

## Turnkey Cultivation Sites for Lease San Francisco Bay Area

Now  
Leasing  
Phases  
II and III



WeCann is proud to present PowerPlant Park....a master-planned agricultural community & campus. Situated on 2,200 ft. of Richmond's North Shoreline, the Park offers 59 hybrid indoor mixed-light greenhouses, each built with a full suite of enhanced amenities. The 18.8-acre vertically integrated site includes a nursery, processing/manufacturing facilities, kitchen, volatile/non-volatile extraction, compliant branding/packaging services, tissue culture lab, and statewide Distribution.

**LEASING  
NOW**



## PowerPlant Park

- Seed-to-sale Campus
- Full regulatory support of the City of Richmond
- Land Use Entitlements and CUP approvals received
- Tenants to obtain individual state licenses
- Grid tied plus solar powered, (off-grid by Q-3, 21)
- State-of-the-art onsite Nursery & Tissue Culture Lab
- Phase 4 is currently in planning!

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[PowerPlantPark.WeCannCA.com](http://PowerPlantPark.WeCannCA.com)



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Tenant to be operational in as little as 6 months. Greenhouse purchase financed over 12 months interest free. Minimal investment until building receives its Certificate of Occupancy. Tenant-Growers operate their own secure greenhouse, while investors earn a return of \$250,000 per quarter.

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## Lease and Site Info

- \$5 per sq ft. 3,456 sq. ft per unit (10 ft distance between buildings)
- Lease Rate: Rent includes all utilities and maintenance, the only expense is power
- Rent begins upon Certificate of Occupancy
- Security deposit and 1st months' rent due upon lease execution
- Tenant-Grower and Tenant-Investor Models (details available upon request)

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Purchased from Nexus of Colorado, the premiere builder of hybrid indoor mixed-light greenhouses in the US. Built to PowerPlant Park's stringent SOP's, each Unit includes 1,144 plant-sites producing approx. 1,725 lbs. of ultra-premium flower annually. The developers have purchased specially designed buildings, completely upgraded/retrofitted for maximum efficiency and increased plant yields.

Do not miss this unique opportunity, call today.

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NOW**



## Greenhouse Info

- 3,456 sq. ft. buildings, (480 sq. ft. of work corridor)
- \$500,000 cost per building
- 0% financing over 12 months, equal to \$41K per month, price includes onsite installation
- Estimated \$3.8M annual gross revenue per unit
- Complete NDA for further information including scheduling a presentation and tour

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