

For Lease: Warehouse Space

999 W. Cutting Blvd., Unit 21, 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:	**$1.85 psf**
Lease Type:	**Ind. Gross**
CAM Charge:	**$0.15 psf**
Lease Term:	**2 Years**
Available:	**Now**

Contact:

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information. 11/4/26

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999 W. Cutting Blvd., Unit 21, Richmond, CA 94804

Building/Space Description:

Insulated 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.

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 spaces)
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:

Lease Term:	One to Two Years
Initial Base Rent:	$1.85 psf ($1,668.70/mo.)
CAM Charge:	$0.15 psf ($136.30/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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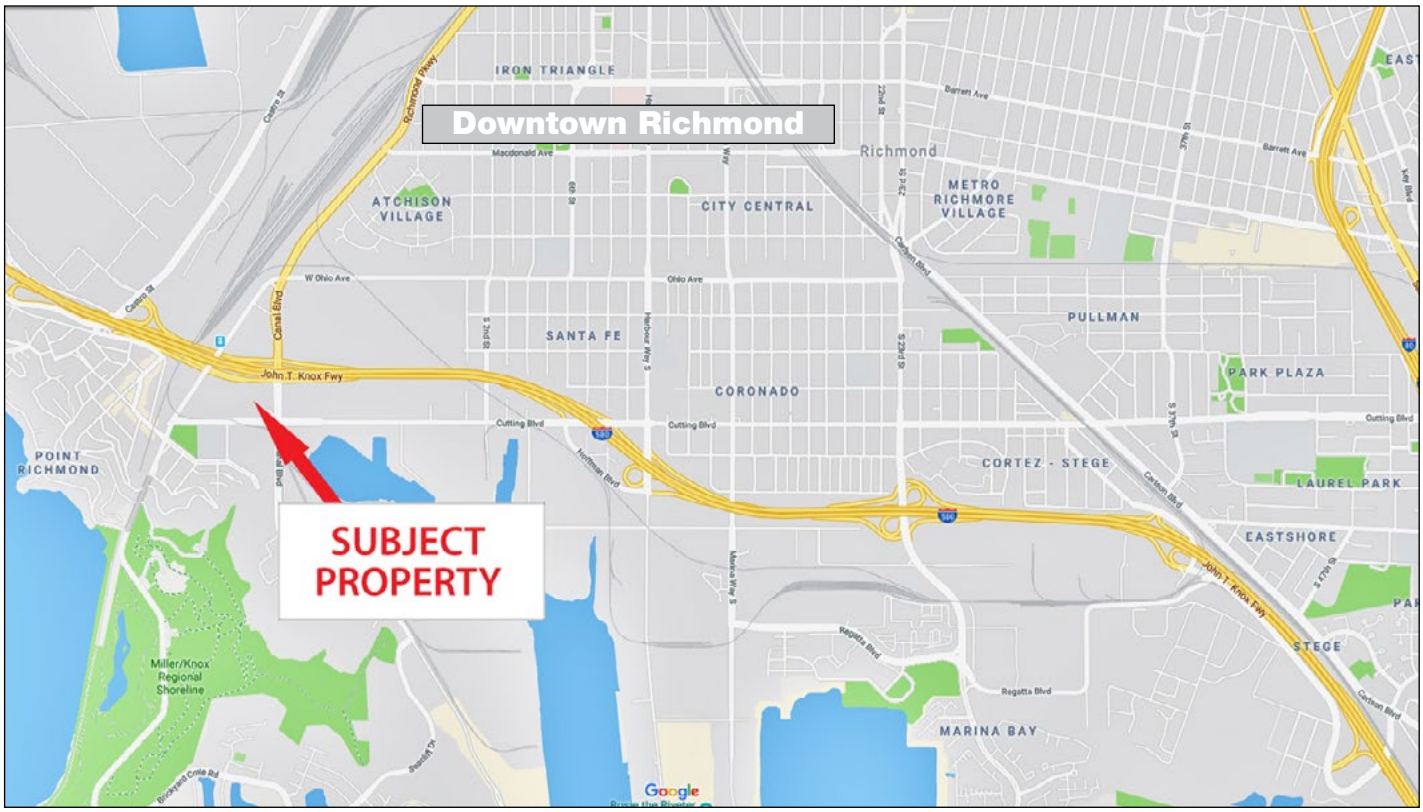
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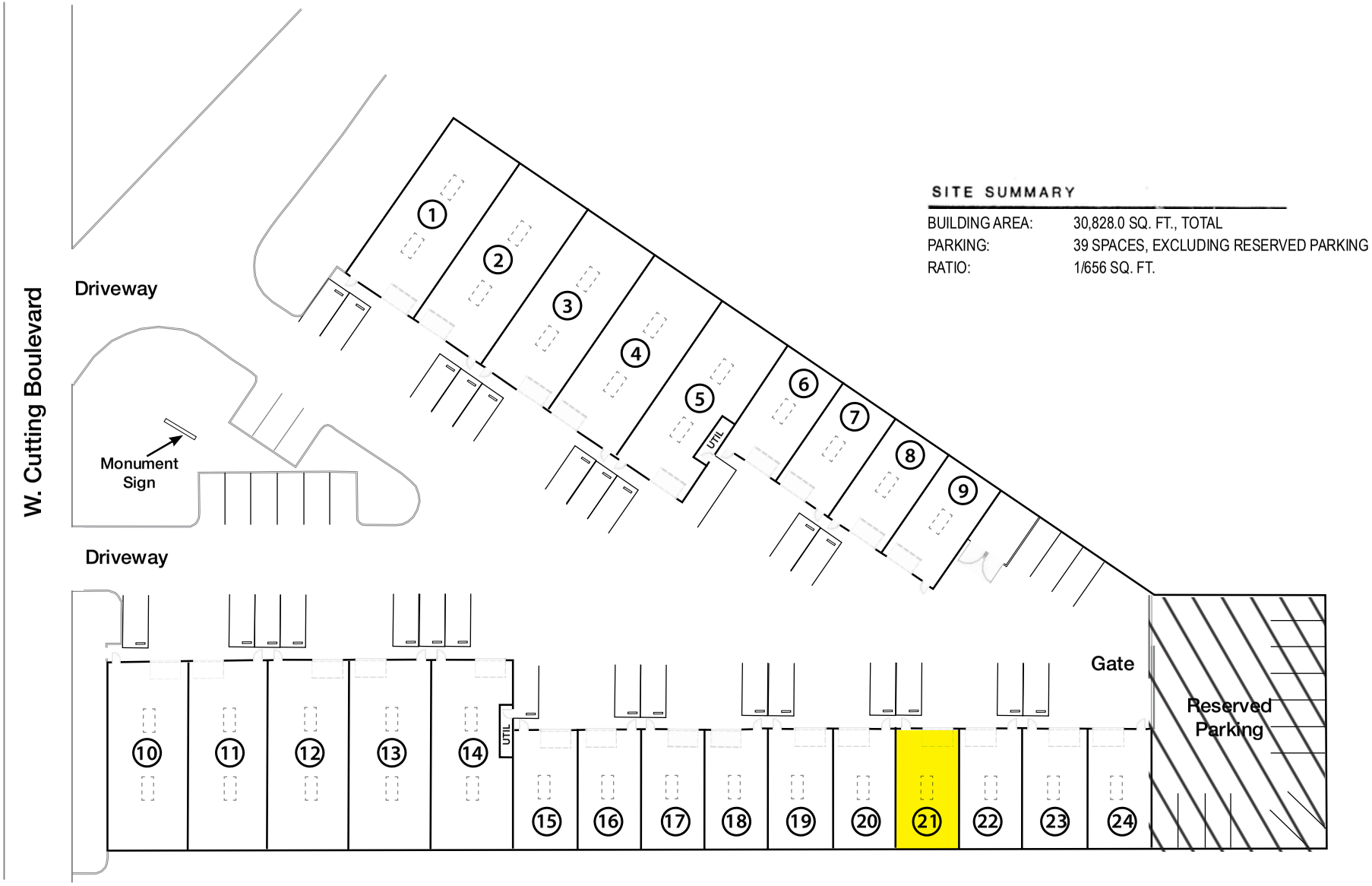
[Click here to View in Google Maps]



