

# 420

## LESSER ST

OAKLAND, CA 94601

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

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# 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.

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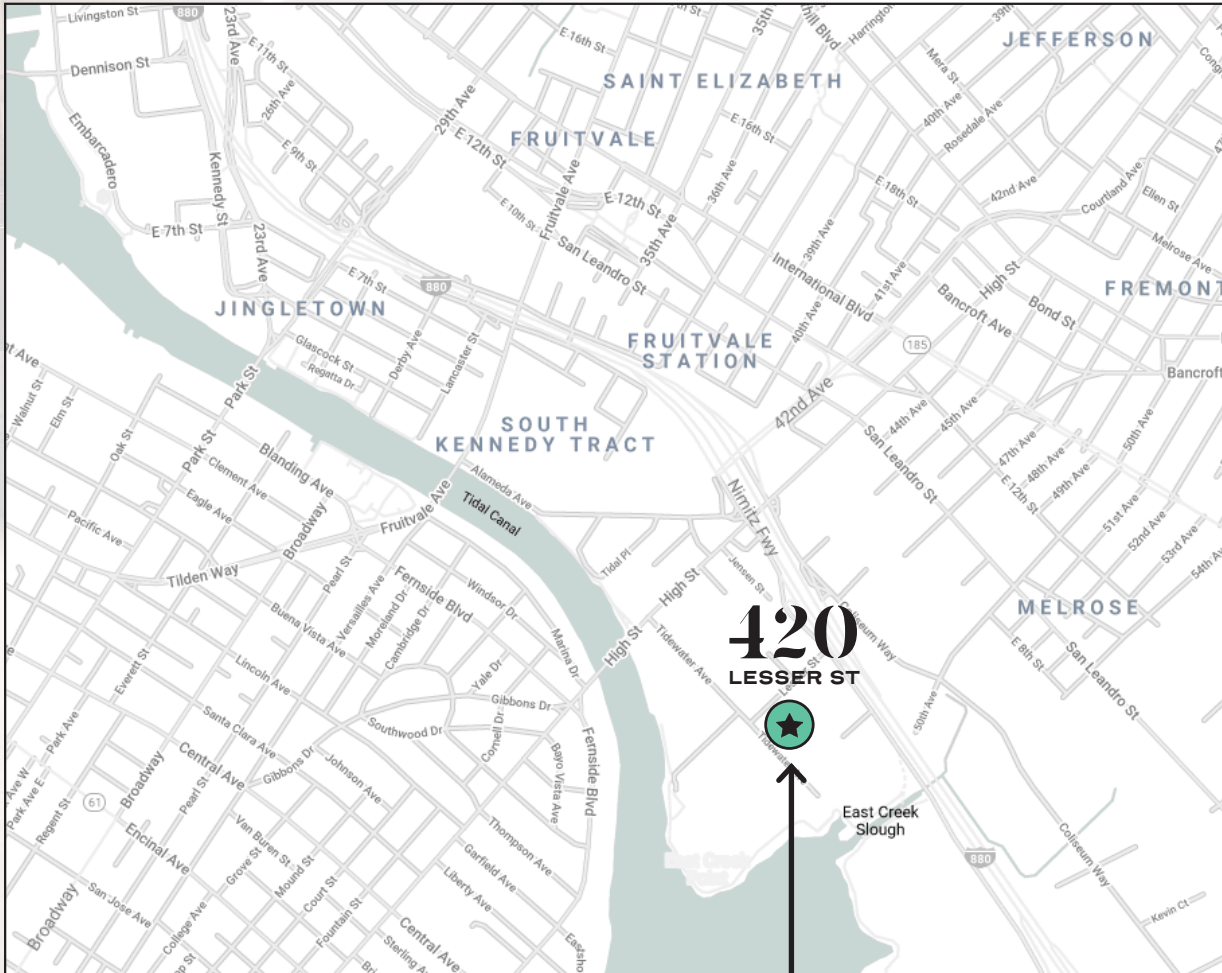
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# LOCATION



