



**2 months
FREE RENT!!**



For Lease: Warehouse Space

999 W. Cutting Blvd., Unit 5, Richmond, CA

- Roll-up Door
- High Ceilings
- 19'+/- Clear Height
- Near Point Richmond Town with Shopping and Businesses
- Close to Interstate 580

Offering Summary

Available Sq Ft:	1,740 +/- sf
Initial Base Rent:	\$1.75 psf
Lease Type:	Ind. Gross
CAM Charge:	\$0.15 psf/mo.
Min. Lease Term:	2 Years
Available:	Now

Contact:

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

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Building/Space Description:

This warehouse space has one roll-up door, 19 foot +/- clear height, skylights and bonus mezzanine for additional storage not included in square footage. There is a small office/reception area and a restroom. Comes with one unreserved parking space with additional parking available at additional cost.

Location Description:

Conveniently located within walking distance of dining, entertainment, and services in downtown Point Richmond. Fast access to Richmond Bridge and 580 freeway. 10 min. to Marin.

Space Information/Features:

Total Available Square Feet:	1,740 +/- sq. ft. (the owner building plans is source)
Ceiling Clear Height:	19' +/- Feet
Power Available at Sub-Panel:	TBD
Parking:	1 unreserved space
Number of Roll-up Doors:	1
Skylights:	Yes
Warehouse Ceiling Insulated:	Yes

Building Information/Features:

Total Building Square Feet:	30,828 +/- sq. ft.
Year Constructed:	1989 +/-
Zoning:	(IL (Light Industrial))
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (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:	Two Years
Initial Base Rent:	\$1.75 psf (\$3,045/mo.)
CAM Charge:	\$0.15 psf per mo. (\$261/mo.) (includes common area expenses and increases over taxes and insurance)
Lease Special:	Two months FREE RENT on a 2 year lease
Base Rent Increases:	3% per annum
Lease Type:	Industrial Gross
Tenant Expenses:	PG&E, garbage, interior maintenance

