



For Lease: Warehouse Space

999 W. Cutting Blvd., Unit 22, Richmond, CA

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

Offering Summary	
Available Sq Ft:	902 +/- sf
Initial Base Rent:	\$2.00 psf
Lease Type:	Ind. Gross
CAM Charge:	\$0.15 psf
Min. Lease Term:	1 - 2 Years
Available:	Now

Contact:

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

999 W. Cutting Blvd., Unit 22, Richmond, CA 94804

Building/Space Description:

Warehouse space with a single roll-up door, 15 +/- foot clear height, skylights, a large flexible open space and a private restroom. Each unit also comes with one assigned 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:	902 +/- sq. ft. (the owner building plans is source)
Ceiling Clear Height:	15 +/- Feet
Power Available at Sub-Panel:	TBD
Parking:	39 shared/unassigned spaces (1 allocated 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:	No
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:	One to Two Years
Initial Base Rent:	\$2.00 psf (\$1,804/mo.)
CAM Charge:	\$0.15 psf (\$135.30/mo.) (includes common area expenses, which increases 5% per year)
Base Rent Increases:	3% per annum
Lease Type:	Industrial Gross
Tenant Expenses:	PG&E, garbage, interior maintenance

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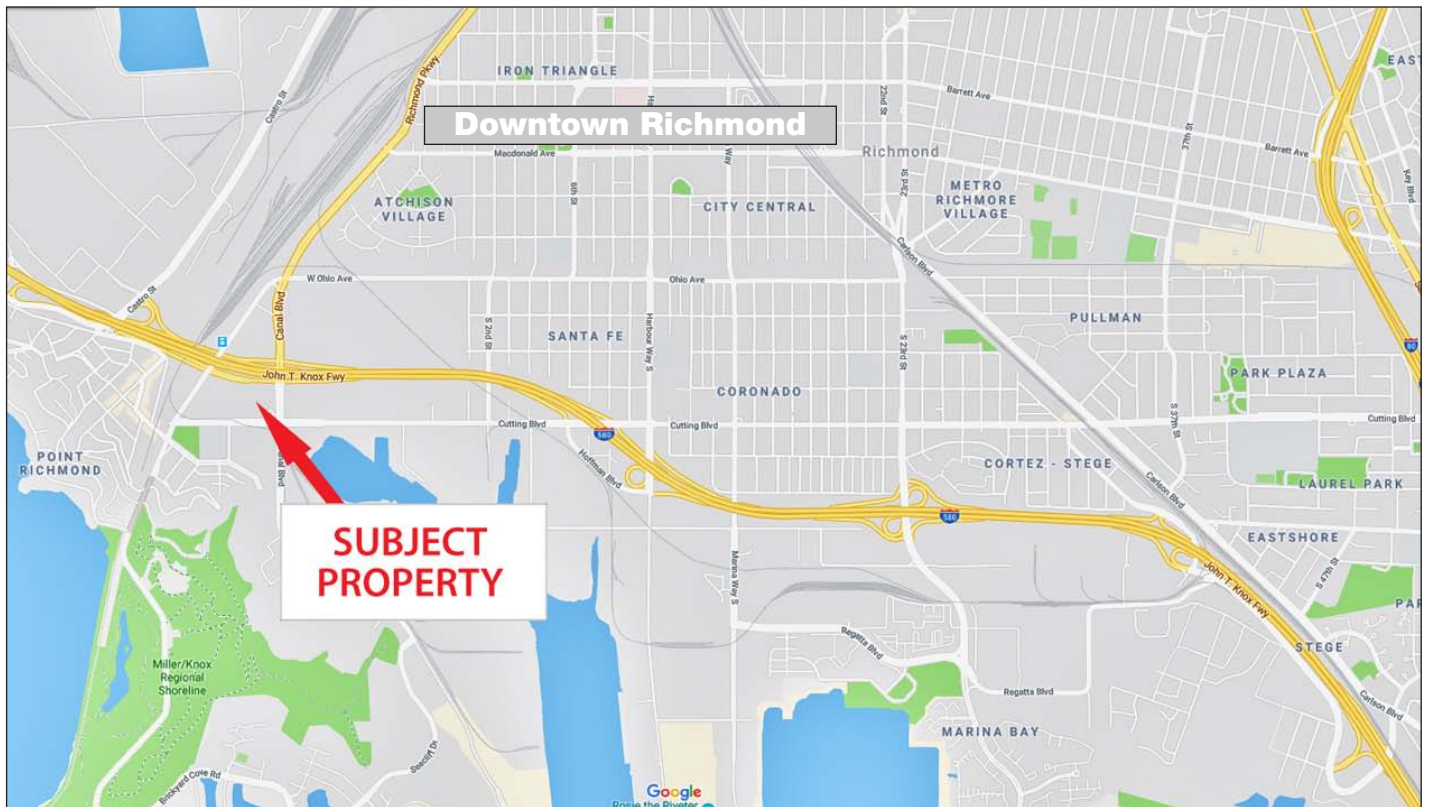
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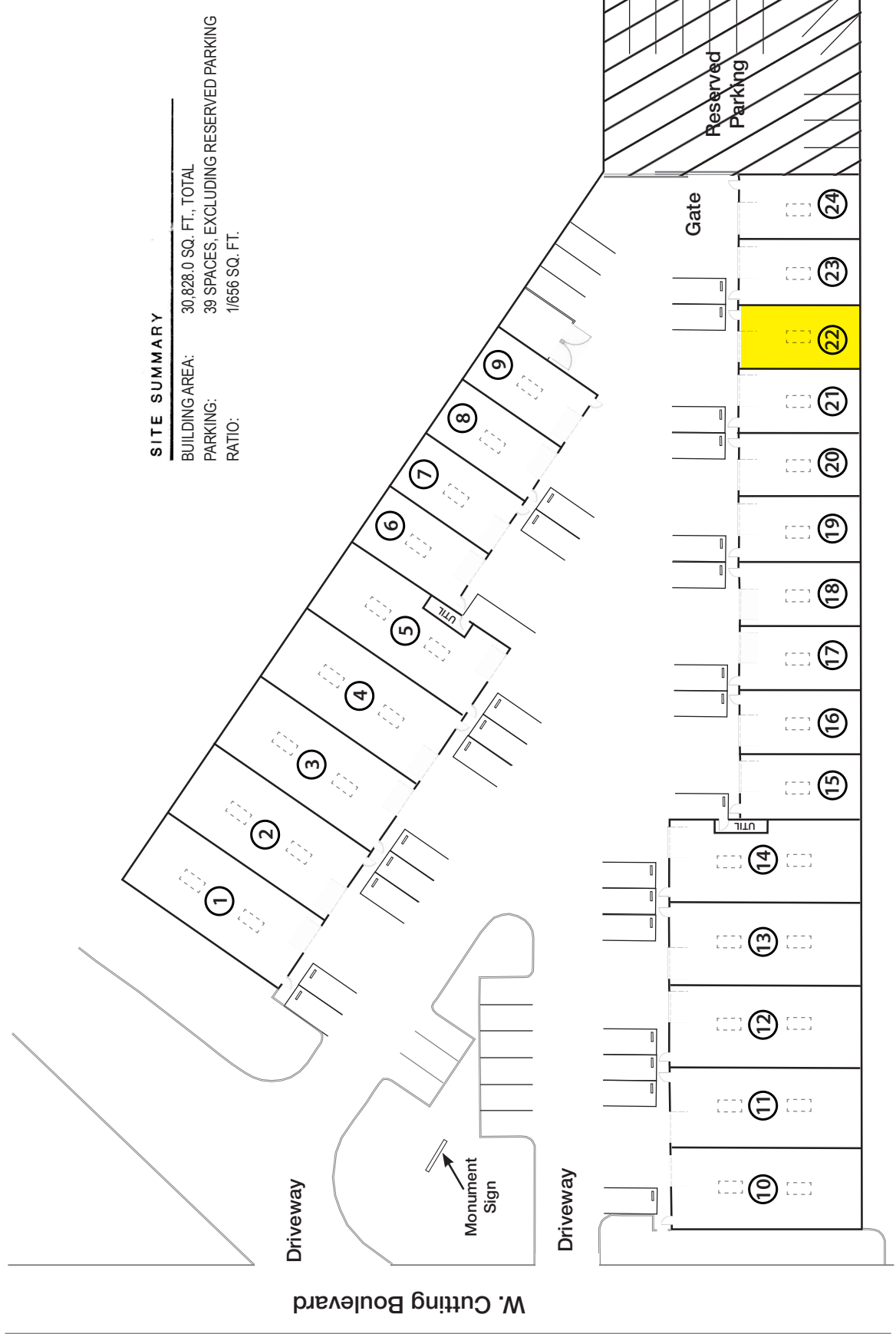
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For Lease: Warehouse Space