**GREEN ZONE  
APPROVED**



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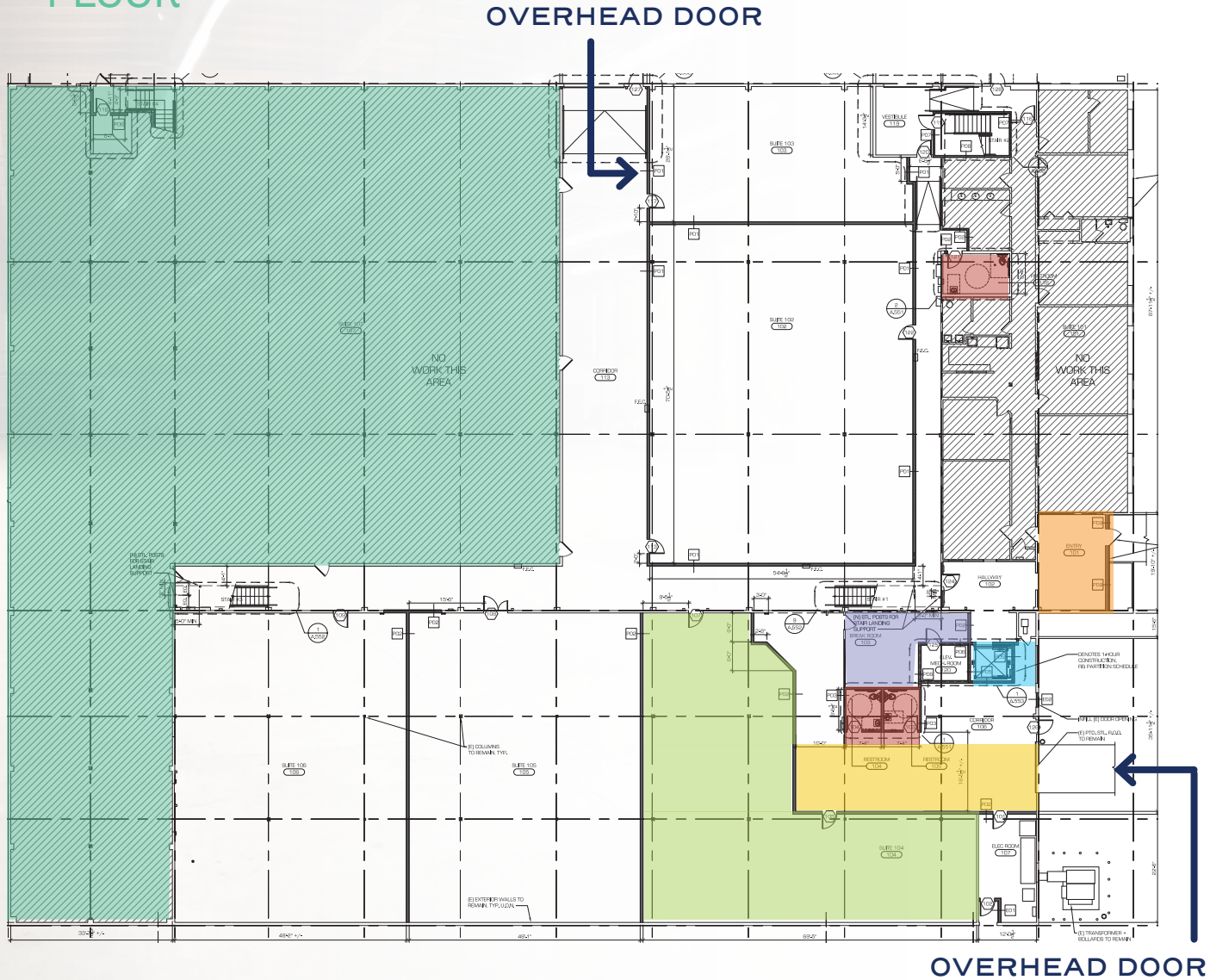
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# FLOOR PLAN

