



**Richmond
Warehouse!**



For Lease: Office/Warehouse Space

5221 Central Ave., Unit A-03A, Richmond, CA

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

Offering Summary

| | |
|--------------------|--------------|
| Available Sq Ft: | 2,782 +/- sf |
| Initial Base Rent: | \$2.00 psf |
| Lease Type: | Ind. Gross |
| Min. Lease Term: | 2 Years |
| Available: | NOW |

Contact:

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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
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For Lease: Office/Warehouse Space

5221 Central Ave., Unit A-03A, Richmond, CA 94804

Building/Space Description:

This warehouse space has a roll-up door, 14 foot clear height and new paint. There are two private offices and a 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: | 2,782 +/- sq. ft. (the owner building plans is source) |
| Ceiling Clear Height: | 14 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 A Square Feet: | 33,790 +/- sq. ft. |
| Total Building Square Feet in Project: | 60,388 +/- 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:

| | |
|----------------------|---|
| Minimum Lease Term: | One to Two Years |
| Initial Base Rent: | \$2.00 psf (\$5,564/mo.) |
| Base Rent Increases: | 3% per annum |
| Lease Type: | Industrial Gross |
| Tenant Expenses: | Garbage, interior maintenance and electricity, plus a CAM Charge of \$.06/psf/mo (\$167.00) (No gas line to premises.) |

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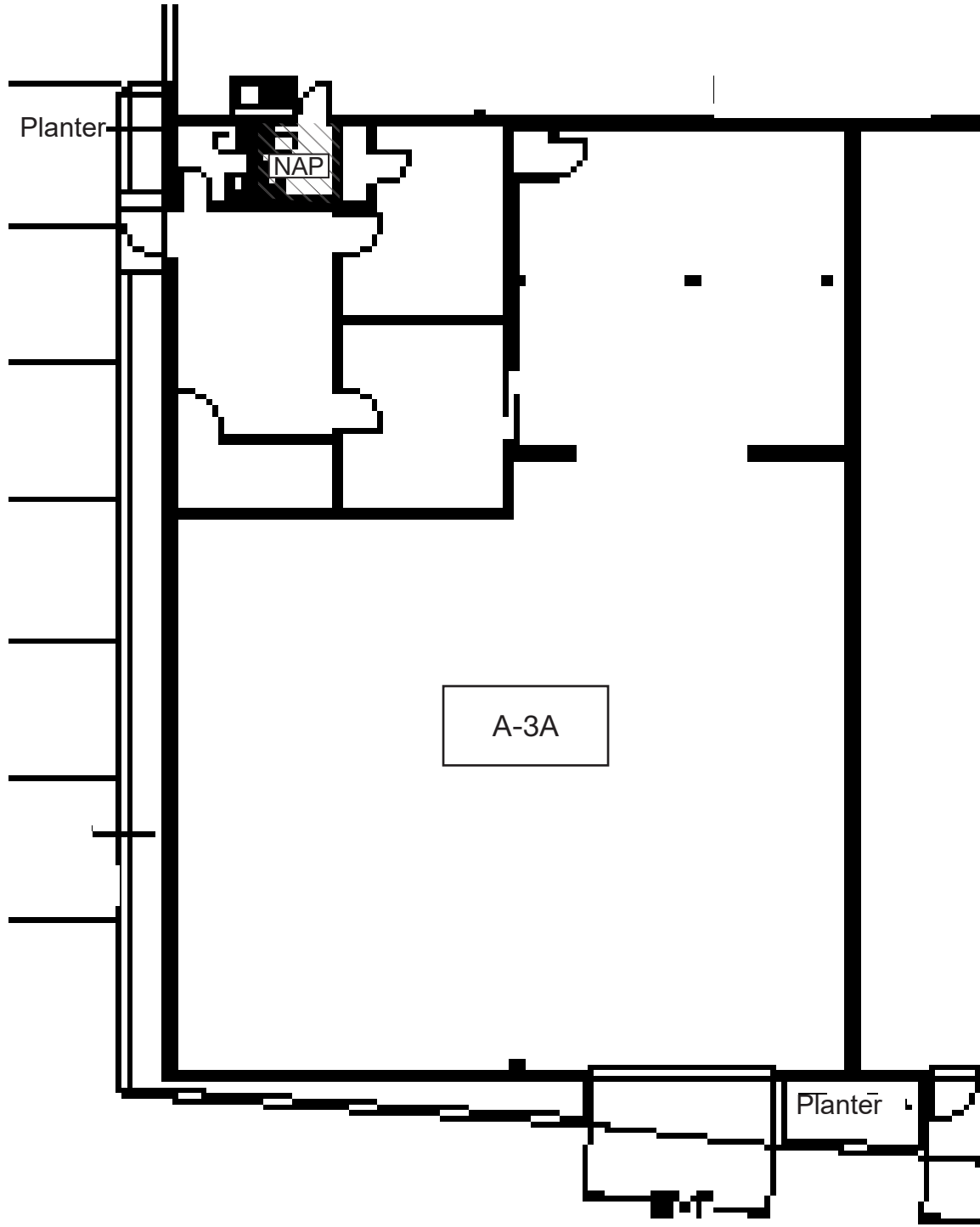
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Central Ave

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Central Ave

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