



**Richmond
Warehouse!**



For Lease: Warehouse Space

5221 Central Ave., Unit A-5, Richmond, CA

- Roll-up Door
- Private Restroom
- 15 +/- ft. Clear Height
- Close to Interstate 580 & Berkeley

Offering Summary

Available Sq Ft:	1,716 +/- sf
Initial Base Rent:	\$2.00 psf
Lease Type:	Ind. Gross
CAM Charge:	\$0.05 psf
Lease Term:	2 Years Only
Available:	Now

Contact:

Bob Knez
(415) 446-4220
bob@hlcre.com
Lic#: 00640535

Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

For Lease: Warehouse Space

5221 Central Ave., Unit A-5, Richmond, CA 94804

Building/Space Description:

This warehouse space has a roll-up door, 15 +/- foot clear height and new paint. There is a private restroom. Parking is abundant with 80 shared parking spaces.

Location Description:

This property is located on Central Avenue close to Costco and other retail and restaurant services. Easy access to Interstate 580 and Hwy. 101 with Berkeley 10 minutes and Marin 15 minutes over the Richmond Bridge.

Space Information/Features:

Total Available Square Feet:	1,716 +/- sq. ft. (the owner building plans is source)
Ceiling Clear Height:	15 +/- Feet
Power Available at Sub-Panel:	Yes, TBD
Parking:	80 unreserved parking spaces
Number of Roll-up Doors:	1
Skylights:	No
Warehouse Ceiling Insulated:	No

Building Information/Features:

Total Building Square Feet:	33,958 +/- sq. ft.
Year Constructed:	1979 +/-
Zoning:	CR (Commercial Regional)
Fire Sprinklers:	No
Heating & Air Conditioning:	No
Flood Zone Designation:	Zone A (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

Lease Information:

Lease Term:	Two Years only
Initial Base Rent:	\$2.00 psf (\$3,432.00/mo.)
Base Rent Increases:	3% per annum
CAM Charges:	\$0.05 psf (\$85.80/ mo.)
Lease Type:	Industrial Gross
Tenant Expenses:	Garbage, interior maintenance and separately metered gas. Tenant pays \$205.92 per mo. for shared electricity.

Contact:

Bob Knez
(415) 446-4220
bob@hlcre.com
Lic#: 00640535

Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

For Lease: Warehouse Space

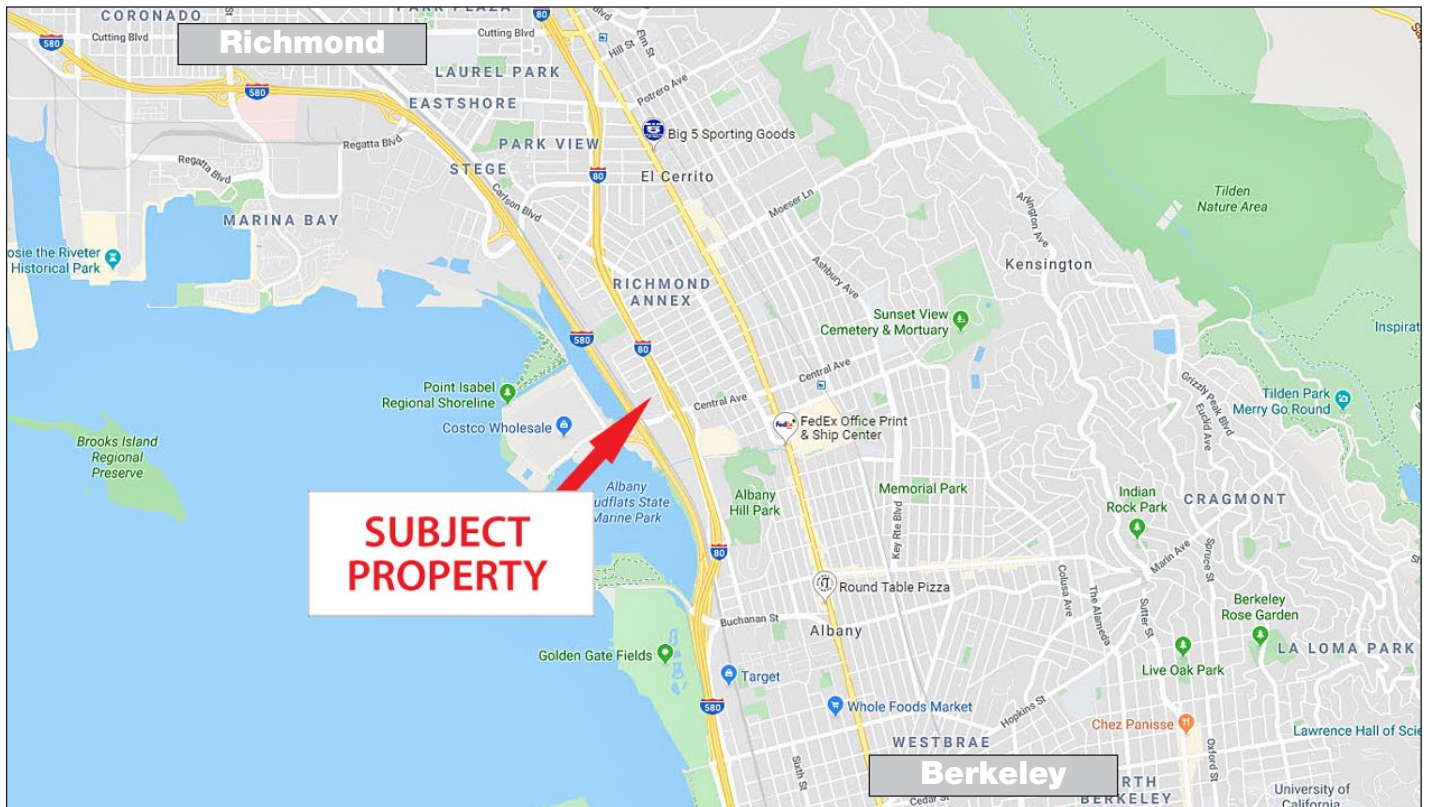
5221 Central Ave., Unit A-5, Richmond, CA 94804