1<sup>ST</sup> FLOOR



## 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

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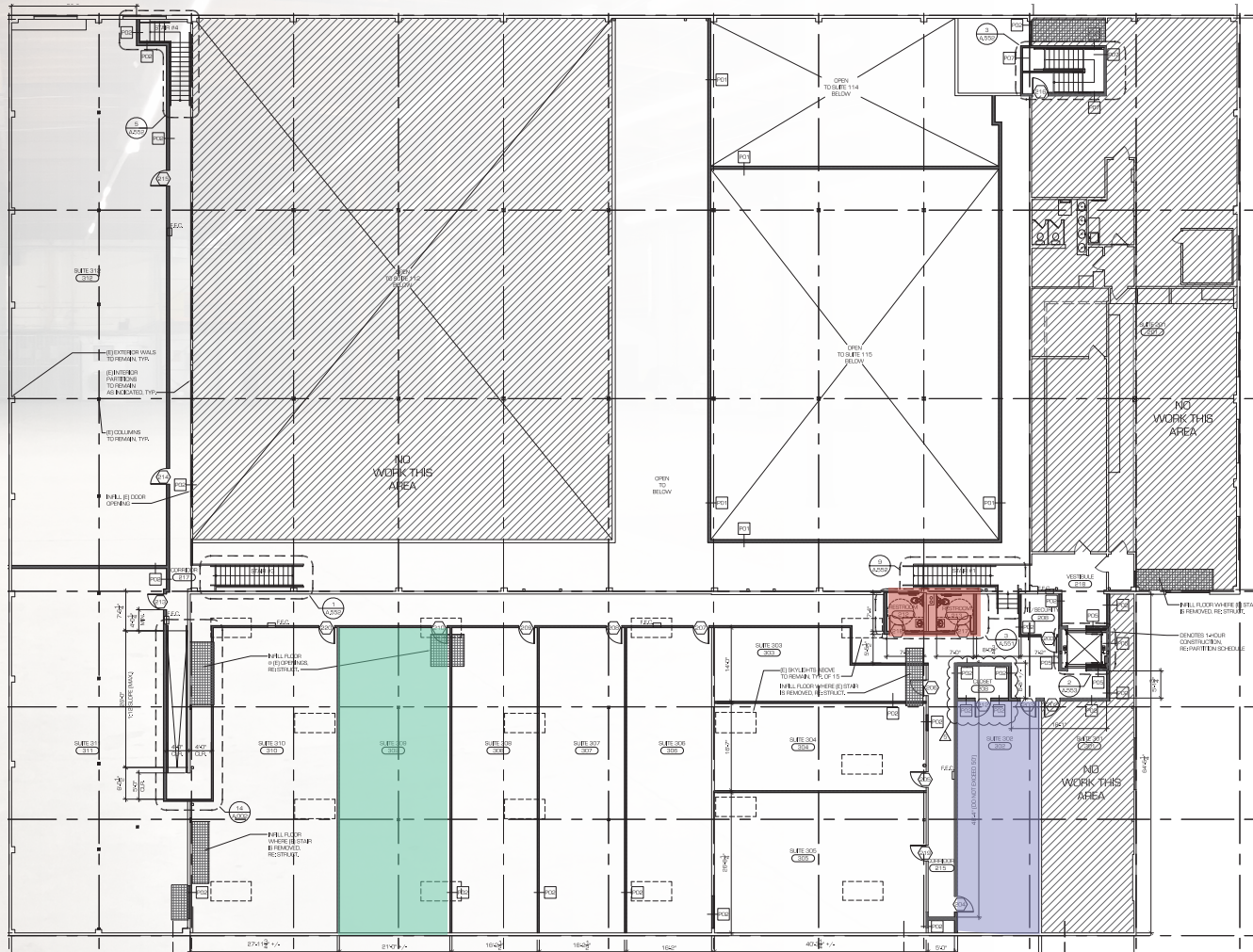
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# FLOOR PLAN

