



420

LESSER ST

OAKLAND, CA 94601

a **cannabis industrial** building **for lease**

HIGHLIGHTS

Green Zone location

61,500 SF industrial building

Onsite analytical lab, distributors & delivery

Collaborative coworking areas & restrooms

All tenants are cannabis businesses

2" water supply

Heavy power (3,000 amps @ 277/480 Volts)

18'-20' clear height

Onsite 24-hr security & surveillance cameras

Easy access to SF/Bay Bridge & Oakland International Airport

Instant access to I-880 Freeway & Port of Oakland

4 dock loading positions & 4 grade level doors

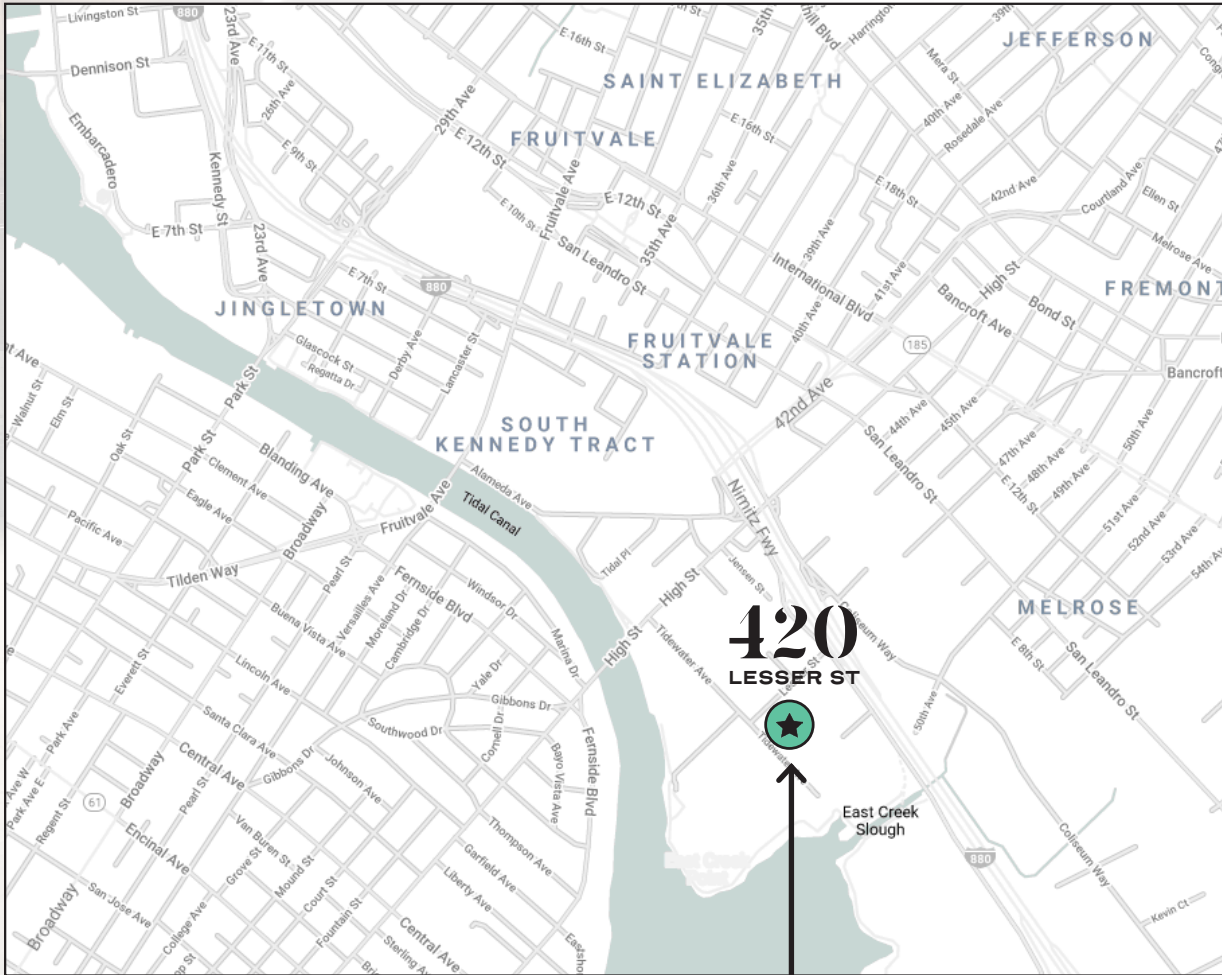
Free rent concessions for qualified tenants

