



**Price  
Reduced!**

## For Lease: Warehouse Space

5221 Central Avenue, Unit B-104, Richmond, CA

- Roll-up Door
- High Ceiling
- 14 +/- ft. Clear Height
- Close to Interstate 580 & Berkeley

### Offering Summary

|                    |                              |
|--------------------|------------------------------|
| Available Sq Ft:   | 2,285+/- sf                  |
| Initial Base Rent: | \$1.50 <del>\$1.75</del> psf |
| Lease Type:        | Ind. Gross                   |
| Lease Term:        | 1 - 2 Years                  |
| Available:         | Now                          |

Contact:

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# For Lease: Warehouse Space

5221 Central Avenue, Unit B-104, Richmond, CA 94804

## Building/Space Description:

This warehouse space has a roll-up door, 14 +/- foot clear height and new paint. There is a private office and shared common restroom. Parking is abundant with 80 shared parking spaces.

## Location Description:

This property is located on Central Avenue close to Costco and other retail and restaurant services. Easy access to Interstate 580 and Hwy. 101 with Berkeley 5 minutes south and Marin 15 minutes away over the Richmond Bridge. The El Cerrito Plaza Bart Station is less than 1 mile away.

## Space Information/Features:

|                               |  |
|-------------------------------|--|
| Total Available Square Feet:  | 2,285 +/- sq. ft. (the owner building plans is source) |
| Ceiling Clear Height:         | 14 +/- Feet  |
| Power Available at Sub-Panel: | Yes, TBD   |
| 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:                     | <a href="#">CR (Commercial Regional)</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:

|                      |  |
|----------------------|--|
| Lease Term:          | 1 - 2 Years  |
| Initial Base Rent:   | \$1.50 psf (\$3,427.50/mo.)                          |
| CAM Charges:         | .15 psf (\$342.75/mo)                                |
| Base Rent Increases: | 3% per annum   |
| Lease Type:          | Industrial Gross                                     |
| Tenant Expenses:     | Garbage, interior maintenance. Electricity \$125/mo. |

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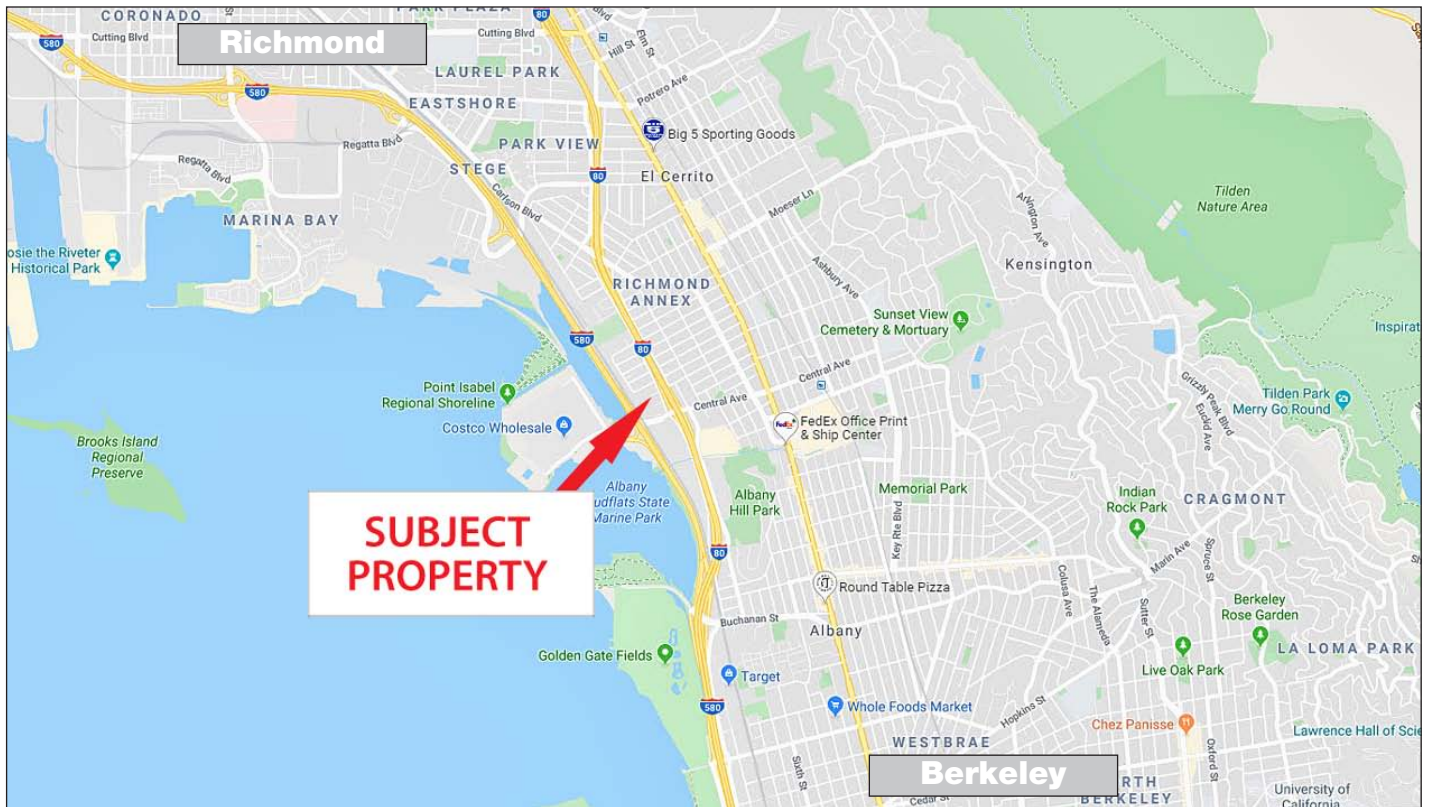
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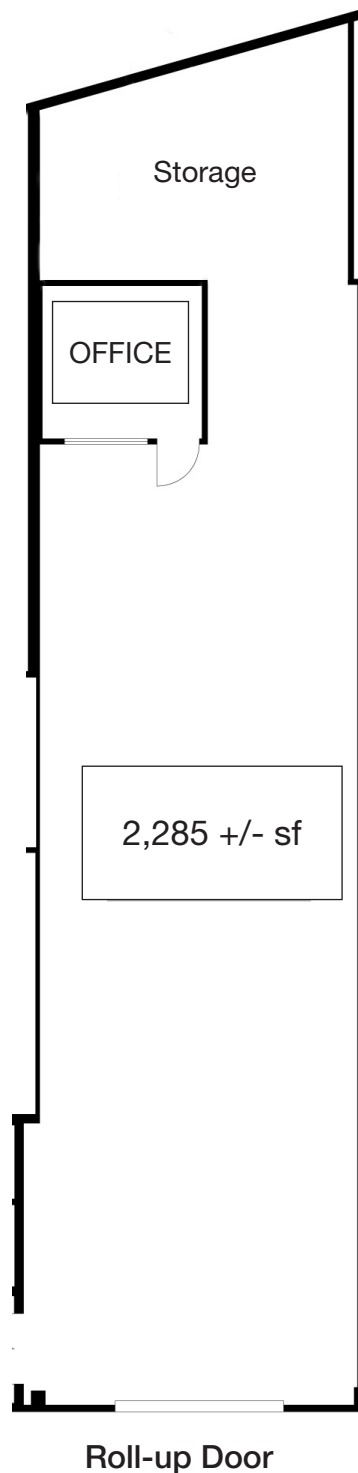
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Measurements are Approximate  
Floor Plan Not to Scale

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