2<sup>ND</sup> FLOOR



## LEGEND

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

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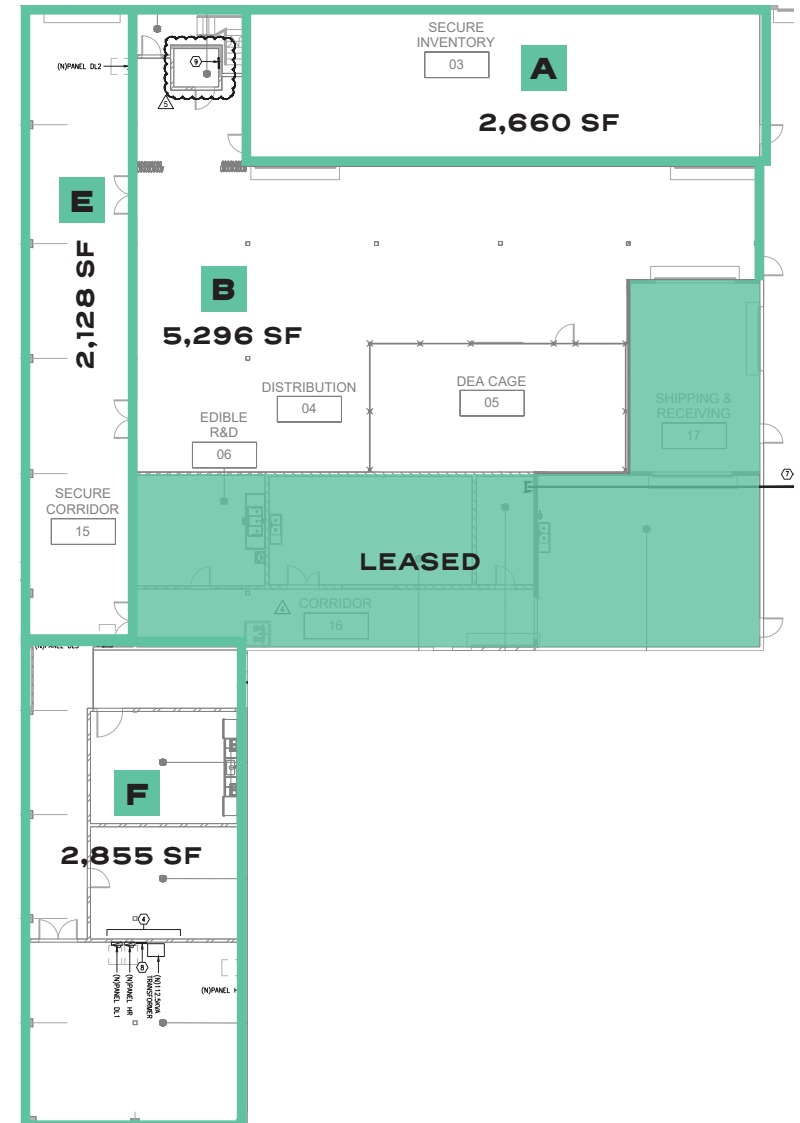
# AVAILABLE SUITE (DIVISIBLE)

## 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



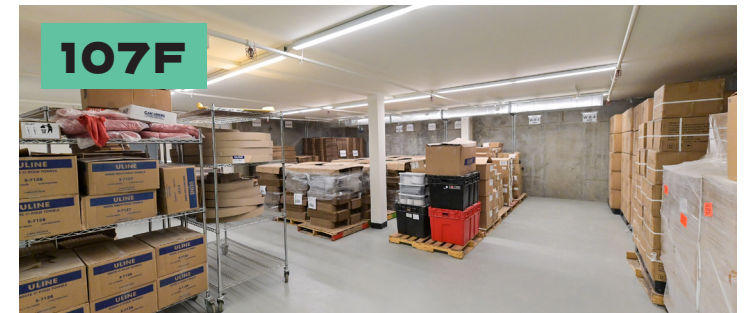
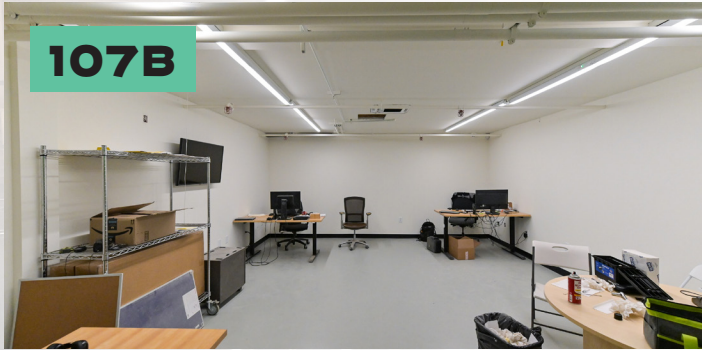
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# PHOTO GALLERY | SUITE 107



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# 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

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