

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

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



7955 EDGEWATER
OAKLAND | CALIFORNIA



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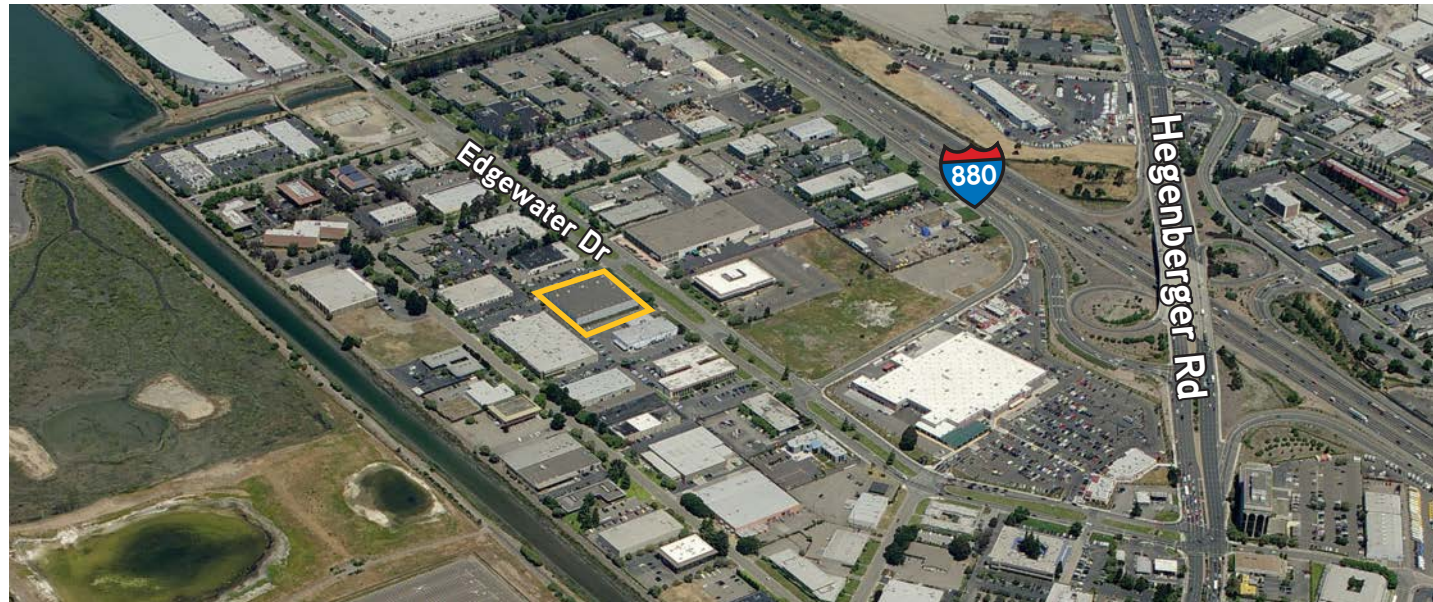
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PROJECT HIGHLIGHTS

