

**RICHMOND PARKWAY
INDUSTRIAL PARK**

**INDUSTRIAL DEVELOPMENT | PARR
RICHMOND PARKWAY @ PARR BLVD**

UP TO 121,709 SQUARE FEET



HIGHLIGHTS

Highly visible new industrial construction. Located on the corner of Parr and the Richmond Parkway. The City of Richmond is centrally located in Northern California, 16 miles northeast of San Francisco. Richmond has short commutes to major cities such as Sacramento, Napa, Oakland, San Francisco, San Jose and Stockton. Surrounded by heavy industrial, major e-commerce distribution and food production hubs, hosting companies such as Amazon, Williams-Sonoma, Hello Fresh, Restoration Hardware & Whole Foods.

Richmond Pkwy is one of the main arteries that runs into I-580, which can take you directly west onto the Richmond bridge and Marin County or South East into the heart of the East Bay. Richmond Pkwy North has easy access onto I-80 into Wine County and Sacramento. Both Richmond and Martinez Bridge are less than 20 minutes away from location.



Logistics

- Direct access to both I-80 & I-580
- 18 miles to the Port of Oakland
- 7 miles to Richmond Bridge
- 27 miles to Oakland International Airport
- 16 miles North East of San Francisco
- Excellent last mile opportunity



Labor

- Bay Area population: 7.15 Million
- Richmond population: 102,118



Building Features

- 21 to 35 Dock high
- 36' Clear height
- Truck dock spacing
- Ample Trailer Parking



SITE PLAN

BUILDING 1

±121,709 SF Available

BUILDING 2

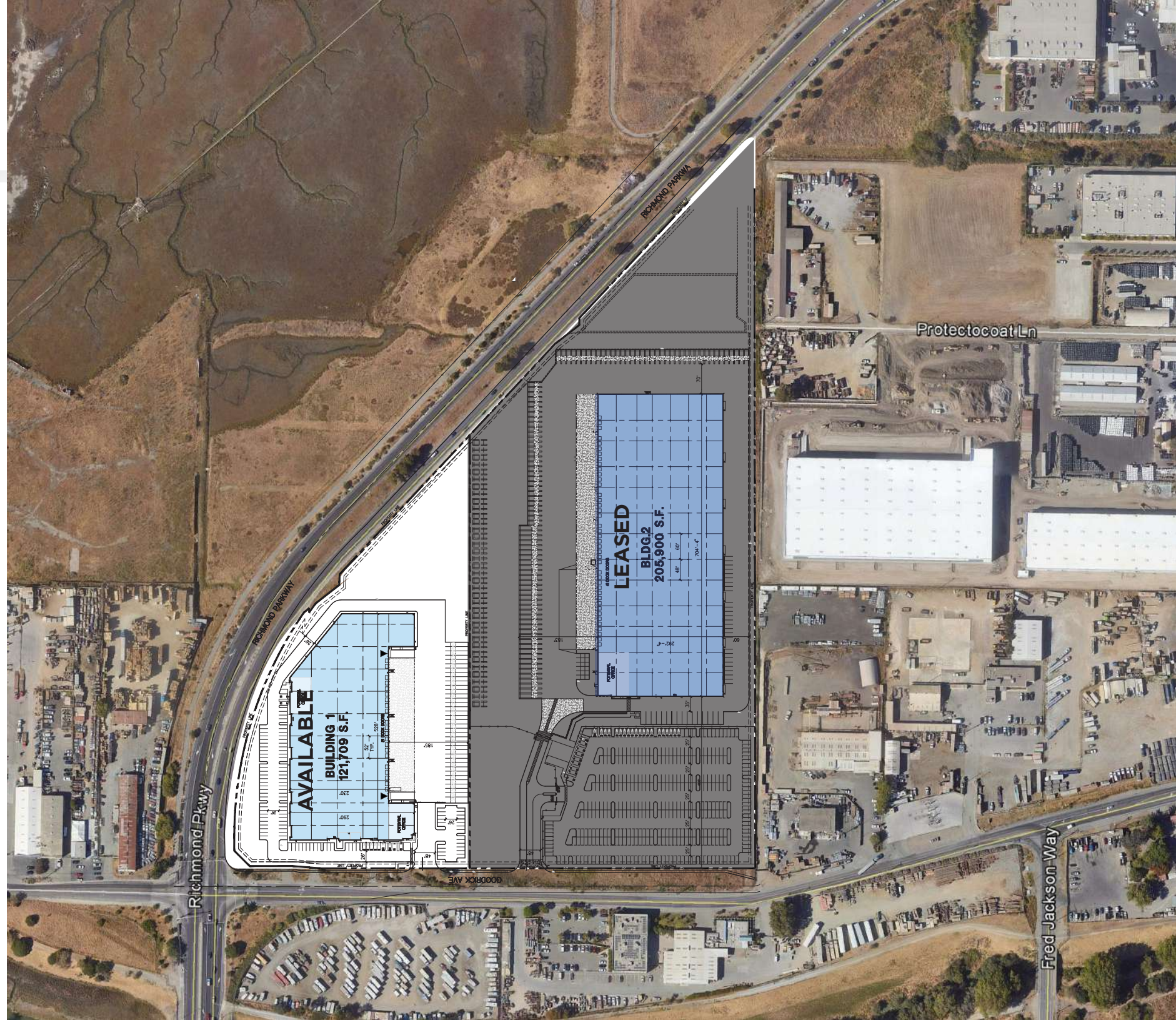
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SITE FEATURES

