

# WELCOME TO **POWERPLANT PARK**

## **A MASTER PLANNED CANNABIS COMMUNITY & CAMPUS**

- 44 Tier 2 Mixed Light Indoor Greenhouses-each w/\$250K in Enhancements
- State-of-the-Art Propagation, Processing, Manufacturing, Extraction, Kitchen & Packaging
- Zero-GeN Tissue Culture Exclusive Genetics-from States Top Breeders
- Delivery/Storefront-Statewide Distribution-Waterfront Restaurant Phase I-A

**TWO UNITS LEFT IN PHASE 1-NOW OFFERING 25 UNITS PHASE I-A & II**



- TRUE turnkey cultivation sites, each 3,500 sq. ft.
- State-of-the-art Tier 2 indoor mixed light
- \$250,000 in system/interior enhancements
- Seed to shelf vertically integrated campus
- 1,144 plant-sites-2,000 lbs. of ultra-premium flower annually
- 18.8-waterfront acres situated on 2,200 ft. of the San Francisco Bay
- Phase I occupancy -11-4-23
- Grand Opening-11-24-23
- 2 Units left in Phase I- 9 Units available in Phase I-A and 17 Units available in Phase II







## POWERPLANT PARK WATERFRONT AT RICHMOND

PHASE 1A



### Property Highlights-Park Amenities

- 18.8-acre waterfront campus located on 2,200 ft. San Francisco Bay
- 44 Tier 2 indoor mixed-light greenhouses-\$250K in enhancements
- 1,144 plant-sites per Unit-2000 lbs. of ultra-premium flower per year
- Annual wholesale crop value of \$3.6M; retail value \$14M
- Medical grade post-harvest processing
- 0-GeN tissue culture genetics in partnership w/Phinest Cannabis
- Exclusive genetics from California's top breeders
- Model greenhouse, (testing new technologies)

- Offsite extraction lab, hydrocarbon & cold ethanol
- Onsite manufacturing, distillation suite, edibles kitchen
- Onsite preroll lab-Holy Roller-3,600 per hour (w/infusion)
- Compliant packaging, fulfillment, and branding services
- Waterfront Restaurant-San Francisco Bay Trail access
- Statewide wholesale distribution, (presold contracts)
- 9 Bay Area County/50 Driver Delivery-Retail "Garages"-Storefront Kiosks
- Solar powered by Q-4, 2023, (off grid by Q-2 2024)

## Project Advantages

PowerPlant Park is the first project of its kind in the State. The City of Richmond has approved its CUP/Land Use Entitlements to include cultivation, post-harvest processing, manufacturing, kitchen, packaging, distribution, transportation, retail, and waterfront restaurant. The Park is in the third trimester of Phase I construction, utilities 95% complete, foundations now being poured, with buildings beginning to go up this August. Certificate of Occupancy expected in early November of 2023.

Located in Contra Costa County, the Park is situated on 2,200 ft. of Richmond's North Shoreline, with stunning unobstructed views of Mount Tamalpais, San Francisco Bay and the Marin County Mountains. 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, MSO's, and cultivators alike.

Ownership at the Park eliminates the 2+ year wait and extraordinary expense to acquire requisite city permits and state licenses, with no guarantee of regulatory success. Considering the low cost of entry, best-in-class amenities, turnkey opportunities at PowerPlant Park are without equal. Today's market value for operational, municipal, and state licensed Tier 2 mixed-light space in the SF Bay Area is \$1,200-\$1,400 per sq. ft. That's if your lucky to find space. PowerPlant Park is Class A space and the location is as good as it gets.



## State-of-the-Art Facilities

The Park's onsite Nursery will provide some of the finest tissue culture genetics in the State, including many exclusive strains. The Park's manufacturing facilities offer the latest hydrocarbon and medical grade cold ethanol extraction. Its statewide distribution network of wholesale buyers includes presold contracts to prominent California brands. The Park's "our farm to your front door" retail model will eventually account for 80% of the Park's distribution. Plans are underway for a 50-driver delivery service, (pilot completed), retail kiosks in existing high-profile storefronts and "Garage" locations alongside major Bay Area freeways w/billboard support in cooperation with WeedMaps.

Each Tier-2 indoor mixed-light greenhouse has been enhanced to meet the Park's stringent SOP's/QC's. Over \$250,000 has been spent outfitting each unit with the latest Tier 2 mixed light technology. The flower zone includes 1,144 plant sites producing over 2,000 lbs. of ultra-premium flower annually. Custom LED lighting arrays designed to be spectrum targeted throughout the bloom cycle to maximize desired effects. Including terpene and trichrome production, THC, CBD levels and overall cannabinoid profile. PowerPlant Park's retail, direct to consumer sales avenues insulate the Park from what has been a volatile wholesale, (bulk) market over the past couple years.







## 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-Mass Grading-Lime Treatment V-1](#)

[PowerPlant Park-Construction Update #7-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](#)

#### Real Estate Brokers:

[San Francisco Bay Area Turnkey Cultivation Sites for Lease WeCann](#)  
[PowerPlant Park–Richmond's North Shoreline WeCann](#)