



**Price
Reduced!**



For Lease: Warehouse Space

5221 Central Avenue, Unit A-8B, Richmond, CA

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

Offering Summary

Available Sq Ft:	1,190 +/- sf
Initial Base Rent:	\$1.75 psf
Lease Type:	Ind. Gross
Min. Lease Term:	1 - 2 Years
Available:	NOW

Contact:

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70 Mitchell Blvd., Suite 202
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For Lease: Warehouse Space

5221 Central Avenue, Unit A-8B, Richmond, CA 94804

Building/Space Description:

This warehouse space has a roll-up door, 15 +/- foot clear height and new paint. There is a private restroom. Parking is abundant with 80 shared parking spaces. No outside overnight parking allowed. Sorry!

Location Description:

This property is located on Central Avenue close to Costco and other retail and restaurant services. Easy access to Interstate 580, 80 and Hwy. 101. Adjacent to Berkeley. Marin is 15 minutes over the Richmond Bridge.

Space Information/Features:

Total Available Square Feet:	1,190 +/- sq. ft. (the owner building plans is source)
Ceiling Clear Height:	15 +/- Feet
Power Available at Sub-Panel:	Yes, 100 amps
Parking:	80 unreserved parking spaces
Number of Roll-up Doors:	1
Skylights:	No
Warehouse Ceiling Insulated:	No

Building Information/Features:

Total Building Square Feet:	33,958 +/- 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:	1 - 2 Years
Initial Base Rent:	\$1.75 psf (\$1,785/mo.)
CAM:	\$0.15/sq.ft (\$178.50/mo.)
Base Rent Increases:	3% per annum
Lease Type:	Industrial Gross
Increases over Base Year Expenses:	Property Taxes
Tenant Expenses:	Garbage, interior maint., and \$75 for electricity (No gas line to premises.)