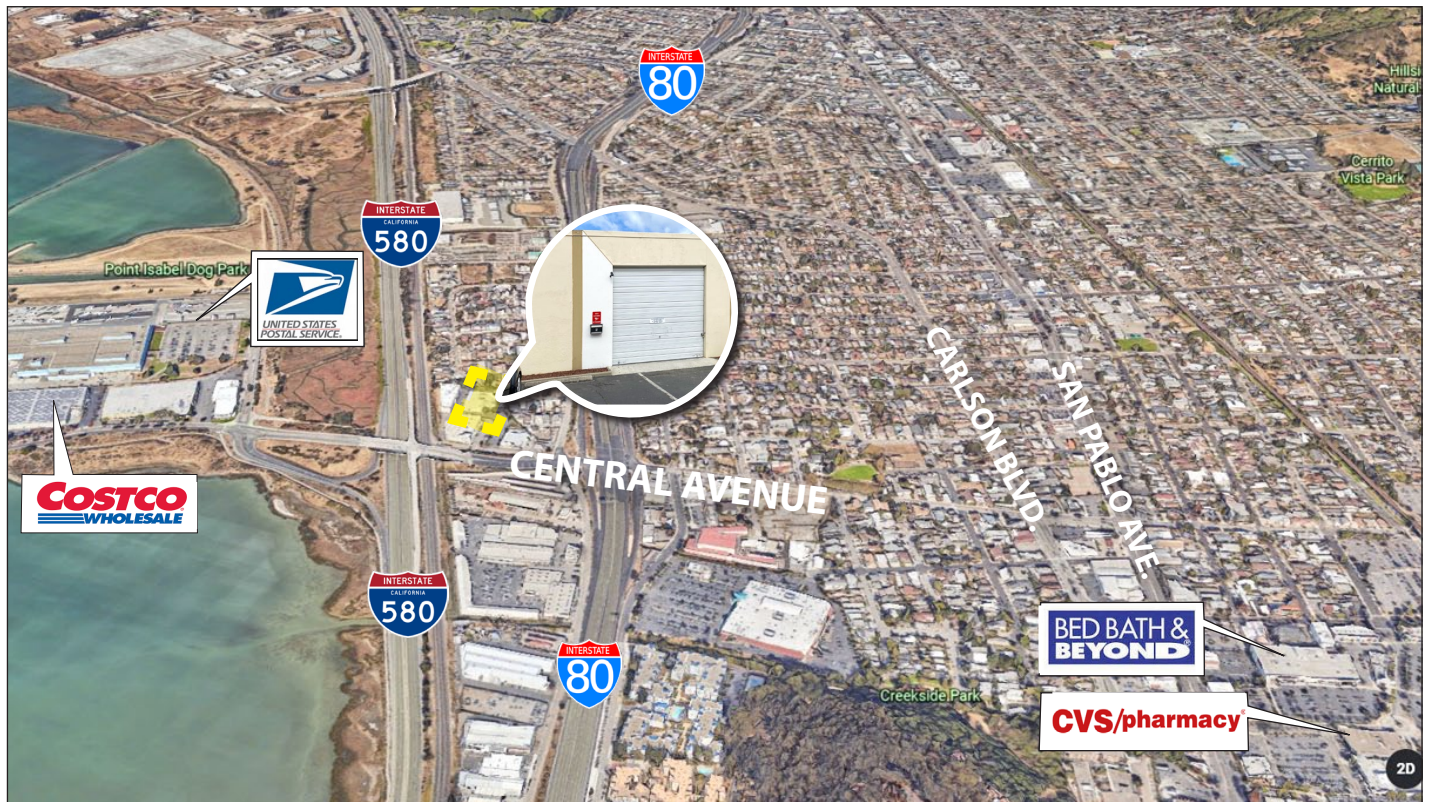
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