- Light Industrial Zoning
- Located within 30 minutes of San Francisco, Oakland & Wine Country
- Port of Oakland | 18 miles
- New infrastructure
- Easy access to I-80 & I-580
- 29 Acre development site
- Building 1 may be modified to accommodate specific or unique user requirements on a build to suit basis

SERVICE PROVIDER

- Sewer: East Bay MUD
- Water: East Bay MUD
- Gas: PG&E
- Electricity: PG&E



BUILDING 1

BUILDING 1

±121,709 SF Available

BUILDING

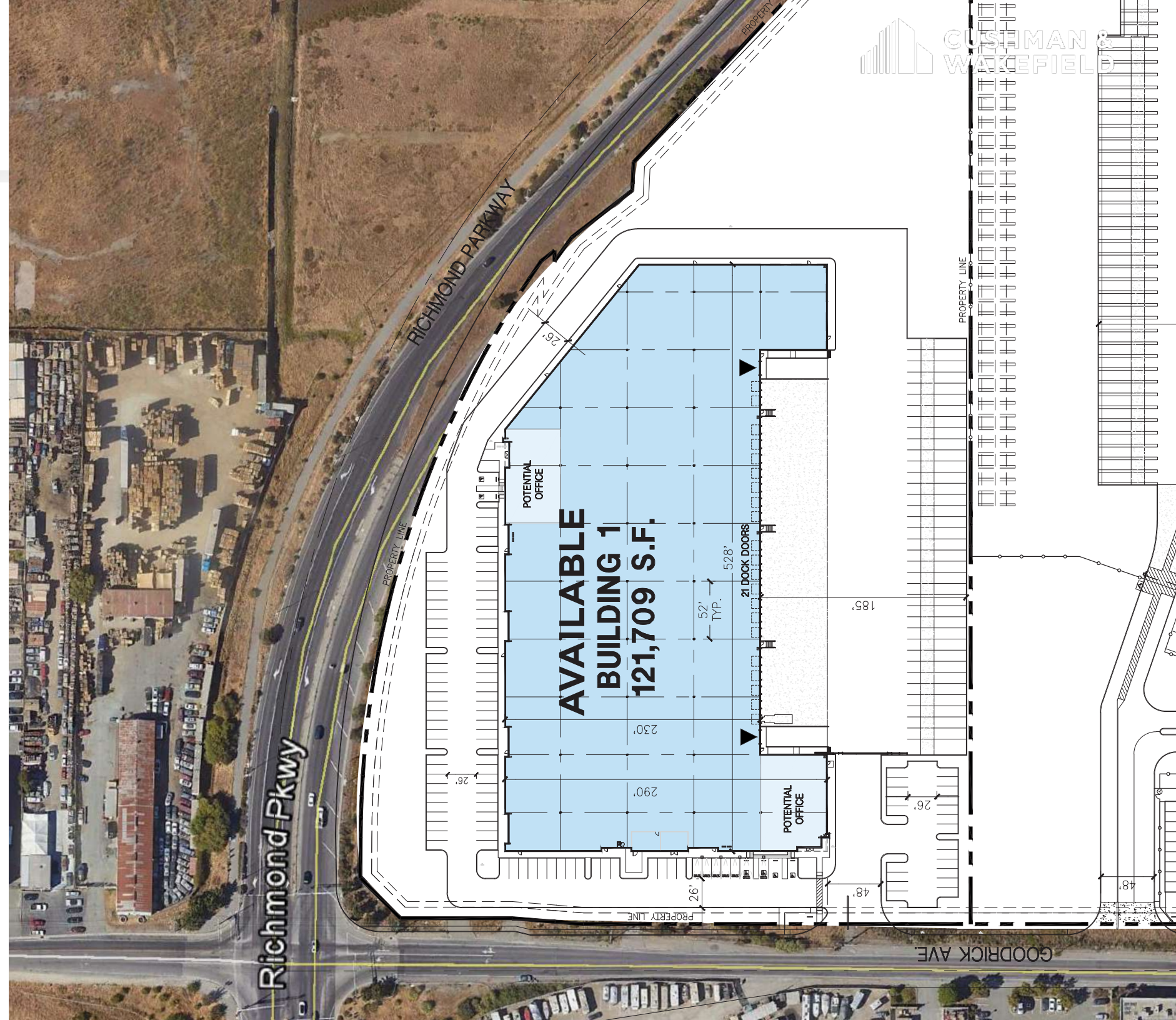
- Office to suit
- 36' Clear height
- ESFR fire suppression system
- 52' X 60' column spacing
- 60' speed bays
- 6" DuctileCrete Engineered Slab
- 2,000 amps, 277/480 volts, 3 phase