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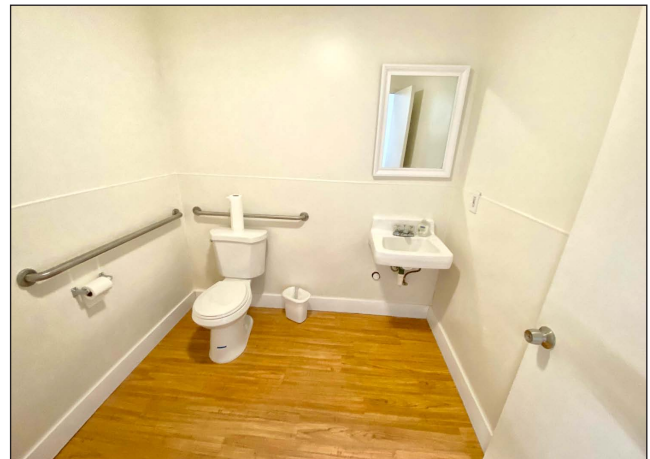
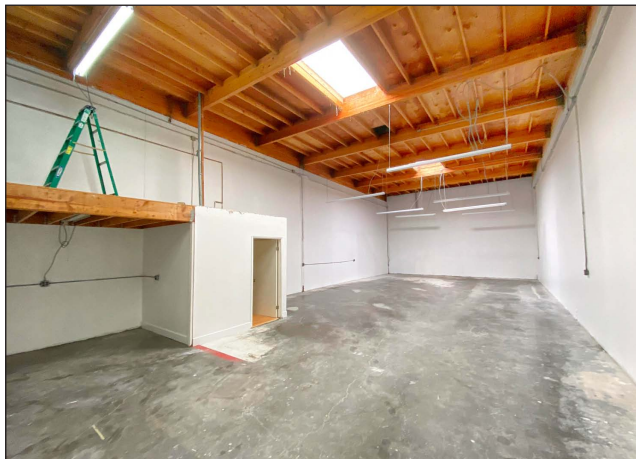
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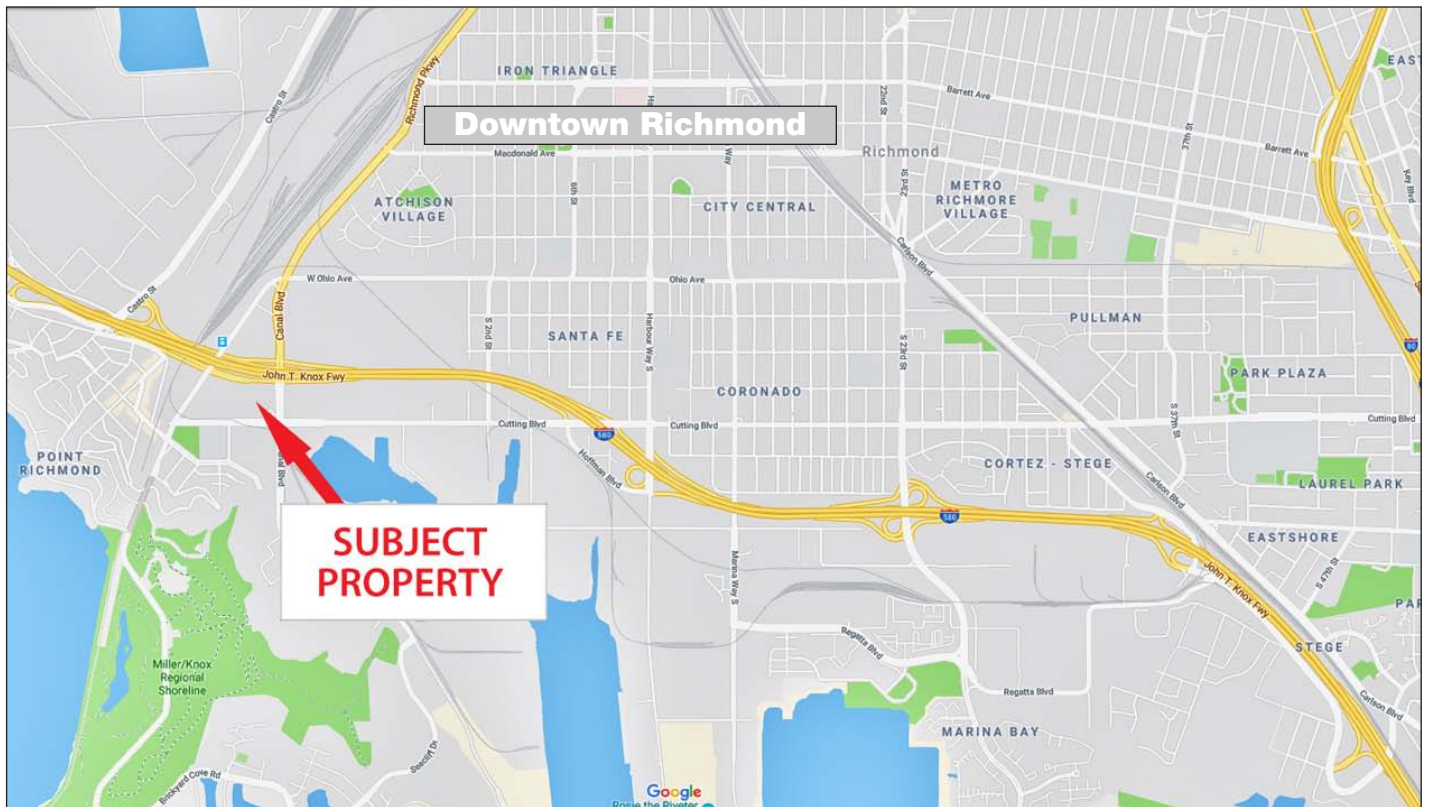
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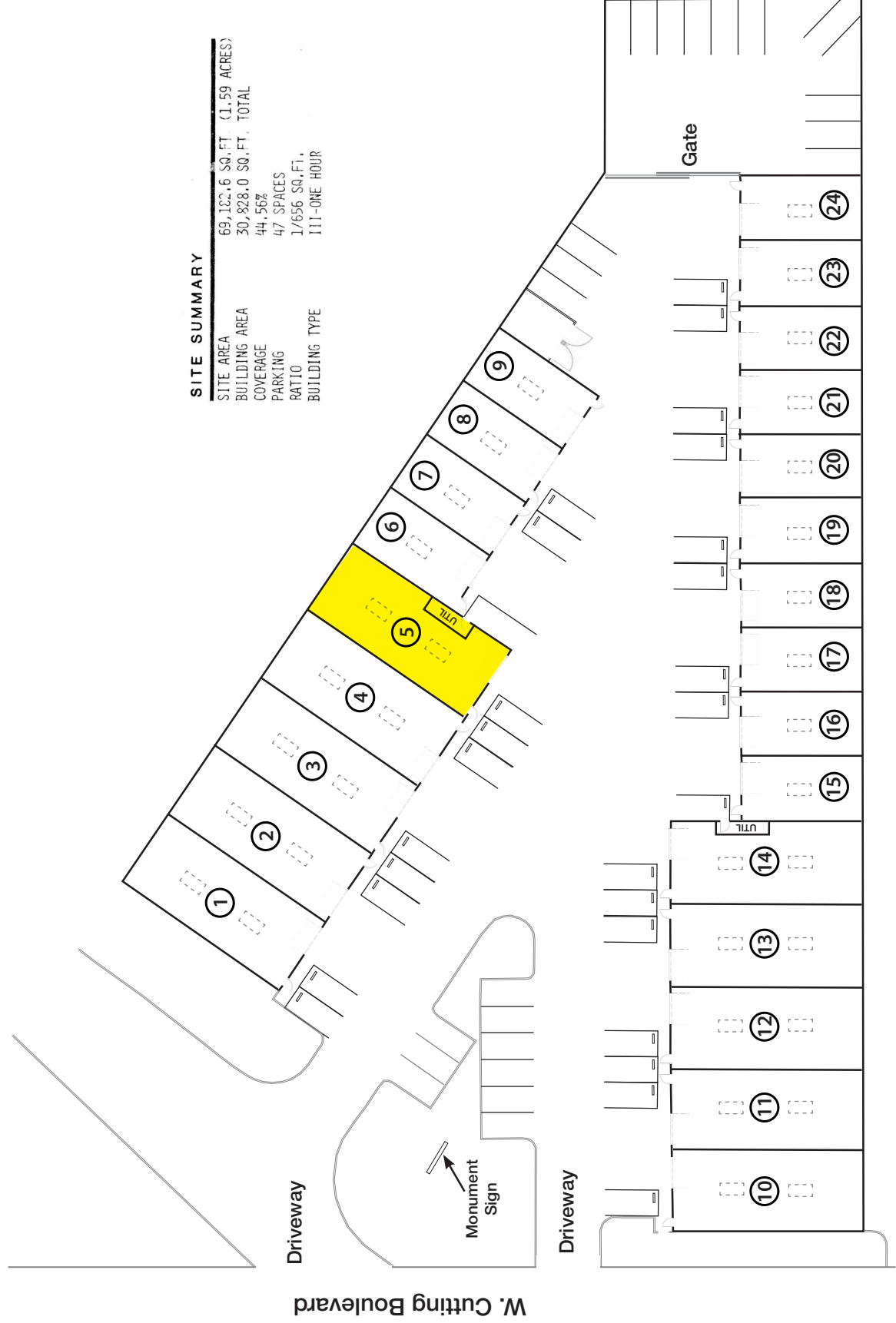
