



# Point Richmond Warehouse!



## For Lease: Warehouse Space

999 W. Cutting Blvd., Unit 11, 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:   | 1,820 +/- sf |
| Initial Base Rent: | \$1.89 psf   |
| Lease Type:        | Ind. Gross   |
| CAM Charge:        | \$0.15 psf   |
| Min. Lease Term:   | 1 - 2 Years  |
| Available:         | Now          |

Contact:

**Bob Knez**  
(415) 446-4220  
[bob@hlcre.com](mailto:bob@hlcre.com)  
Lic#: 00640535

**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: Warehouse Space

999 W. Cutting Blvd., Unit 11, Richmond, CA 94804

## Building/Space Description:

This warehouse space has one roll-up door, 19 foot clear height, skylights and extensive bonus mezzanine for additional storage not included in square footage. There is a small office/reception area and a restroom. 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:  | 1,820 +/- sq. ft. (the owner building plans is source) |
| Ceiling Clear Height:         | 19 Feet  |
| Power Available at Sub-Panel: | TBD  |
| Parking:                      | 1 assigned 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:  | One to Two Years  |
| Initial Base Rent:   | \$1.89 psf (\$3,439.80/mo.)   |
| CAM Charge:          | \$0.15 psf (\$273/mo.) (includes common area expenses and increases over taxes and insurance) |
| Base Rent Increases: | 3% per annum  |
| Lease Type:          | Industrial Gross  |
| Tenant Expenses:     | PG&E, garbage, interior maintenance   |