Highly attractive lease rates – contact us for information

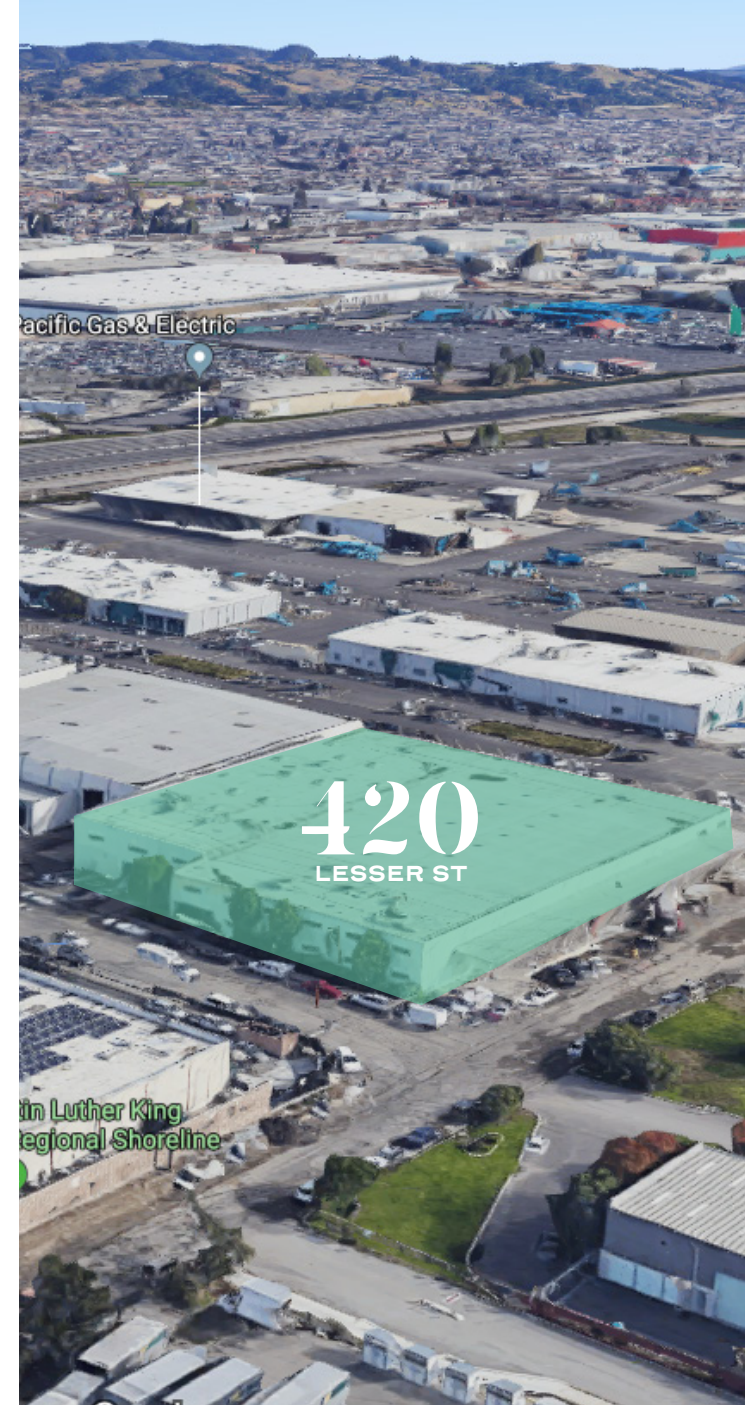
ZONING – GREEN ZONE APPROVED

D-CE-6 Central Estuary District Industrial Zone – 6: This zone allows industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Cannabis-related business include: Type 7 Volatile substances, Type 6 Non-Volatile substances, cultivation, manufacturing, commercial kitchen, laboratory, co-packing, and delivery-only dispensary.