For Lease: Warehouse Space

5221 Central Ave., Unit A-5, Richmond, CA 94804



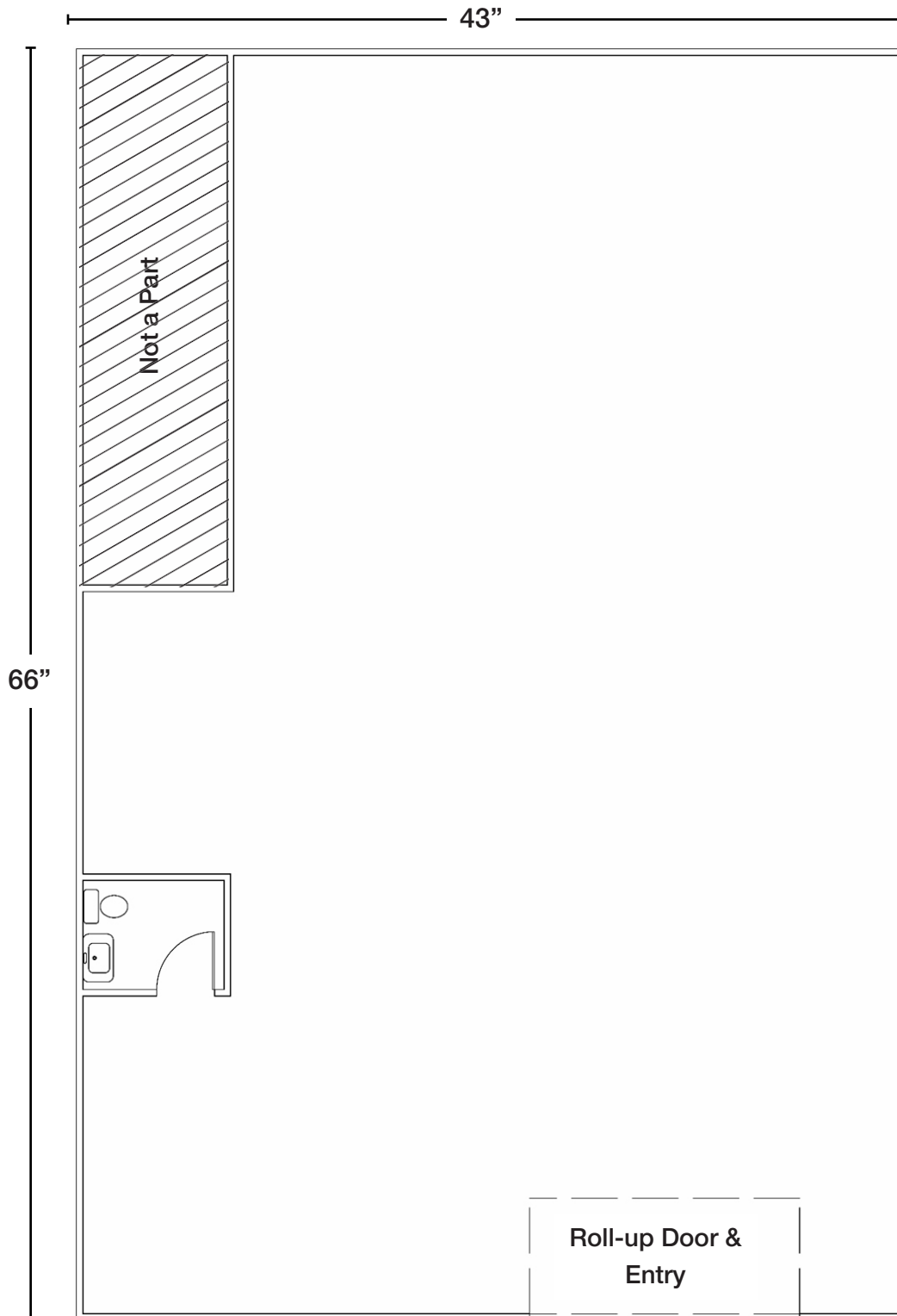
[Click here to View in Google Maps](#)



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

For Lease: Warehouse Space

5221 Central Ave., Unit A-5, Richmond, CA 94804



Measurements are Approximate
Floor Plan Not to Scale