LOADING

- Front-load design
- Twenty-one (21) dock high doors
- Two (2) 12' x 14' grade level high doors
- 185' truck court w/ 70' concrete aprons

PARKING

- 116 auto parking stalls
- 37 trailer parking stalls



BUILDING 1 (LAST MILE OPTION)

BUILDING 1
±112,400 SF Available

BUILDING

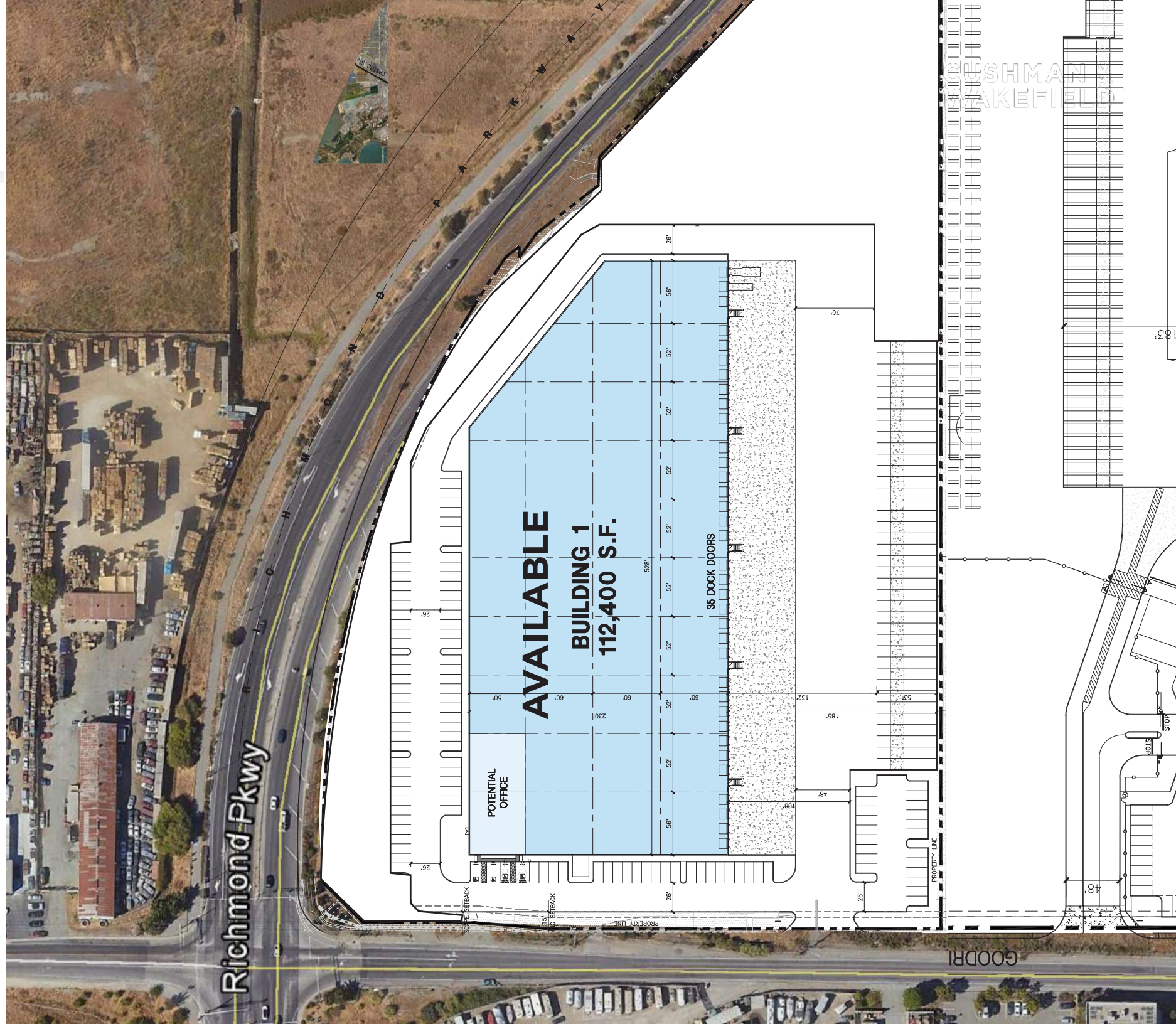
- Office to suit
- 36' Clear height
- ESFR fire suppression system
- 52' X 60' column spacing
- 60' speed bays
- 6" DuctileCrete Engineered Slab
- 2,000 amps, 277/480 volts, 3 phase