LOCATION



**GREEN ZONE
APPROVED**



FLOOR PLAN

1ST FLOOR

OVERHEAD DOOR



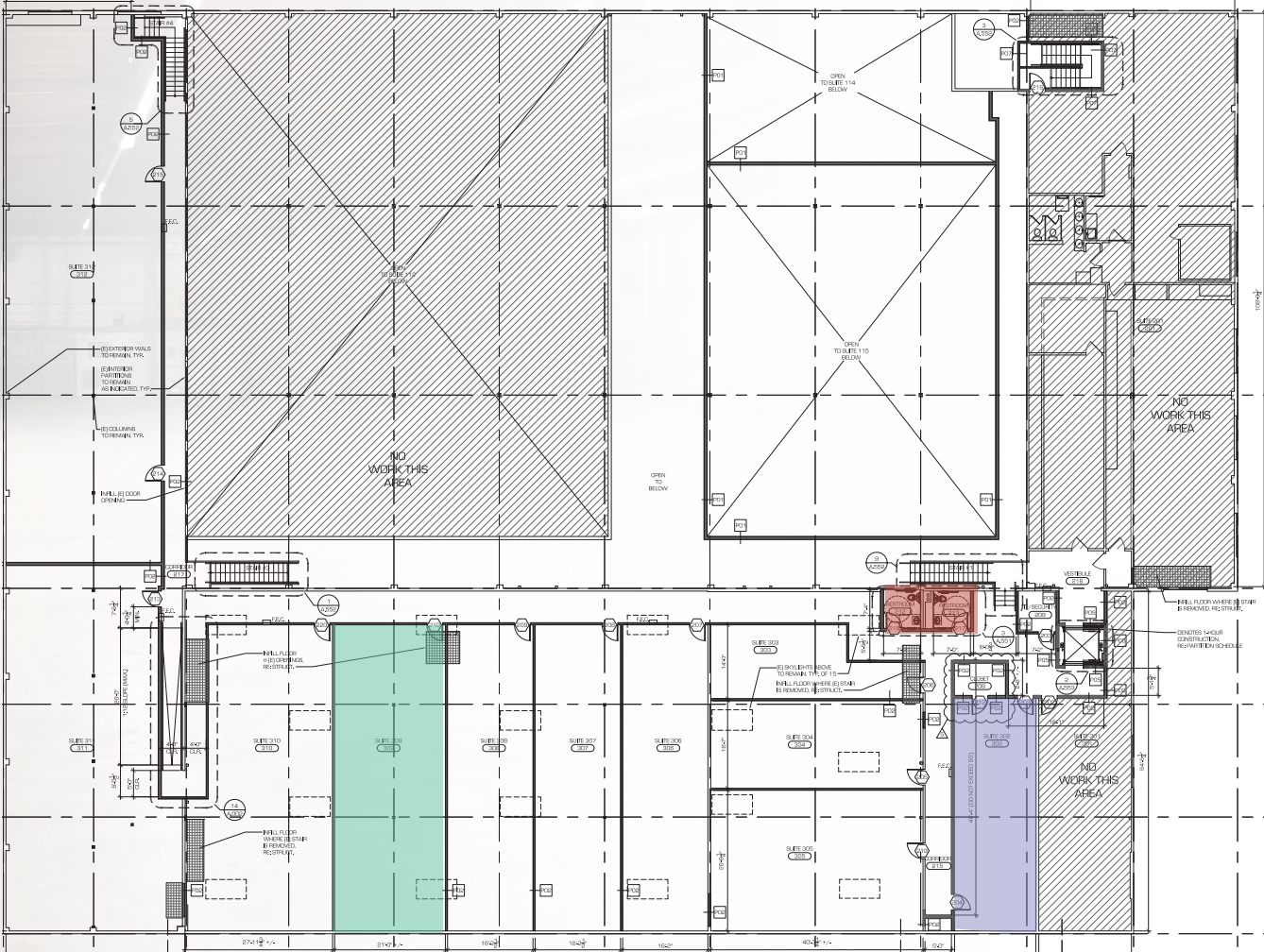
OVERHEAD DOOR

LEGEND


- SUITE 107
FOR LEASE
17,105 SF (DIVISIBLE)
- SUITE 104
FOR SUBLEASE
3,508 SF
- COMMON AREA
BREAK ROOM
- SECURED LOADING
ZONE AREA
- ELEVATOR
- 24-HR
SECURITY LOBBY
- RESTROOMS
- OVERHEAD DOORS

FLOOR PLAN

2ND FLOOR



LEGEND

-  SUITE 308 FOR LEASE 1,490 SF
-  COMMON AREA CONFERENCE ROOM
-  LOADING ZONE AREA

AVAILABLE SUITE (DIVISIBLE)

FOR LEASE | SUITE 107

- » Up to 12,914 SF (divisible)
- » Previous tenant spent over **\$2 million** on improvements
- » World-class, turnkey distribution, manufacturing, and edibles space
- » Lease rate: \$2.50-\$3.00 PSF, \$0.73 for NNN
- » Approved for all cannabis license types
- » All license types available to be purchased
- » Individually sub-metered
- » 600 amp, 480V, 3-phase power

FLOOR PLAN LEGEND

- A** 2,660 SF turnkey vault room
- B** 5,296 SF turnkey distribution
- E** 2,128 SF bay door access to exterior
- F** 2,855 SF office space