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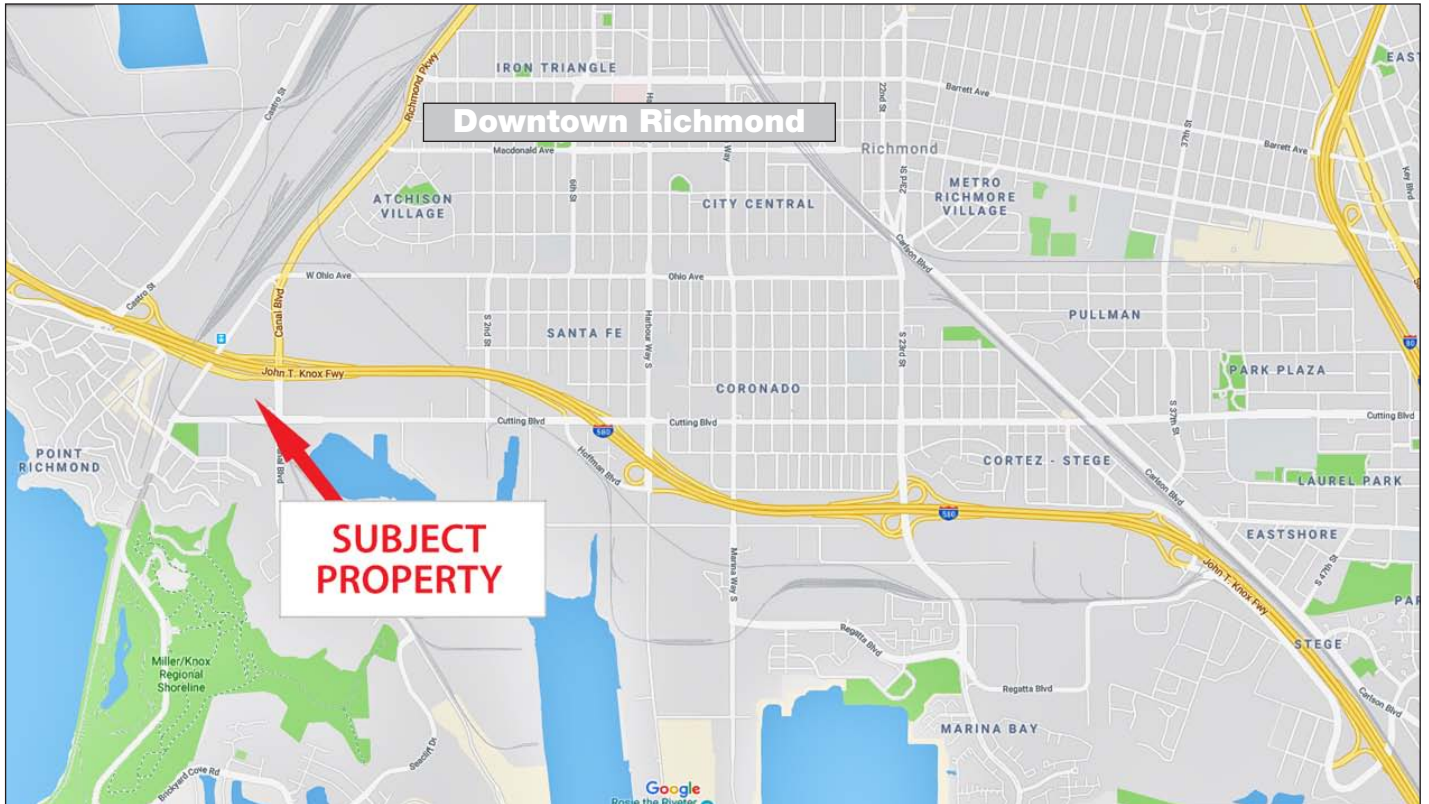
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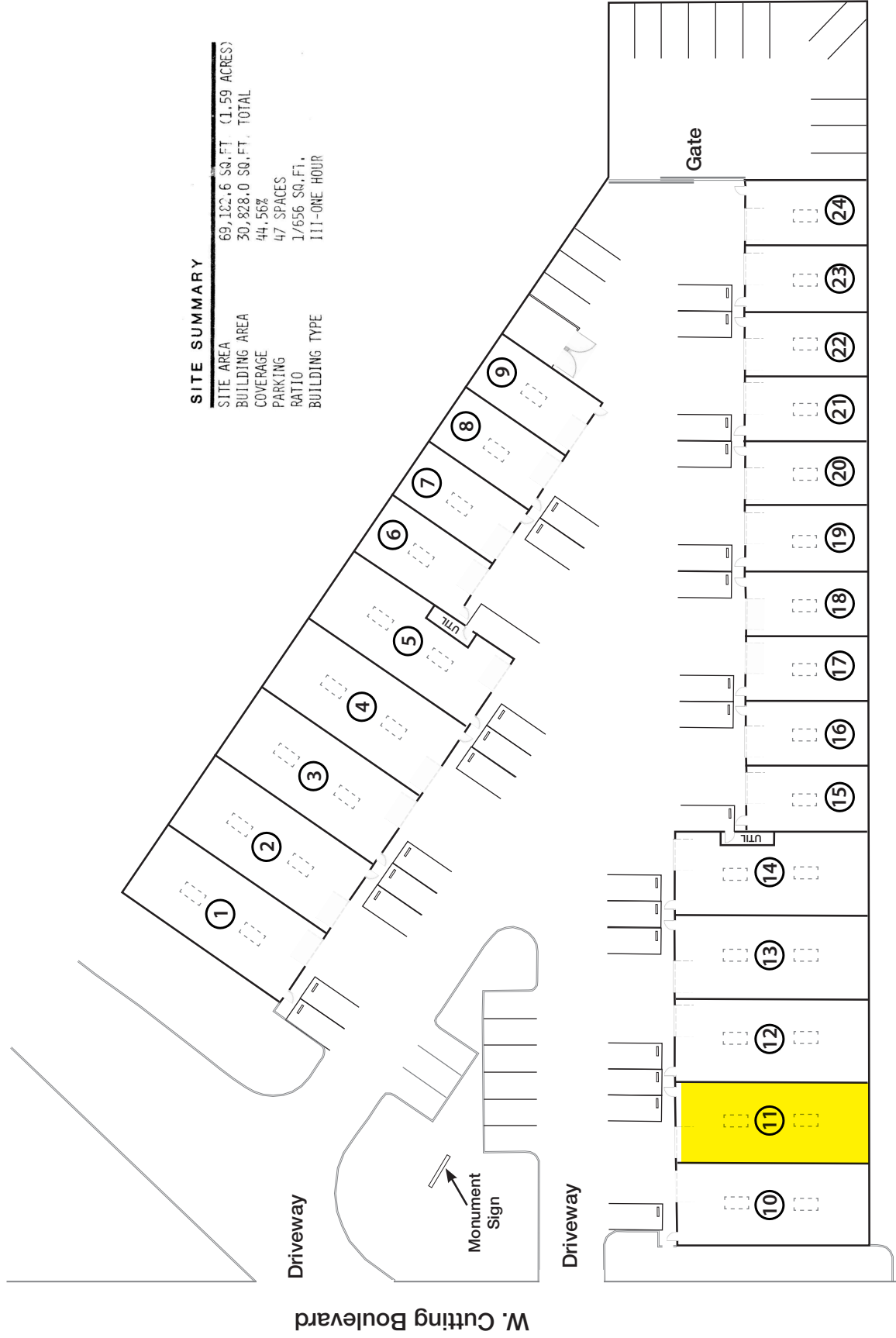
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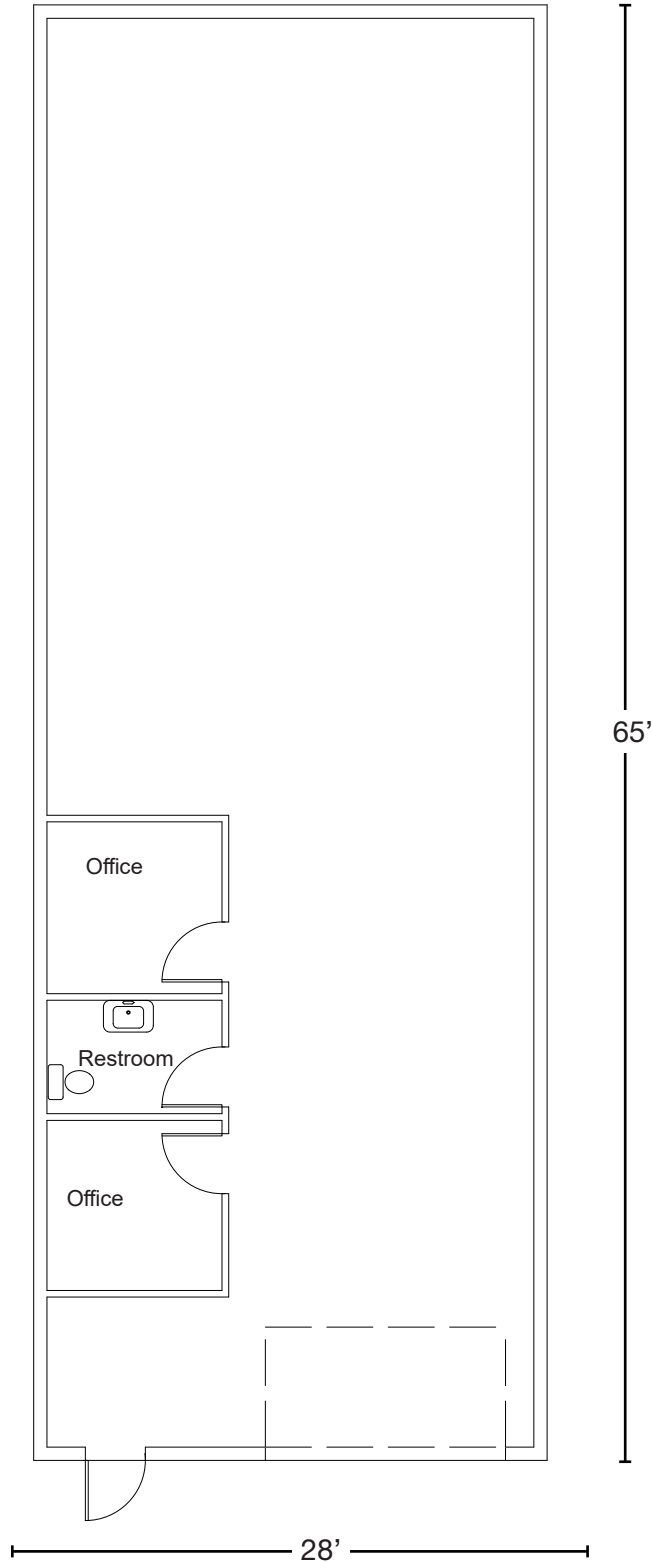
## SITE SUMMARY

|               |                              |
|---------------|------------------------------|
| 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 | III-ONE HOUR                 |

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Floor Plan Not to Scale