulize delivers scalable, smart grow solutions that grow with you.

- ▶ Flat-pack systems: Quickly assembled and easily expanded by adding interlocking modules
- ▶ Shipping containers: Delivered fully operational and optimized for your crop
- ▶ Both are perfect for starting small—and scaling fast.

WHY

MODUULIZE?

We don't sell one-size-fits-all boxes. We create customized grow environments tailored to your crops, location, and goals.

- ▶ Higher yields in shorter grow cycles
- ▶ Smart automation for lighting, temperature, and humidity
- ▶ Remote monitoring for 24/7 performance insight
- ▶ Designed to meet compliance from day one

Whether you're an MSO, a collective, or an independent cultivator, Moduulize boosts your yield, quality, and efficiency.

BUILT FOR YOU OUR SYSTEMS ARE:

- Modular – easy to scale and adapt as your needs evolve
- Automated – set-and-forget operation with remote oversight
- Customizable – tailored for cannabis or other specialty crops
- Fast to deploy – operational within weeks, not months

MODUULIZE: A SMARTER WAY TO GROW

We make it simple to launch or expand your operation—efficiently, affordably, and sustainably. Let's build your grow. Let's Moduulize.

FAST TO DEPLOY.

BUILT TO SCALE.

We understand the urgency of time-to-market. That's why our turnkey grow environments are engineered for rapid setup—fully operational within weeks, not months.

We offer two primary solutions

Retrofitted Shipping Containers

Pre-assembled, ready-to-operate grow rooms in 10', 20', or 40' containers. These are fully automated and optimized for your crop, ideal for cultivators needing a mobile or instantly deployable unit.

Modular Flat-Pack Systems

Prefabricated grow room shells delivered as panels and assembled on-site. Easily scalable with interlocking walls—start small and grow with demand by simply adding new modules.

Both systems are designed for fast deployment, regulatory compliance, and ease of operation.



ADVANCED TECHNOLOGY

INSIDE EVERY UNIT

Intelligent Control System

Manage all room systems—lighting, HVAC, fertilization, CO₂, and ventilation—via a touch screen or remote app. Built with Siemens PLCs and Schneider low-voltage components for industrial-grade reliability.

Smart Environment Monitoring

Each unit features integrated sensors to track temperature, humidity, CO₂, and light levels in real-time. Your crops thrive under consistent, precisely-controlled conditions.

Automated Fertigation System

Quantitative and proportional nutrient delivery with EC and pH monitoring. Includes:

- 4 fertilizer channels
- 10L barrels per channel
- 2600kg water storage
- UV sterilization

Climate Control and HVAC

R21 insulated walls and industrial HVAC systems maintain uniform temperature and air quality, with automatic ventilation based on CO₂ levels and temperature fluctuations.