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SITE SUMMARY

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

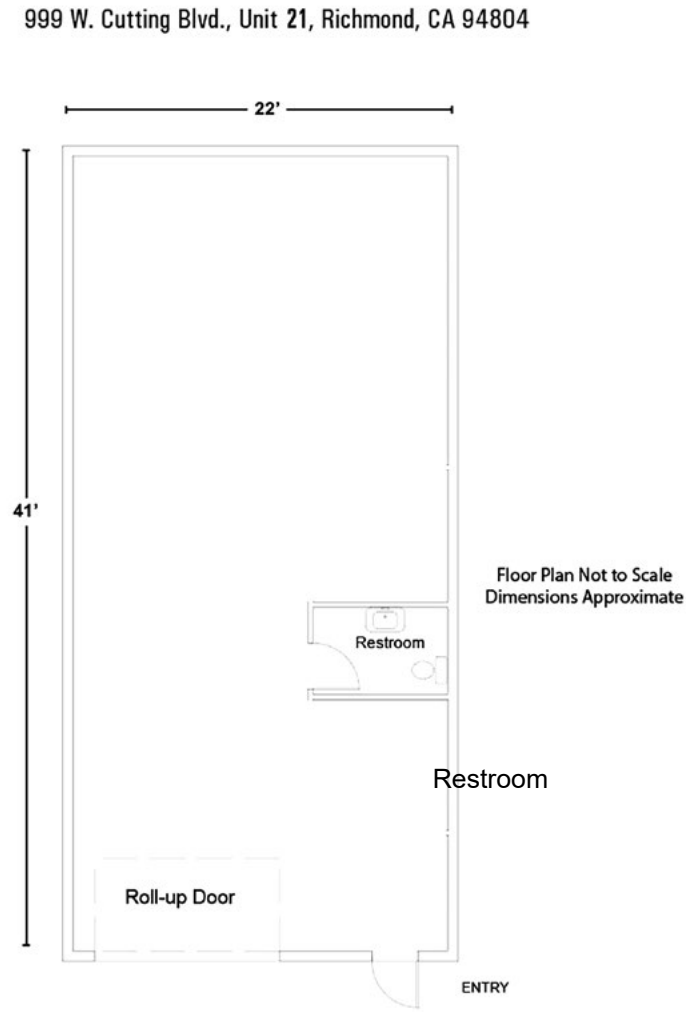
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22’

41’



Roll-up Door

Entry

Floor Plan Not to Scale
Dimensions Approximate

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Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

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