



**Richmond  
Warehouse!**



## For Lease: Industrial Buildings

117 S 2nd & 124 S. 1st St., Richmond, CA

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

### Offering Summary

Available Sq Ft:	1,800 +/- sf
Initial Base Rent:	\$3,600/mo
Lease Type:	Mod. Gross
Min. Lease Term:	2 Years
Available:	NOW



Contact:  
**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease: Industrial Buildings

117 South 2nd & 124 South 1st St., Richmond, CA 94801

## Building/Space Description:

This industrial property is comprised of four free-standing buildings, each with their own address located just off I-580. 117 S. 2nd, 125 S. 2nd, 116 S. 1st, 124 S. 1st. Each building is 1800 sq. ft. with two roll-up doors, plus an additional 400 sq. ft. mezzanine (not reflected in the posted square footage), one restroom and heating. Two of the four buildings are currently available for rent. The property is enclosed inside a secured gated lot with keyed entry and remote with 20 parking spaces.

## Location Description:

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 Units: 1,800 +/- sq. ft. (Source: owner building plans )
Ceiling Clear Height:	23 +/- Feet
Power Available at Sub-Panel:	Yes, TBD
Parking:	6 unreserved parking spaces per unit
Number of Roll-up Doors:	2
Skylights:	No
Warehouse Ceiling Insulated:	No

## Building Information/Features:

Total Building Square Feet:	7,200 +/- sq. ft.
Year Constructed:	2014 +/-
Zoning:	<a href="#">LW Live/Work</a>
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:	2 Years
Initial Base Rent:	\$ 2.00 psf (\$3600/mo.)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Internet, PG&E, Increases over Base Year Property Taxes & Property Insurance plus \$30/mo fixed for water



Contact:  
**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)



