Cannabis Cultivation Facility in Oakland's Approved "Green Zone"

FOR LEASE OR SALE > ±40,000 SF FREESTANDING BUILDING



7955 EDGEWATER

OAKLAND | CALIFORNIA

Colliers INTERNATIONAL

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PROJECT HIGHLIGHTS

- Rare freestanding manufacturing building with Edgewater Drive & Oakland "Green Zone" identity
- ±40,000 SF available, approximately 25% office
- Cannabis Approved Zoning:
  - MC permitted Delivery-Only Dispensaries
  - MC permitted Cultivation, Distribution, Lab Testing
  - MC permitted Non Volatile & Volatile Manufacturing
- Situated on 1.91 acres
- ±21' minimum clear height in warehouse
- Sprinklered throughout
- Loading doors: 4 docks and 2 grades
- T-5 warehouse lighting with motion sensors
- Ownership in the process of upgrading electrical service to the building to 4,000 amps @ 480 volts
- Minutes to Oakland International Airport & I-880
- Exclusive parking and staging area
- Available now
- Lease rate: $2.50/SF NNN
- Sale price: $9,999,999





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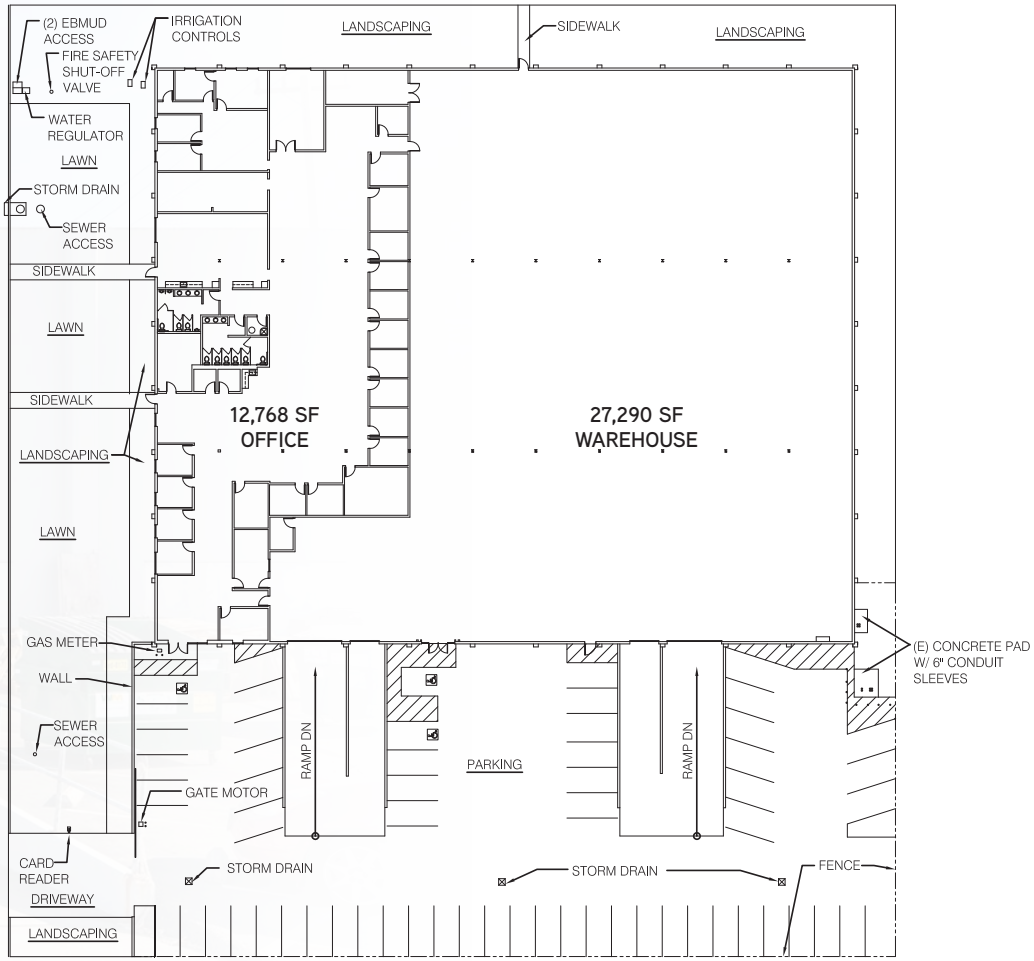
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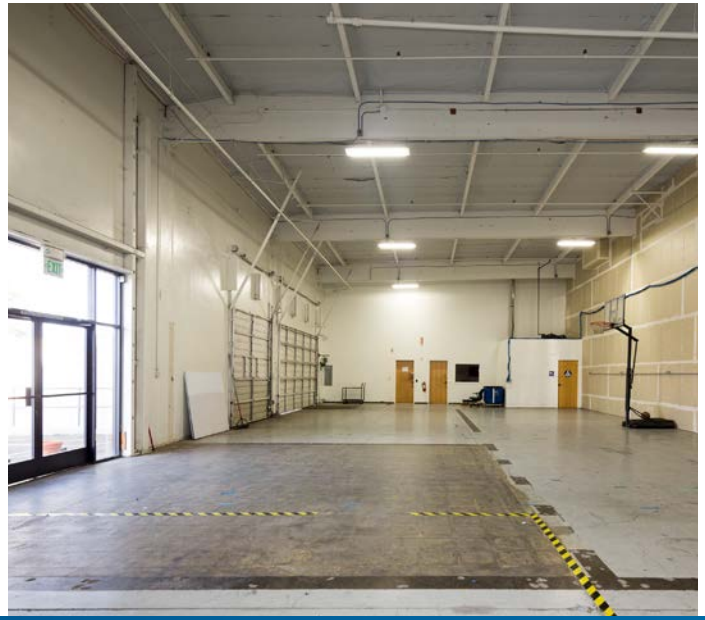
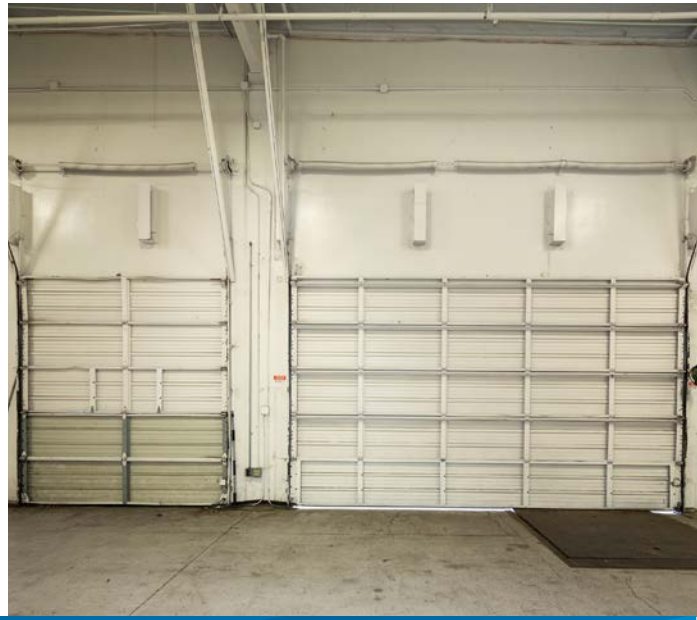
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