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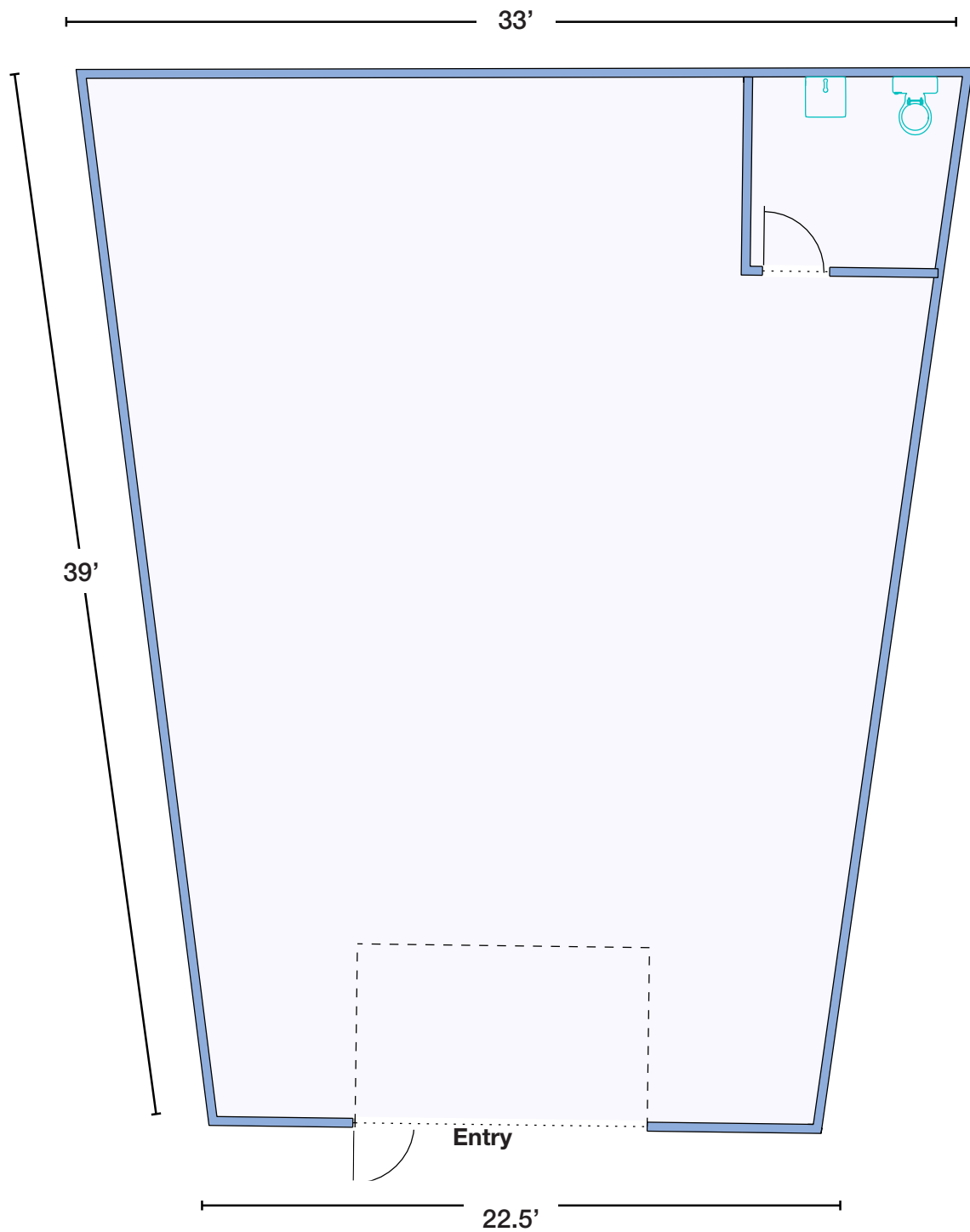
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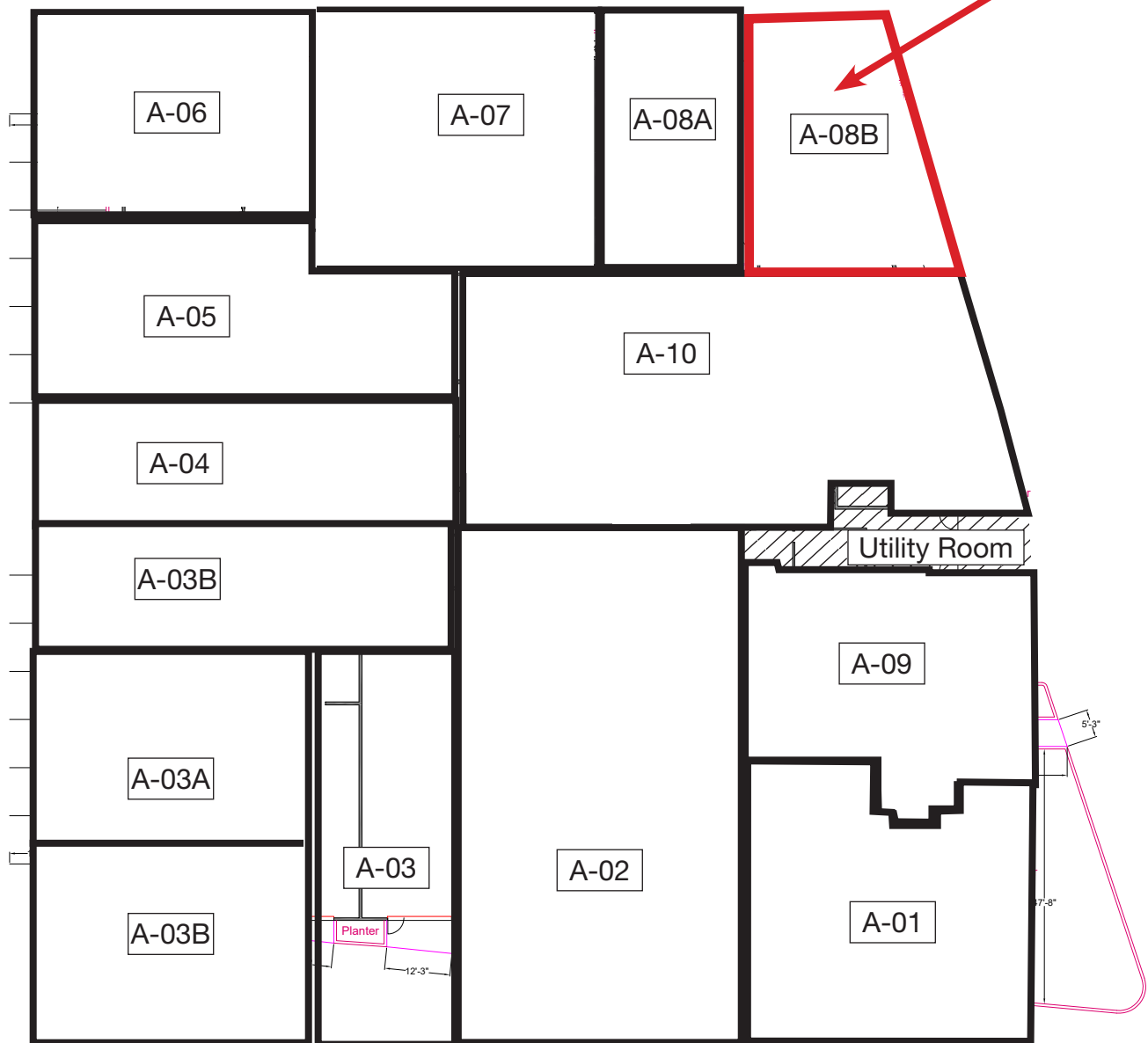
Measurements are Approximate
Floor Plan Not to Scale