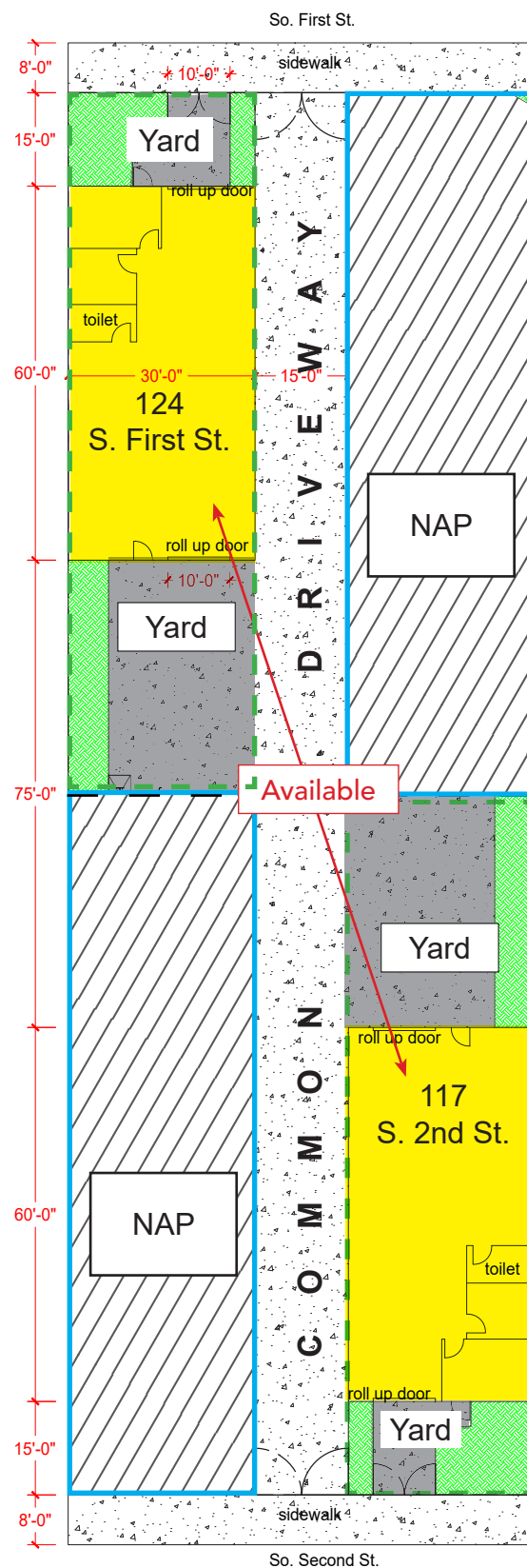
# For Lease: Industrial Buildings

117 South 2nd & 124 South 1st St., Richmond, CA 94801



# For Lease: Industrial Buildings

117 South 2nd & 124 South 1st St., Richmond, CA 94801

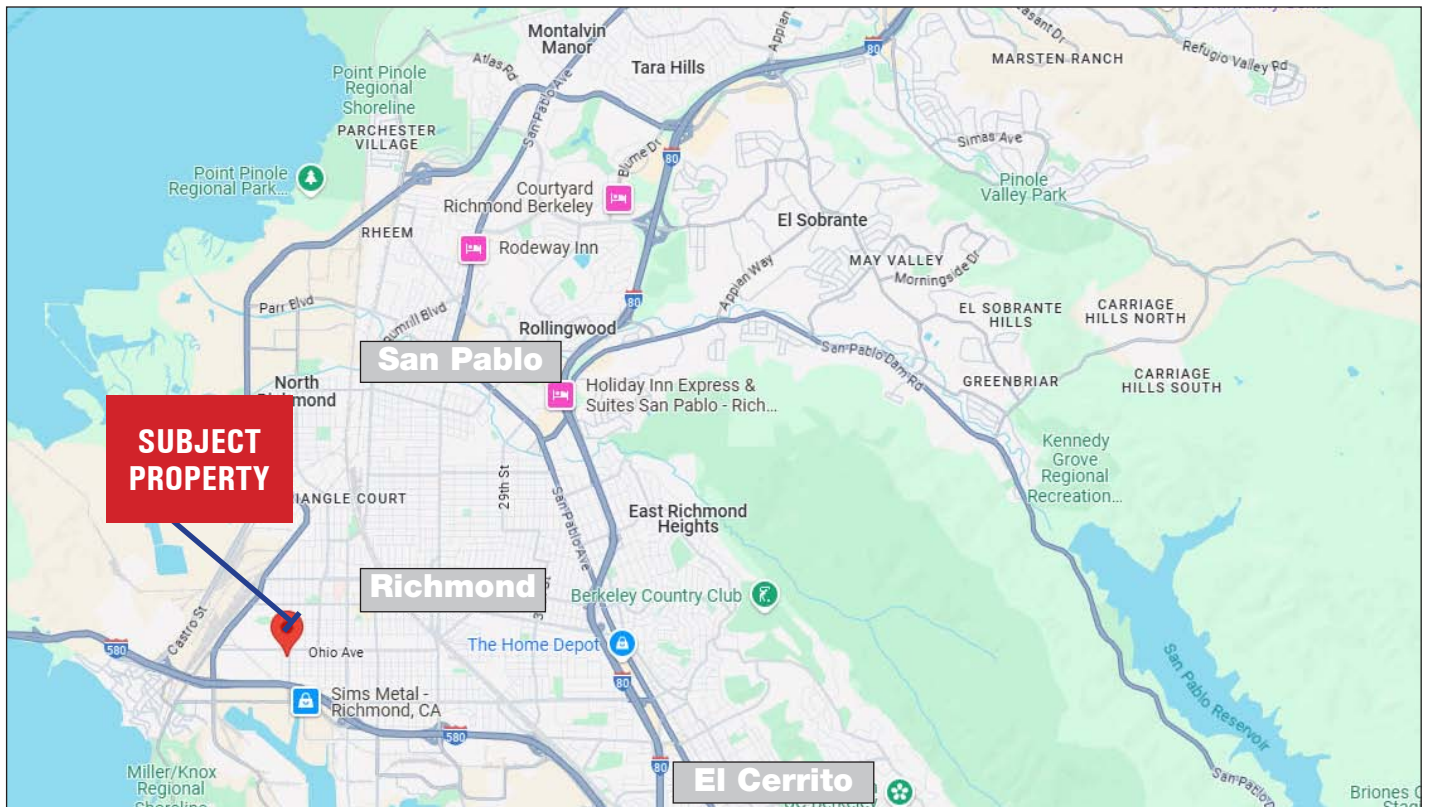


Ground Floor Plan View



# For Lease: Industrial Buildings

117 South 2nd & 124 South 1st St., Richmond, CA 94801



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