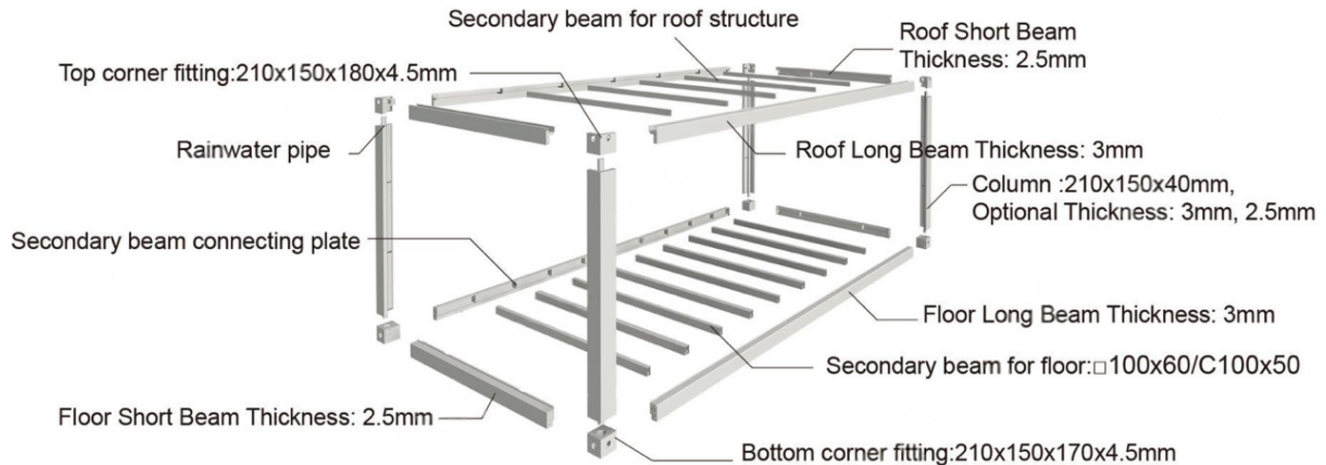
Custom LED Lighting

Choose from our proprietary LED grow lights or your preferred brand. Optimized for different growth stages to maximize productivity.

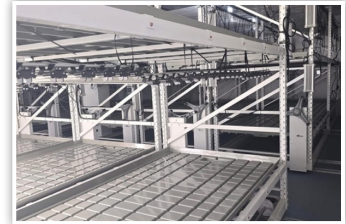
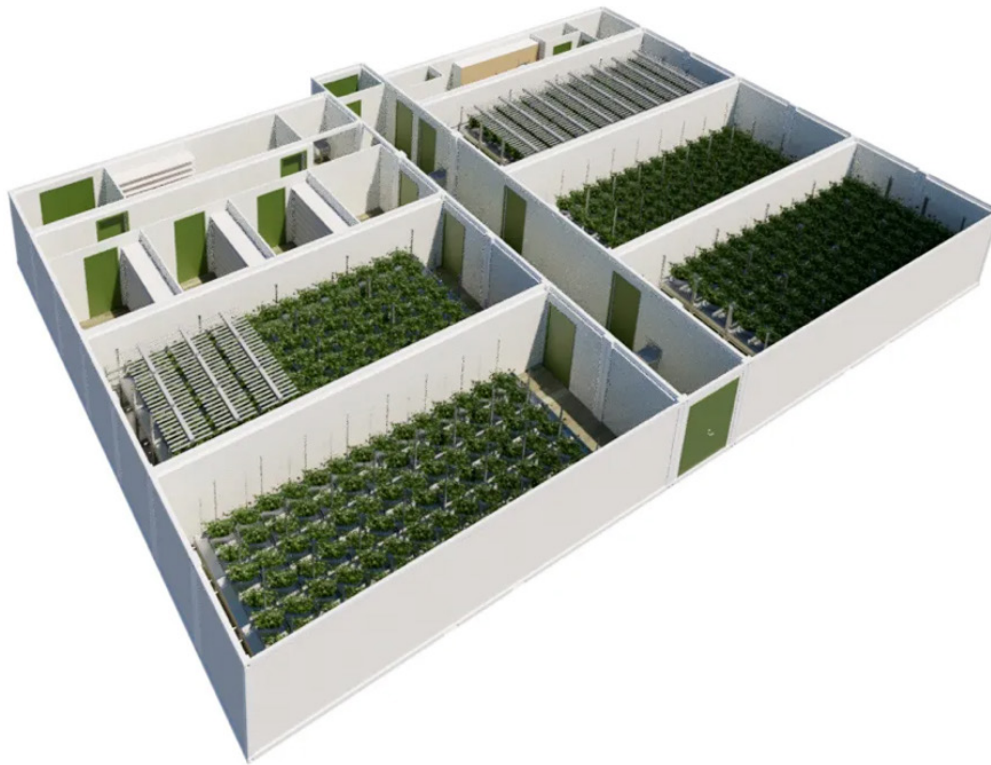


MODULAR SOLUTIONS

These are a flexible base frame that can be connected but come in 20'x8ft sections. They can be any height up to 12ft.



THE INDOOR CANNABIS GROW FACILITY OF THE FUTURE.



Connected rooms allow for multiple grow racks



They can be stacked to maximize small spaces.



Rooms can be 20ft wide and as long as you determine.