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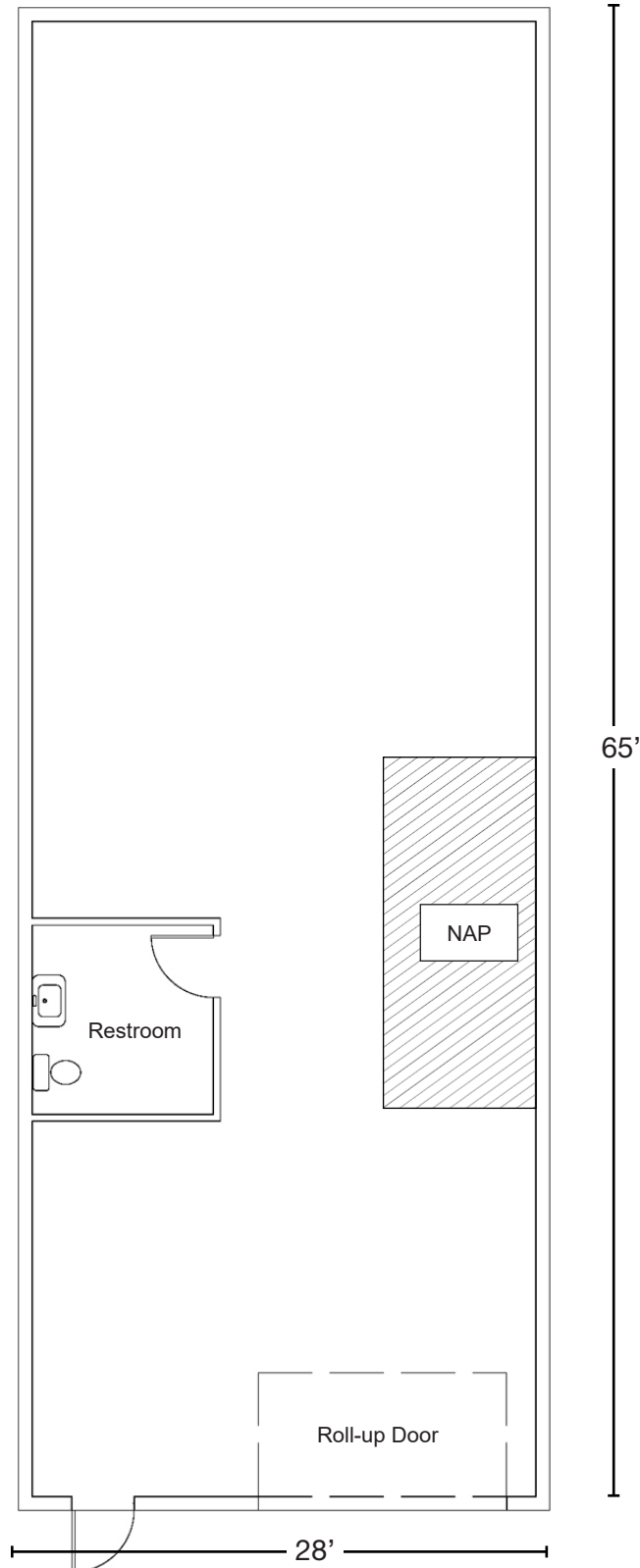
SITE SUMMARY

SITE AREA	69,182.6 SQ.FT. (1.59 ACRES)
BUILDING AREA	30,828.0 SQ.FT. TOTAL
COVERAGE	44.56%
PARKING	47 SPACES
RATIO	1/656 SQ.FT.
BUILDING TYPE	111-ONE HOUR

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Floor Plan Not to Scale