

# WELCOME TO POWERPLANT PARK

## A MASTER PLANNED CANNABIS COMMUNITY & CAMPUS

TIER 2 INDOOR MIXED-LIGHT-STATE-OF-THE-ART NURSERY-  
PROCESSING-MANUFACTURING-TYPE 6 & 7 EXTRACTION-  
PACKAGING-PRIVATE RESTAURANT-KITCHEN-TISSUE  
CULTURE LAB-STATEWIDE DISTRIBUTION, (WHOLESALE/RETAIL)

## NOW UNDER CONSTRUCTION

- **TRUE** turnkey cultivation sites — 4,000 sq. ft.
- State-of-the-art **Tier 2** indoor mixed-light
- Seed to shelf vertically integrated campus
- 1,144 plant-sites-2,000 lbs of ultra premium flower annually
- 18.8-acres situated on 2,200 ft. of San Francisco Bay
- Phase I operational April-May 2022
- Phase I has 2 Units left-Phase I-A sold out
- 44 Units available in Phase II & III





## PROJECT ADVANTAGES

PowerPlant Park is the first project of its kind in the State of California. The city of Richmond has issued the Park 77 individual addresses; legal addresses required for its tenant-owners to immediately secure a state cultivation license. Tenancy eliminates the 2+ year wait and extraordinary expense to acquire requisite municipal/state permits/licenses, with no guarantee of regulatory success. Considering the low cost of entry, best-in-class amenities, the opportunity at PowerPlant Park is unrivaled in the State. As of January 2022, there are 2 Units remaining in Phase I, (17 are sold), Phase I-A is sold out, 44 Units are available in Phase II and III.

Each Tier 2 indoor mixed-light greenhouse is constructed to meet the Park's stringent SOP's/QC's and include 1,144 plant-sites producing over 2,000 lbs. of ultra-premium flower annually.

Through an exclusive agreement with Dark Heart Nursery PowerPlant Park will have some of the best genetics in the State, (exclusive strains). Plants are raised 100% by second generation tissue culture. Phase I includes 8,000 sq. ft. of state-of-the-art processing/manufacturing/packaging facilities, offering hydrocarbon and medical grade cold ethanol extraction, edibles kitchen, compliant branding and custom preroll assembly. Also available is PowerPlant Park's statewide distribution through a network of wholesale buyers, presold contracts and through its retail outlets, including delivery, retail kiosks, and drive-thru locations.

## LOCATION, LOCATION, LOCATION....

The 18-8-acre campus is uniquely situated in the densely populated San Francisco Bay Area, the heart of Northern California's robust cannabis market.

Buildings are provided by Nexus of Colorado, (premier builder in the US) and have been retrofitted for maximum efficiency and yield, (over \$100,000 of interior upgrades). The buildings are 100% regulatory compliant, allowing tenants speed to market at a fraction of the normal time, (maximizing first year's profitability).

Each unit contains the latest in mixed-light full spectrum LED technology. Custom arrays designed to be spectrum targeted throughout the bloom cycle. Sunlight enhanced through diffusion from special polycarbonate glass roof panels and nano-film technology. Technology that will maximize desired effects, including terpene/trichrome production, THC/CBD levels, and overall cannabinoid profile.

The San Francisco Bay Area is home to approximately 7.5 million residents and is ranked the #1 market in California for retail sales and cannabis connoisseurs. PowerPlant Park provides the only true turnkey tenancy/ownership model in the State, an affordable path towards income, a perfect fit for all types of cannabis investors, retail brands, MSOs, and cultivators alike.







## PROPERTY HIGHLIGHTS & AMENITIES

- 18.8-acre campus located on 2,200 ft. of the San Francisco Bay
- 59 Tier 2 indoor mixed-light greenhouses, (same footprint as indoor)
- 1,144 plant-sites per Unit
- 2000 lbs. of ultra-premium flower per year
- Annual wholesale crop value of \$3.6M per building
- State-of-the-art processing & manufacturing & packaging facilities
- 2nd Gen tissue culture genetics in partnership w/Dark Heart Nursery
- Exclusive genetics from CA top breeders
- Model greenhouse, (testing new technologies)
- 2 extraction labs, (hydrocarbon & cold ethanol), edibles kitchen
- Custom preroll assembly lab
- Compliant packaging, fulfillment and branding services
- Waterfront restaurant
- San Francisco Bay Trail access
- Solar powered by Q4, 2022, (off grid by Q1, 2023)
- Statewide wholesale and retail distribution, (presold contracts)





## GREENHOUSES PROVIDED BY NEXUS OF COLORADO

### PREMIUM BUILDER OF INDOOR MIXED-LIGHT GREENHOUSES IN THE US

As a leader in the horticulture industry for 50 years, [Nexus of Colorado](#) has mastered the design and build of hybrid indoor mixed-light technology. Buildings are custom designed based on the project's geographic location and are fully integrated with all internal systems managed through a dashboard on your tablet or phone. PowerPlant Park has made significant upgrades to the standard 420 hybrid-indoor greenhouses resulting in a growing environment and approach we believe is unrivaled in the State.

### UPGRADED INTERIOR SYSTEMS AND AMENITIES INCLUDE:

- Polycarbonate glass roof panels, (sunlight diffusion)
- Ubiquitous Quantum Dots, (sunlight enhancement, spectrum optimization)[www.ubigro.com](http://www.ubigro.com)
- In canopy CO2 infusion, (manifold driven)
- Automated misting system
- Rolling benches, (maximize plant count)
- LED Lighting, (custom array) [06i by Fohse –1200W Industrial Greenhouse-Indoor Mixed Light](#)
- Multiple irrigation system options
- Automated feeding management, (by strain)
- Environmental control by Wadsworth
- Reverse osmosis water optimization
- 485 sq. ft. interior work corridor, including custom built clean/dirty room, with UV light



Official Website:

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

City of Richmond:

[Richmond, CA – PowerPlant Park Official Website](#)

Latest Construction Updates:

[PowerPlant Park-Construction Update #7-Week of 7-19-7-23-Mass Grading-Lime Treatment V-1](#)

[PowerPlant Park-Construction Update #7-Week of 7-19-7-23-Mass Grading-Lime Treatment V-2](#)

Lead Architect Andrew Butt:

[At the Vanguard of the Green Rush in Richmond-PowerPlant Park](#)

Media Coverage:

[PowerPlant Park KPIX, \(CBS\) Video-featuring Richmond's mayor Tom Butt](#)