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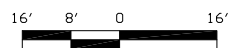
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SITE PLAN

**SUBJECT
PROPERTY**



CENTRAL AVENUE

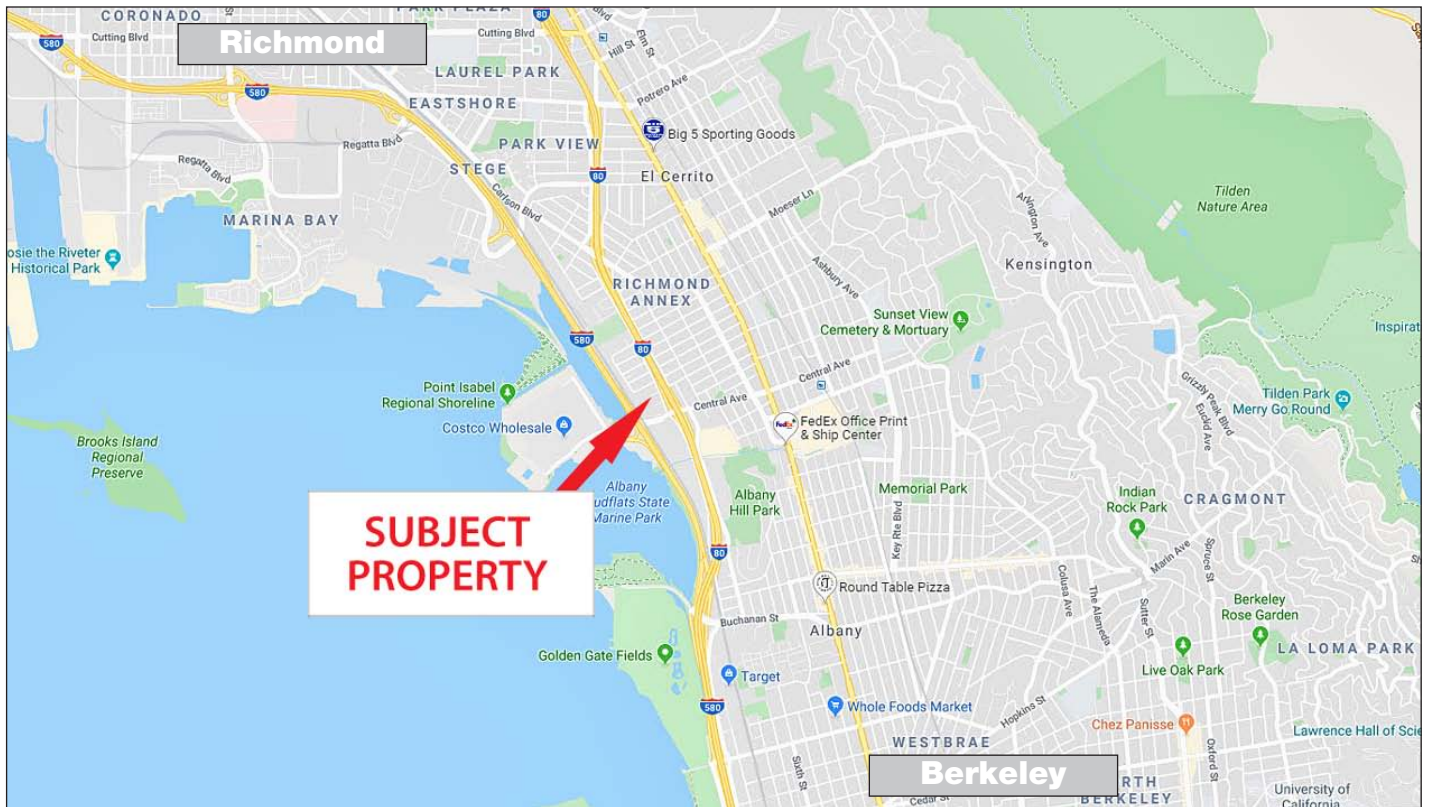


SCALE: 1/16" = 1' - 0"

