



For Lease: Warehouse Space

5221 Central Ave., Unit B-100, Richmond, CA

- Roll-up Door
- High Ceiling
- 14' Clear Height
- Shared Restroom
- Close to Interstate 580 & Berkeley

Offering Summary

Available Sq Ft:	2,300 +/- sf
Initial Base Rent:	\$2.00 psf
Lease Type:	Ind. Gross
Lease Term:	2 Years
Available:	Now

Contact:

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For Lease: Warehouse Space

5221 Central Ave., B-100, Richmond, CA 94804

Building/Space Description:

This warehouse space has a roll-up door, 14 foot clear height and new paint. There is a shared 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:	2,300 +/- sq. ft. (the owner building plans is source)
Ceiling Clear Height:	14 Feet
Power Available at Sub-Panel:	TBD
Parking:	80 unreserved parking spaces
Number of Roll-up Doors:	1
Skylights:	No
Warehouse Ceiling Insulated:	No
Load Factor:	4.78%

Building Information/Features:

Total Building B Square Feet:	26,598 +/- sq. ft.
Total Building Square Feet in Project:	60,388 +/- sq. ft.
Year Constructed:	1979 +/-
Zoning:	CR (Commercial Regional)
Fire Sprinklers:	Yes
Heating & Air Conditioning:	TBD
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:

Minimum Lease Term:	One to Two Years
Initial Base Rent:	\$2.00 psf (\$4,600/mo.)
Base Rent Increases:	3% per annum
Lease Type:	Industrial Gross
Tenant Expenses:	Phone/Internet, Interior maintenance, plus CAM Charge: \$0.25 psf, which includes Water, Electric & Gas (\$575/mo)

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5221 Central Ave., B-100, Richmond, CA 94804 / Floor Plan

Central Ave

