

EXCLUSIVE OFFERING | RICHMOND, CALIFORNIA

953-955 HENSLEY STREET

INDUSTRIAL INVESTMENT + CANNABIS OWNER-USER OPPORTUNITY

\$3,800,000

TWO-UNIT INDUSTRIAL PROPERTY

IN-PLACE CANNABIS INCOME + VACANT OWNER-USER SPACE

953-955 Hensley Street offers a compelling combination of current NNN income and operational flexibility. The 8,100 SF front unit is leased to a cannabis cultivation tenant currently completing its build-out and nearing operational status. The 9,207 SF rear unit is vacant and was previously operated for cannabis cultivation, Type 7 manufacturing and distribution.

\$18,231/MO

CURRENT NNN RENT

4%

ANNUAL INCREASES

1,000A

COMBINED 480/277V

17,307 SF

BUILDING AREA



953 | CULTIVATION TENANT BUILD-OUT



955 | VACANT FORMER CANNABIS SPACE

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UNIT BREAKDOWN + INVESTMENT ECONOMICS

	953 HENSLEY	955 HENSLEY
Building Area	8,100 SF	9,207 SF
Occupancy	Leased	Vacant
Current / Prior Use	Cannabis Cultivation	Former Cannabis Facility
Current Rent	\$18,231 / Month NNN	Available for Lease
Power	600A, 480/277V	400A, 480/277V
Cannabis Use	Cultivation	Cultivation / Type 7 / Distribution
Opportunity	In-Place Income	Owner-User / Lease-Up

EXISTING INCOME - 953 HENSLEY

The front unit is leased to a cannabis cultivation tenant currently completing its build-out and nearing operational status.

Current Base Rent	\$18,231/mo NNN
Annualized Base Rent	\$218,772
Annual Rent Increases	4%
Initial Term Expiration	January 1, 2028
Renewal Options	2 x 5-Year Terms

ILLUSTRATIVE LEASE-UP - 955 HENSLEY

Leasing the vacant 9,207 SF rear unit at an illustrative \$1.00/SF/month NNN materially increases property income.

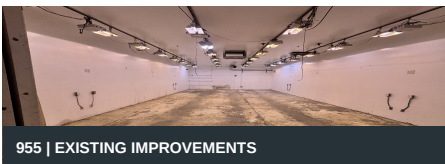
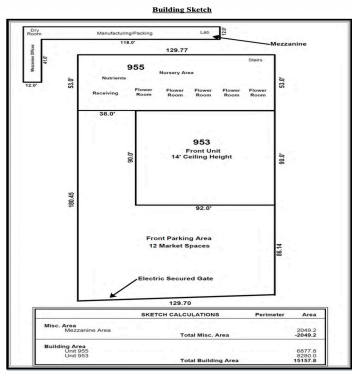
Existing 953 Annual NNN Rent	\$218,772
955 @ \$1.00/SF/Mo NNN	\$110,484
Combined Annual Base Rent	\$329,256

8.66%

ILLUSTRATIVE GROSS YIELD
Based on \$3,800,000 asking price

Illustrative scenario only. Annual base rent divided by asking price; not represented as an actual capitalization rate or NOI return.

TWO-UNIT CONFIGURATION + FACILITY IMAGES



FACILITY + APPROVED LAYOUTS

The property combines traditional industrial functionality with infrastructure developed for regulated cannabis operations. Separate electrical services, grade-level loading, sprinklers, secured areas and existing office/mezzanine space support a range of owner-user and investment strategies.