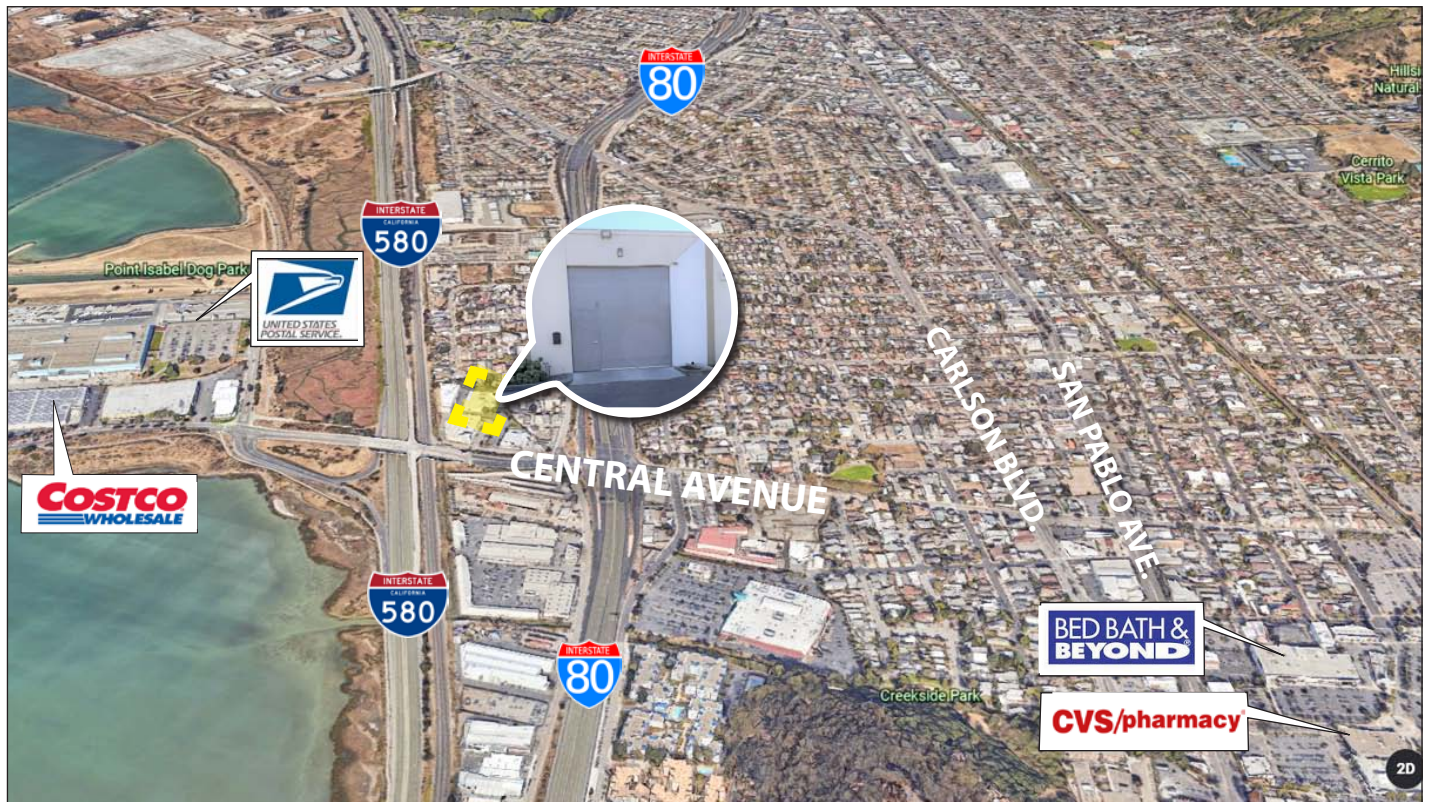
Site Plan Not to Scale

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