999 W. Cutting Blvd., Unit 20, Richmond, CA 94804



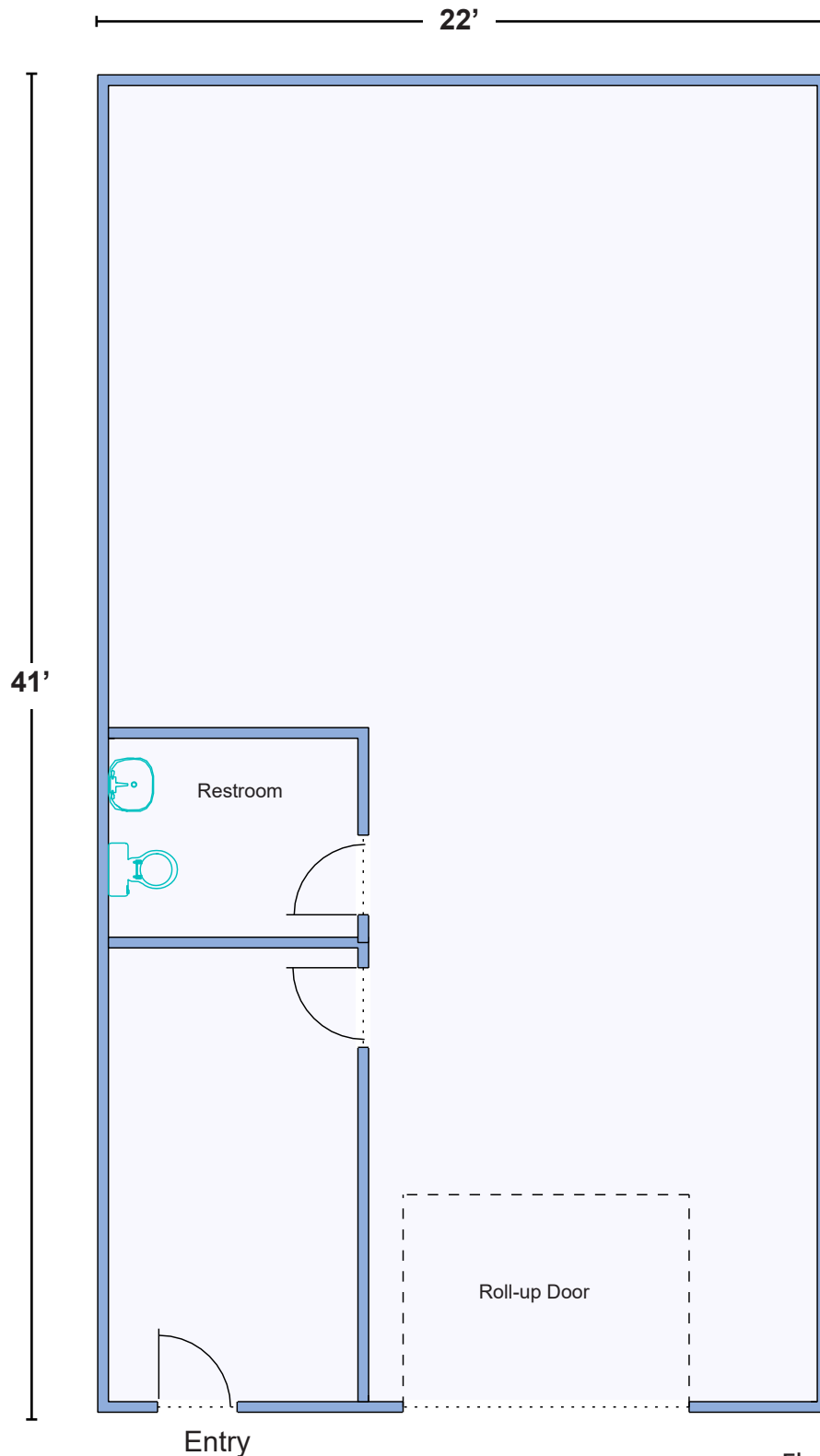
SITE SUMMARY

BUILDING AREA: 30,828.0 SQ. FT., TOTAL
PARKING: 39 SPACES, EXCLUDING RESERVED PARKING
RATIO: 1/656 SQ. FT.

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Floor Plan Not to Scale
Dimensions Approximate