- > 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 Culti Dist Lab Trans
 - > 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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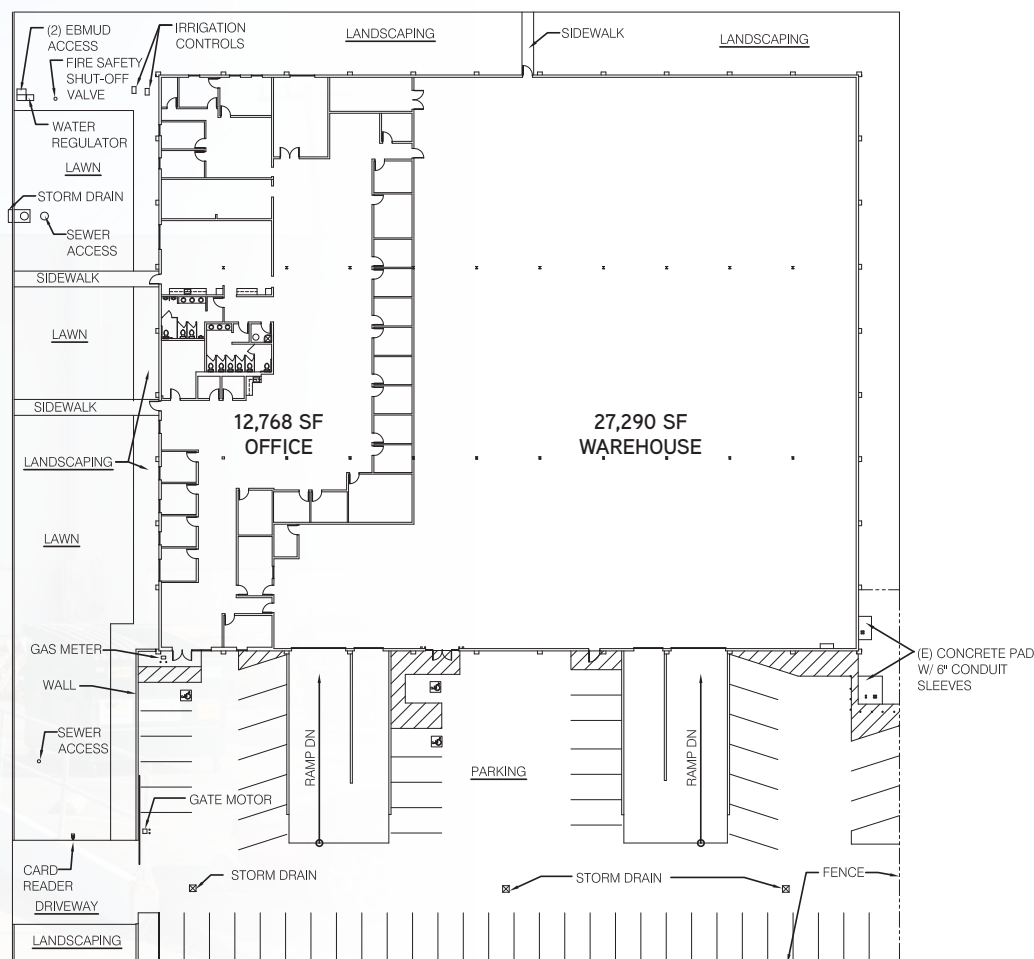
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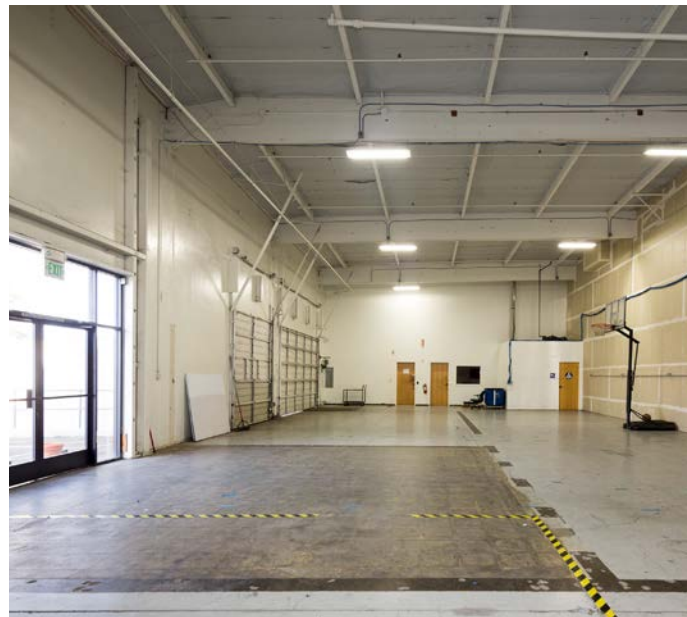
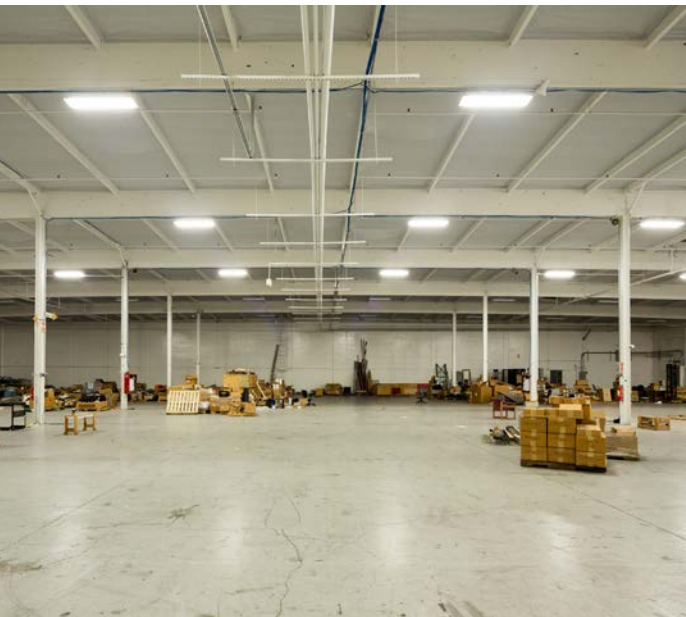


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