0.69 AC
LAND

M-3
ZONING

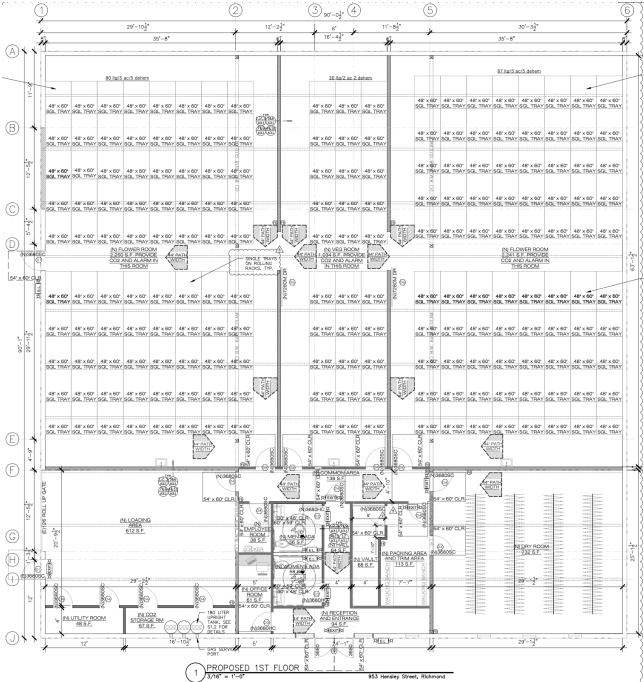
17 FT
CLEAR

3 GL DOORS
LOADING

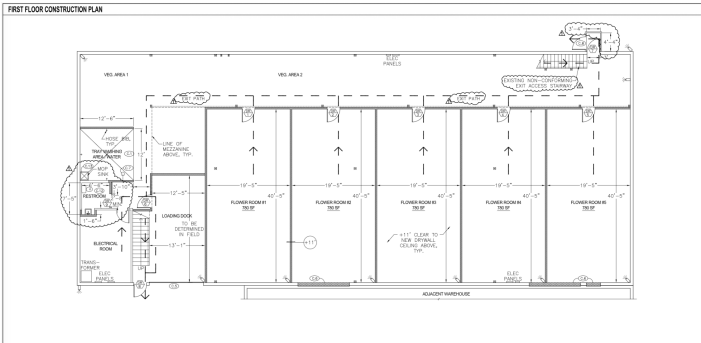
25 SPACES
PARKING

2,200 SF
MEZZ

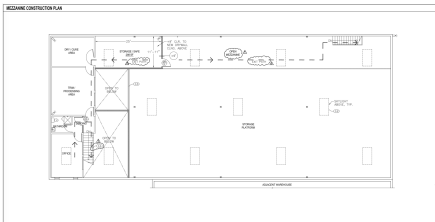
953 HENSLEY - APPROVED CULTIVATION LAYOUT



955 HENSLEY - FIRST FLOOR PLAN



955 HENSLEY - MEZZANINE PLAN



953 | CULTIVATION BUILD-OUT



HEAVY POWER / ELECTRICAL



955 | OWNER-USER / LEASE

HEAVY POWER

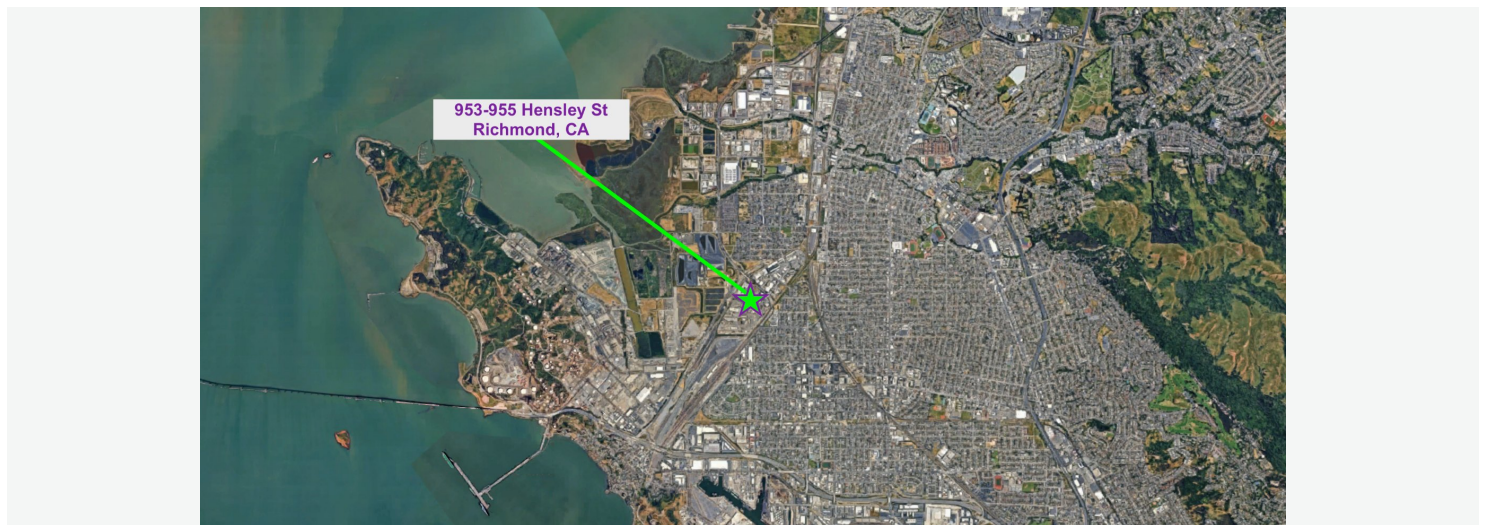
953 Hensley: 600A 480/277V service terminating at an interior switchboard in the 953 electrical room. 955 Hensley: 400A 480/277V service terminating at an exterior switchboard attached to the building.

STRATEGIC EAST BAY INDUSTRIAL LOCATION

953-955 Hensley Street is positioned in Richmond within the San Francisco Bay Area's established East Bay industrial corridor. The location provides regional connectivity to Berkeley, Oakland, San Francisco and surrounding Bay Area markets, with access to the I-80 and I-580 transportation network.



REGIONAL BAY AREA POSITION | RICHMOND RELATIVE TO SAN FRANCISCO, OAKLAND + EAST BAY



RICHMOND LOCATION | SUBJECT PROPERTY WITHIN THE LOCAL INDUSTRIAL AREA

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