OUR PRODUCT OPTIONS

Container-Based Grow Rooms

- ◆ 10', 20', and 40' units with 8'6" standard height
- ◆ Single or two-tier rolling grow racks
- ◆ Stainless steel interior + polyurethane insulation (R21)
- ◆ 240V 150 AMP system
- ◆ Fully automated with LED lighting, HVAC, and remote control

Modular Grow Rooms

- ◆ Modular 20'x8' frame, scalable to 40'x8', 40'x16', and beyond
- ◆ Stackable or expandable without structural columns
- ◆ Ideal for large-scale multi-room facilities (Veg, Flower, Dry, Extraction, Staff, Vault, etc.)
- ◆ Closed loop, contamination-resistant environments
- ◆ Up to 12' ceiling height available

Drying & Curing Rooms

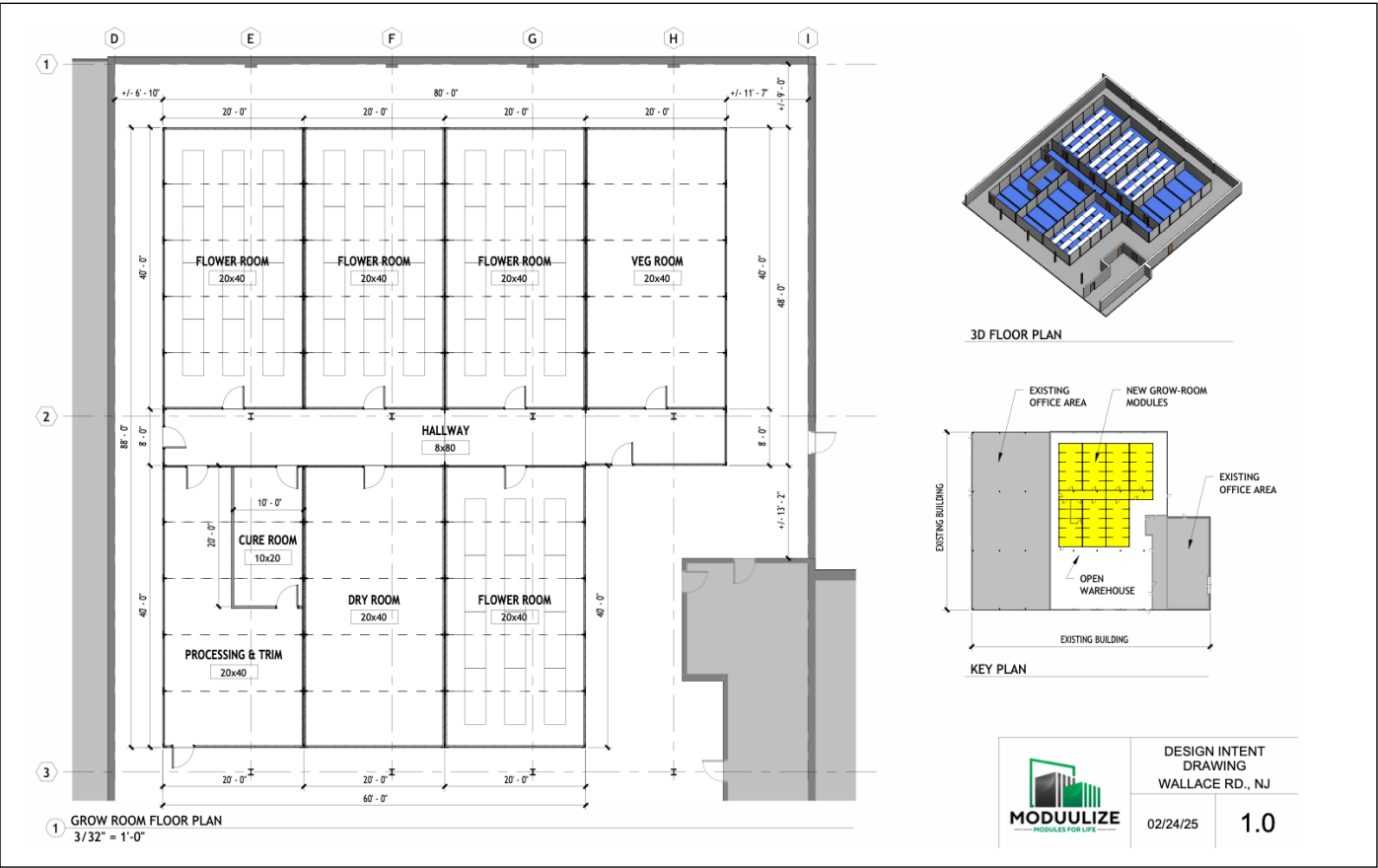
- ◆ Designed using Dri-Flower grow racks
- ◆ R13 insulated FRP panels
- ◆ Patent-pending Vaportrol™ technology
- ◆ 5 programmable curing stages via 7" touchscreen
- ◆ Dehumidification and humidity control systems
- ◆ Air filtration, data logging, and remote control