LOADING

- Front-load design
- Thirty-five (35) dock high doors
- 185' truck court w/ 70' concrete aprons

PARKING

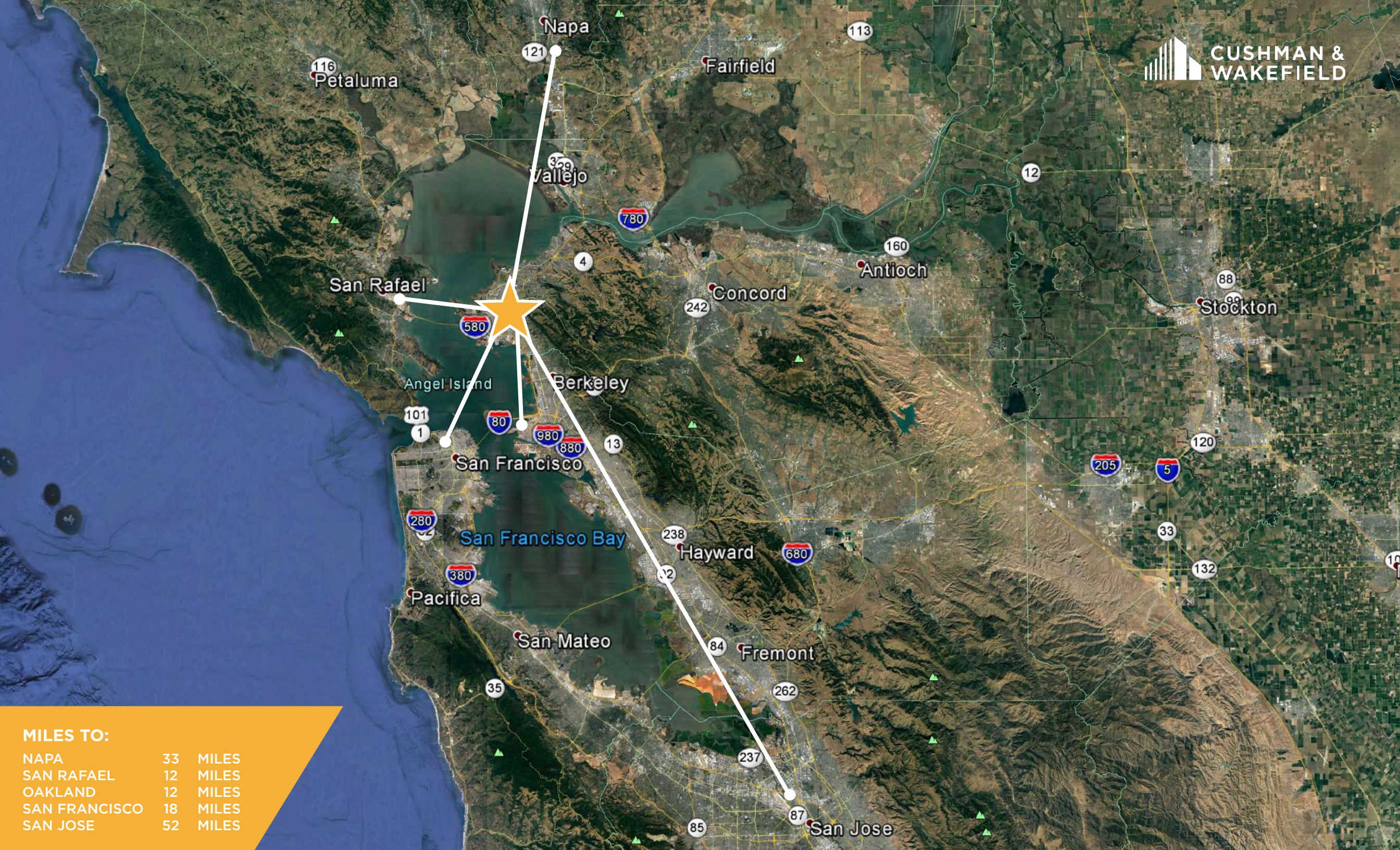
- 113 auto parking stalls
- 38 trailer parking stalls





LOCATION HIGHLIGHTS

- Centrally located to all Bay Area
- Easy access to: I-580 and I-80
- 20min from Richmond Bridge
- 20min from Martinez Bridge



MILES TO:

NAPA	33	MILES
SAN RAFAEL	12	MILES
OAKLAND	12	MILES
SAN FRANCISCO	18	MILES
SAN JOSE	52	MILES

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