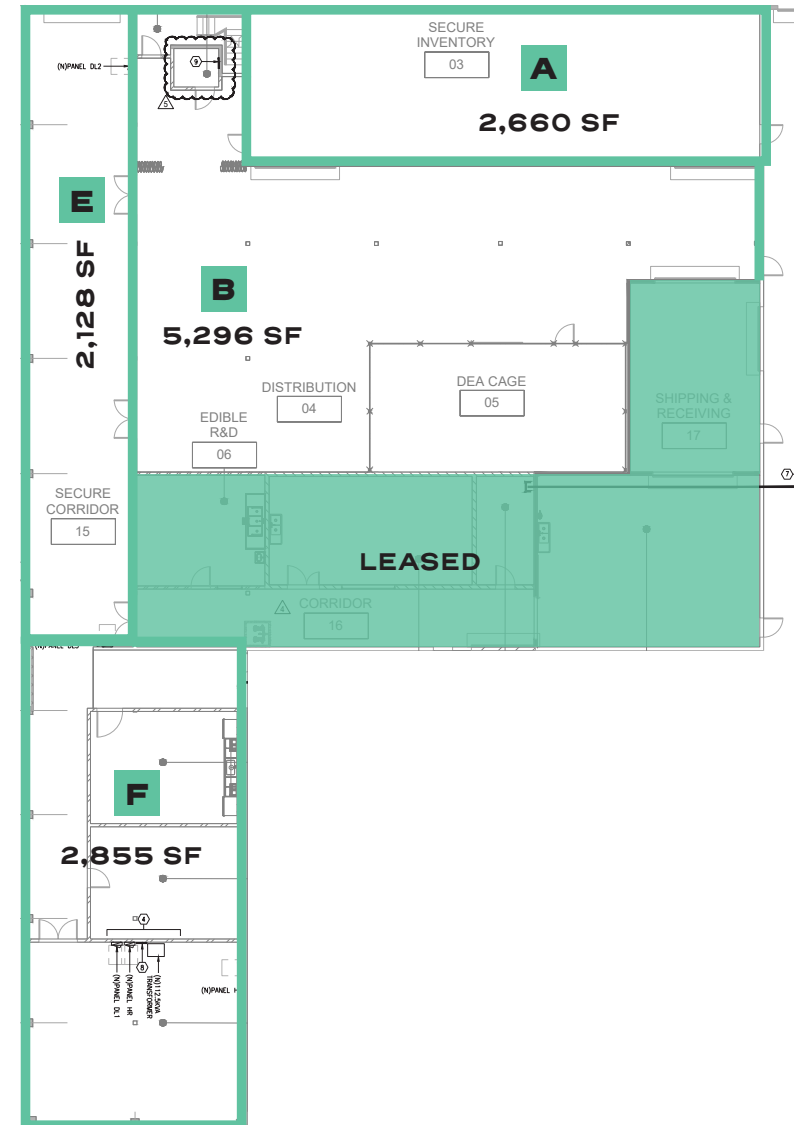
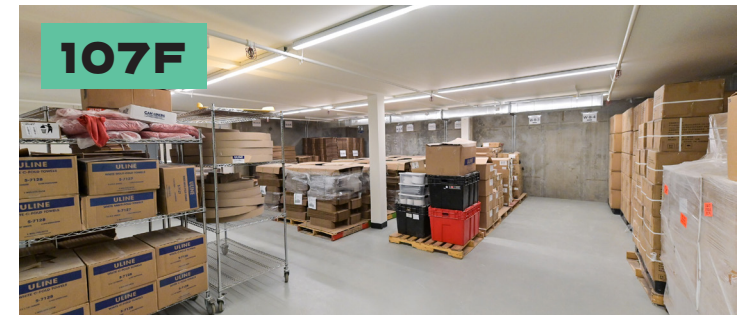
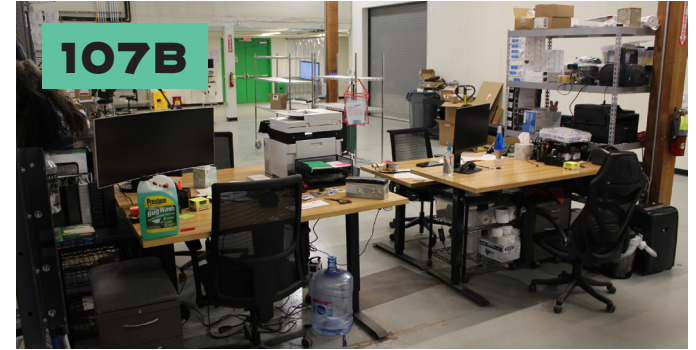
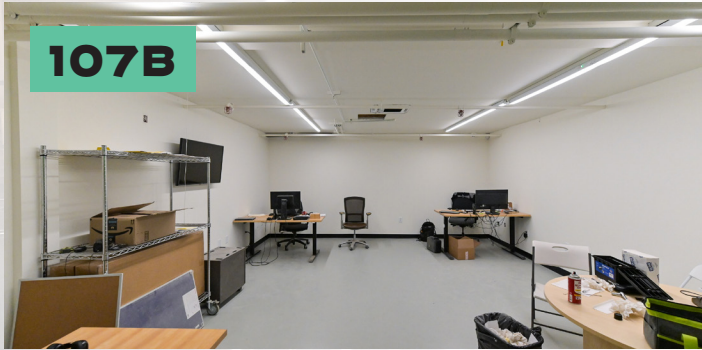


PHOTO GALLERY | SUITE 107



AVAILABLE SUITES

FOR LEASE | SUITE 309

- » 1,490 SF built out office space
- » Lease rate: \$3.00 PSF, \$0.73 for NNN
- » Only allows for delivery, Type 6, and distribution cannabis licenses upstairs
- » Electricity prorated based on SF
- » No Water or Sewer
- » All license types available to be purchased



SUITE 309



SUITE 104

FOR SUBLEASE | SUITE 104

- » 3,508 SF
- » Lease rate: \$2.75 PSF, \$0.73 for NNN
- » Approved for all cannabis license types
- » 400 AMP 480V 3 Phase
- » Water Available

PHOTO GALLERY





420

LESSER ST

Lesser is **more.**