

For Lease: Warehouse Space

5221 Central Avenue, Unit A-3C, Richmond, CA

- Roll-up Door
- New Paint
- 14’ +/- Clear Height
- Close to Interstate 580 & Berkeley

Offering Summary

Available Sq Ft:	**1,600 +/- sf**
Initial Base Rent:	**$1.50 psf**
Lease Type:	**Ind. Gross**
CAM Charge:	**$0.07 psf**
Lease Term:	**2 Years**
Available:	**Now**

Contact:

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HL Commercial Real Estate
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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.

11/04/26

For Lease: Warehouse Space

5221 Central Avenue, Unit A-3C, Richmond, CA 94804

Building/Space Description:

This warehouse space has a roll-up door, 14 +/- foot clear height and new paint. There is a shared rest-room. 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 10 minutes and Marin 15 minutes over the Richmond Bridge.

Space Information/Features:

Total Available Square Feet:	1,600 +/- 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:	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:

Lease Term:	2 Years
Initial Base Rent:	$1.50 psf ($2,400/mo.)
Base Rent Increases:	5% per annum
Lease Type:	Industrial Gross
Tenant Expenses:	CAM $0.07 psf ($112/ mo.) Garbage, interior maintenance and pro rata electricity $0.12 psf ($192/mo) This unit does not have water or gas service available.