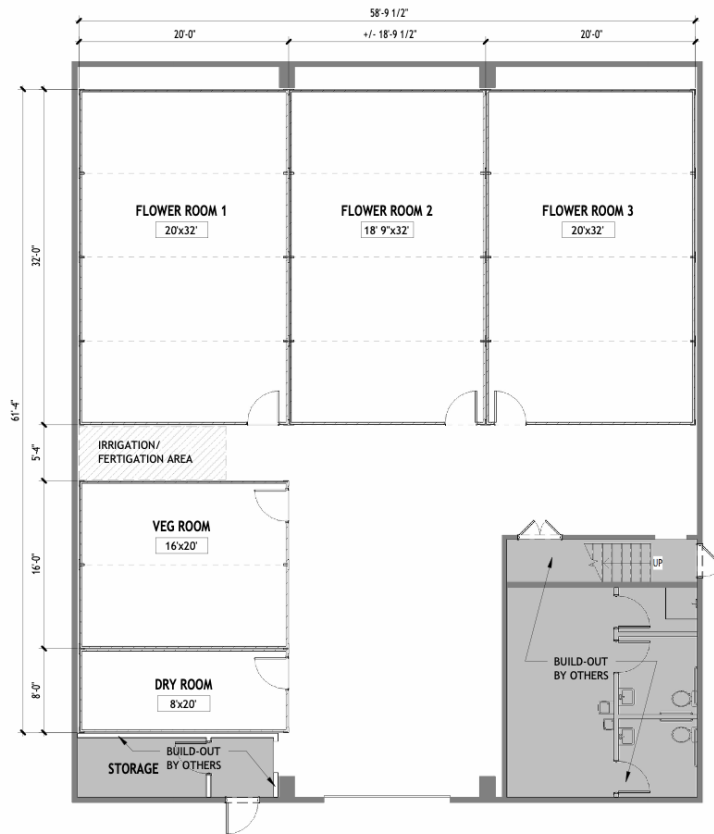
Moduulize offers the next generation of indoor grow environments. Built for speed, scalability, sustainability, and performance, our systems empower you to:

- Start small and expand on demand
- Reduce labor with automation
- Meet compliance quickly
- Maximize yields and profit margins

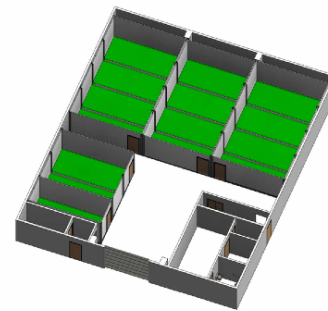
Whether you're launching your first grow or scaling up to a fully integrated facility, we're here to help you grow—anywhere.

EXAMPLE LAYOUTS





MODULAR AREA SCHEDULE			
GROSS SQ. FT. = 2,360			
ROOM NAME	NOMINAL DIMENSION	USABLE AREA	# OF FLAT PACKS
DRY ROOM	8x20'	146 SF	1
FLOWER ROOM 1	20'x32'	614 SF	4
FLOWER ROOM 2	18' 9"x32'	576 SF	4
FLOWER ROOM 3	20'x32'	614 SF	4
VEG ROOM	16x20'	302 SF	2
TOTAL USABLE MODULAR SQ. FT.:		2253 SF	15



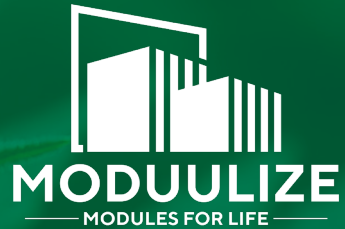
3D FLOOR PLAN



DESIGN INTENT LAYOUT
GLUE LAGOON FARMS
GROW FACILITY

ISSUE DATE
04/04/2025

1.0



LET'S BUILD YOUR GROW

Whether for residential, commercial, or emergency applications, our modular buildings offer reliable, flexible options to meet a wide range of needs.

Contact us today to receive a personalized quote or schedule a consultation.

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