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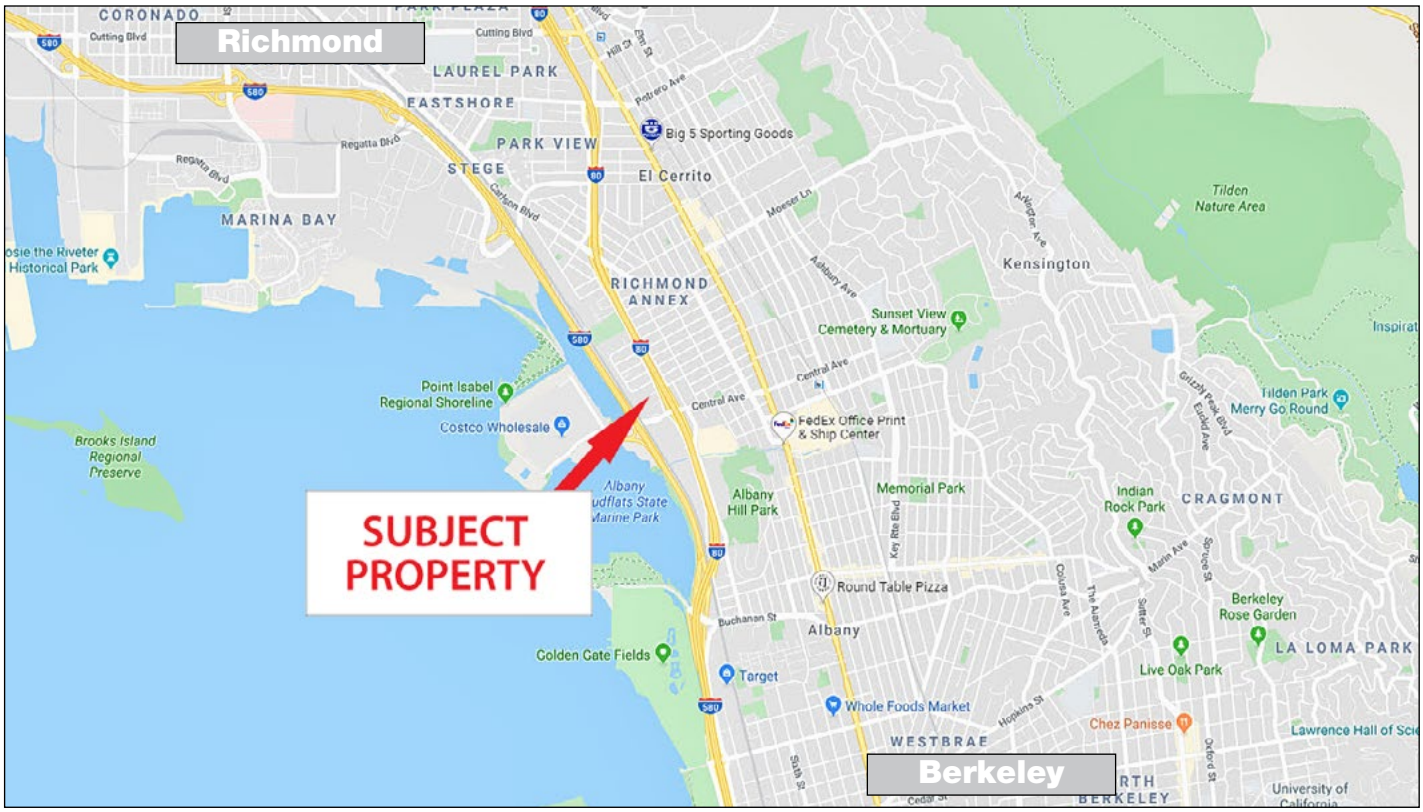
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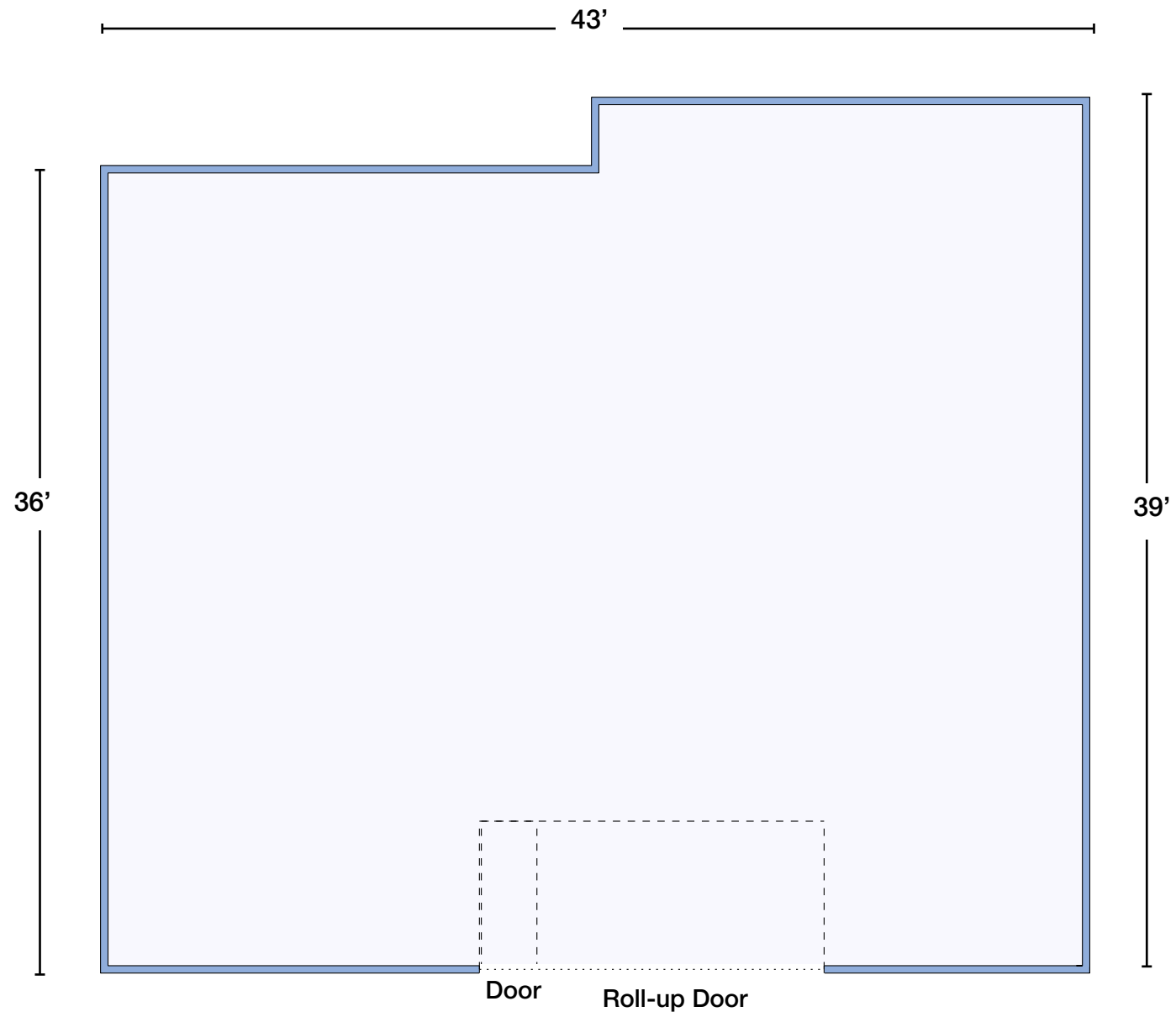


Click here to View in Google Maps



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Measurements are Approximate
Floor Plan Not to Scale

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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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