

FLEX BUILDING W/ OFFICES, STORAGE & YARD

FOR LEASE: 305 CUTTING BLVD | RICHMOND, CA



EXCLUSIVE AGENTS:

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FEATURES:

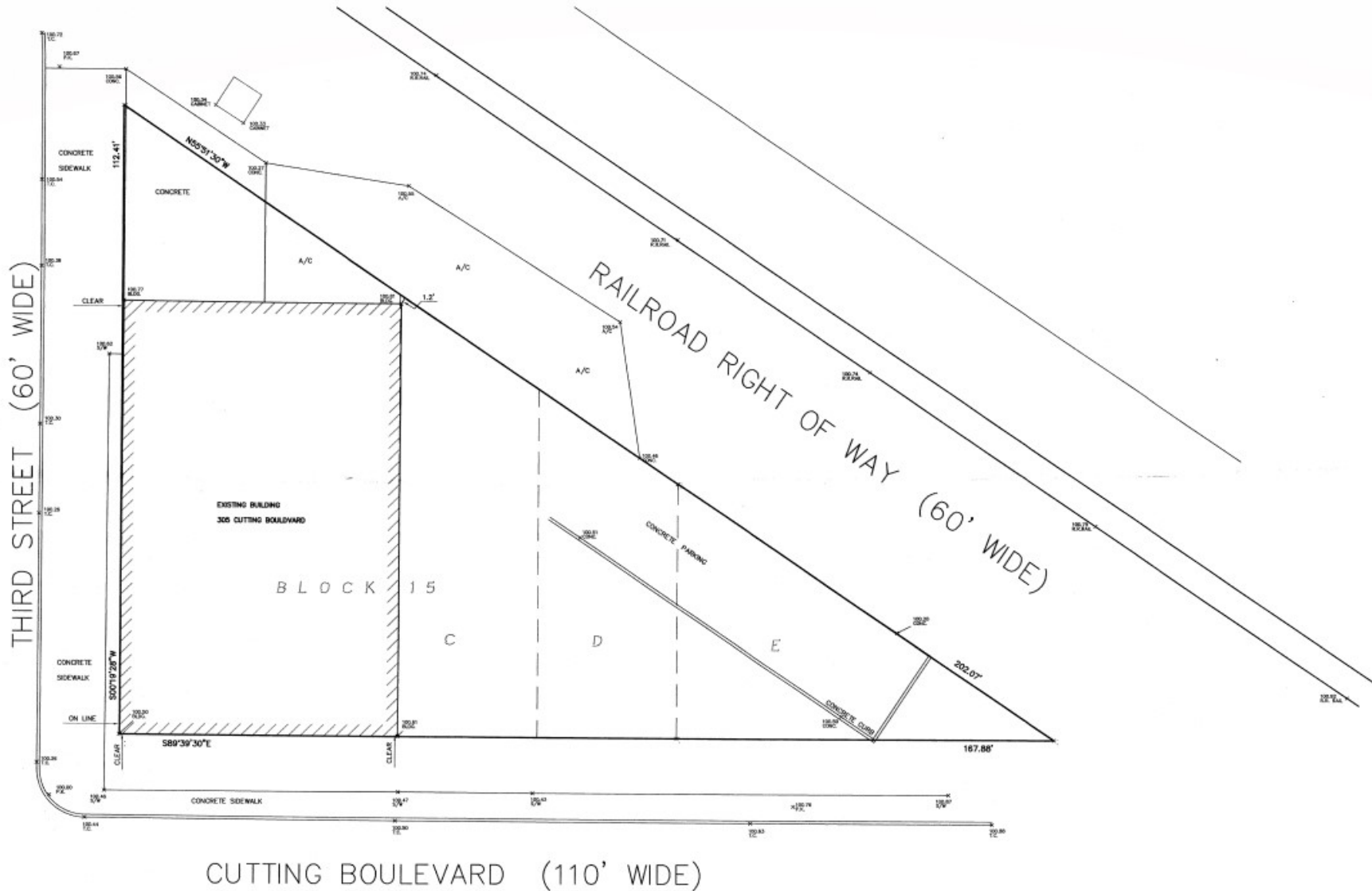
- 5,500± SF Total with approximately 2,500± SF on Ground Floor and approximately 3,000± SF on the 2nd Floor
- 6,285± SF Fenced & Gated Yard/Parking Area
- Recently Remodeled Offices, Showroom, & Shop Areas
- Large Open Areas, Kitchenette & Restrooms
- 3 Roll-Up Drive in Doors
- Solar Power System & Electric Car Charging Stations
- 400Amps, Single Phase Power
- 3 Phase Transformer Available
- Extensive Remodel Completed in 2019
- Highway Visibility from I-580 Overpass
- Light Industrial Zoning
- Lease Rate: Inquire w/ Exclusive Agents

RECENT REMODEL & UPGRADES:

- Fire in June 2018 damaged interior and small part of roof. Summary of rebuilt, upgraded, and permitted items:
 - New Double pan windows
 - New solar power system
 - Two electric charging stations (can be set up for income)
 - New HVAC
 - New roof (partial)
 - New plumbing
 - New Kitchen cabinets and appliances
 - New Restrooms (total 3)
 - New electric service (single phase 400 Amp)
 - All new eclectic (wiring and fixtures)
 - New fenced and paved yard/parking area
 - New landscaping
 - New glass panel railing
 - New hardwood floors
 - Two new High end security cameras systems

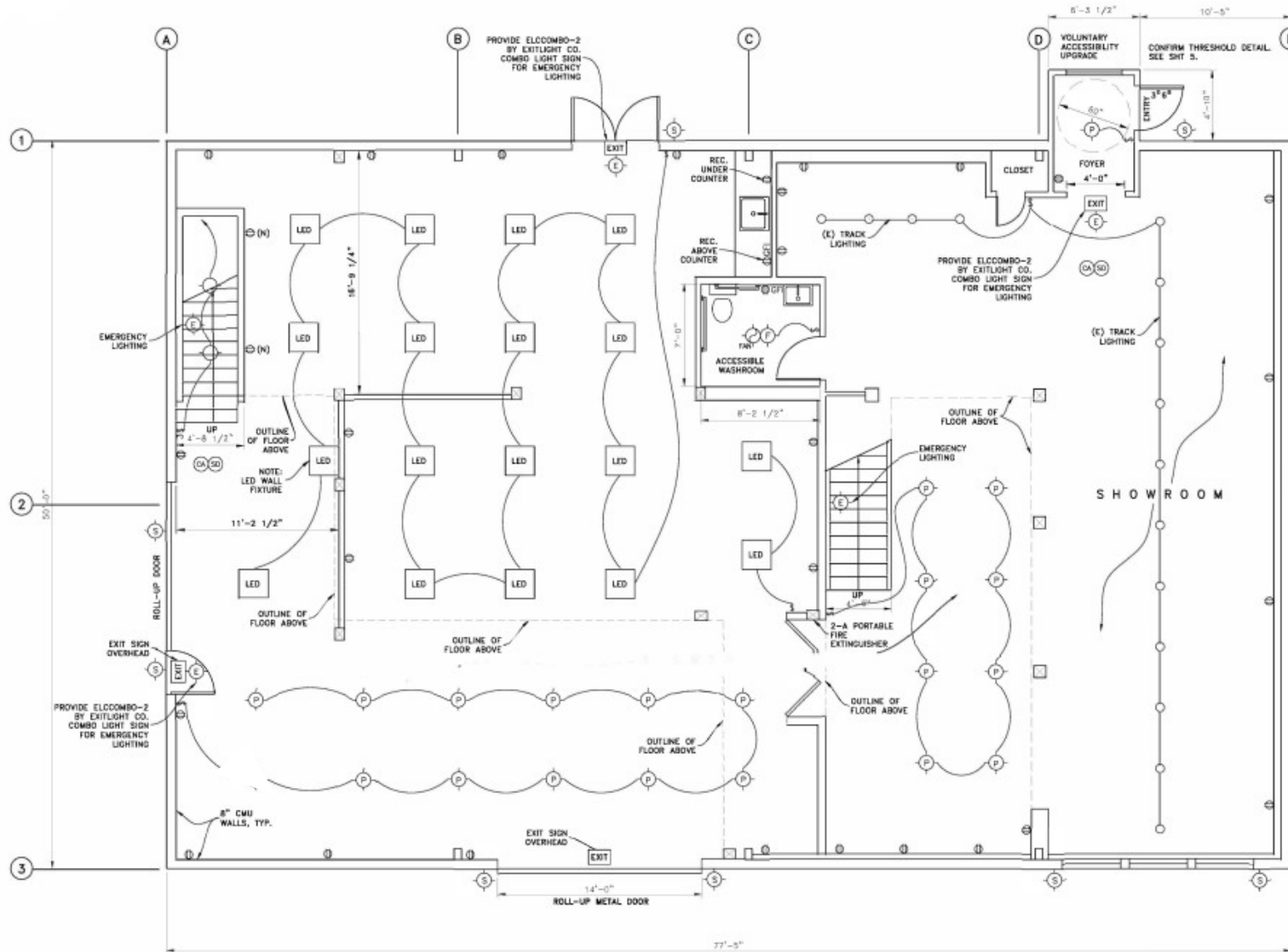
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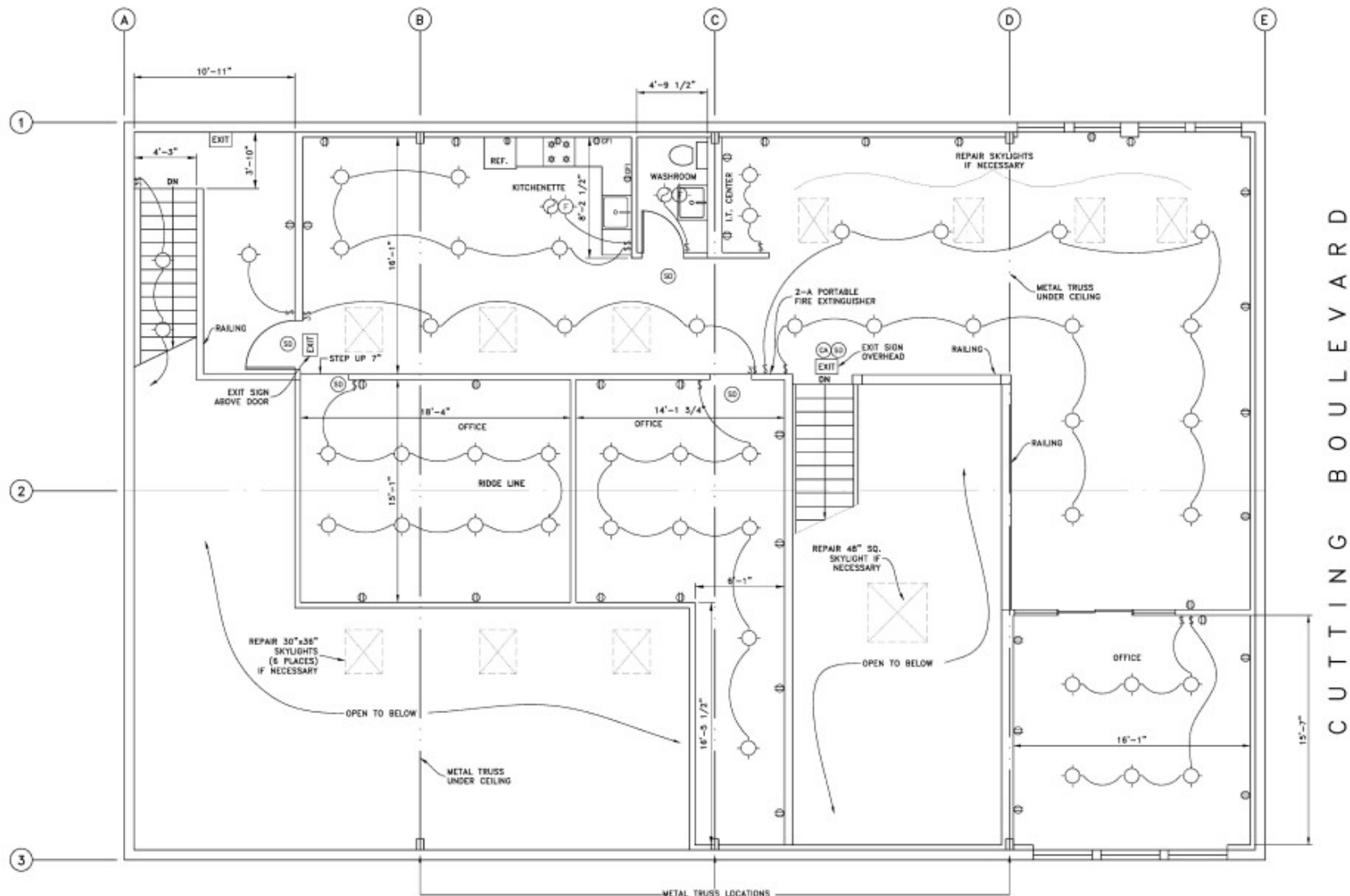


CUTTING BOULEVARD

(E) 1st FLOOR PLAN WITH ELECTRICAL
1/4"=1'-0"

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(E) 2nd FLOOR PLAN WITH ELECTRICAL

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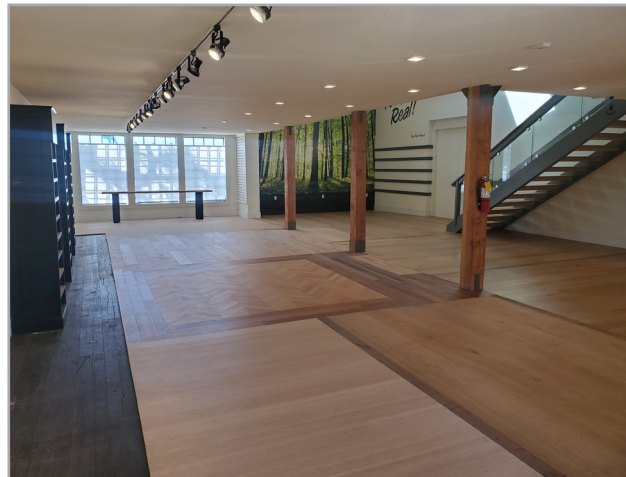
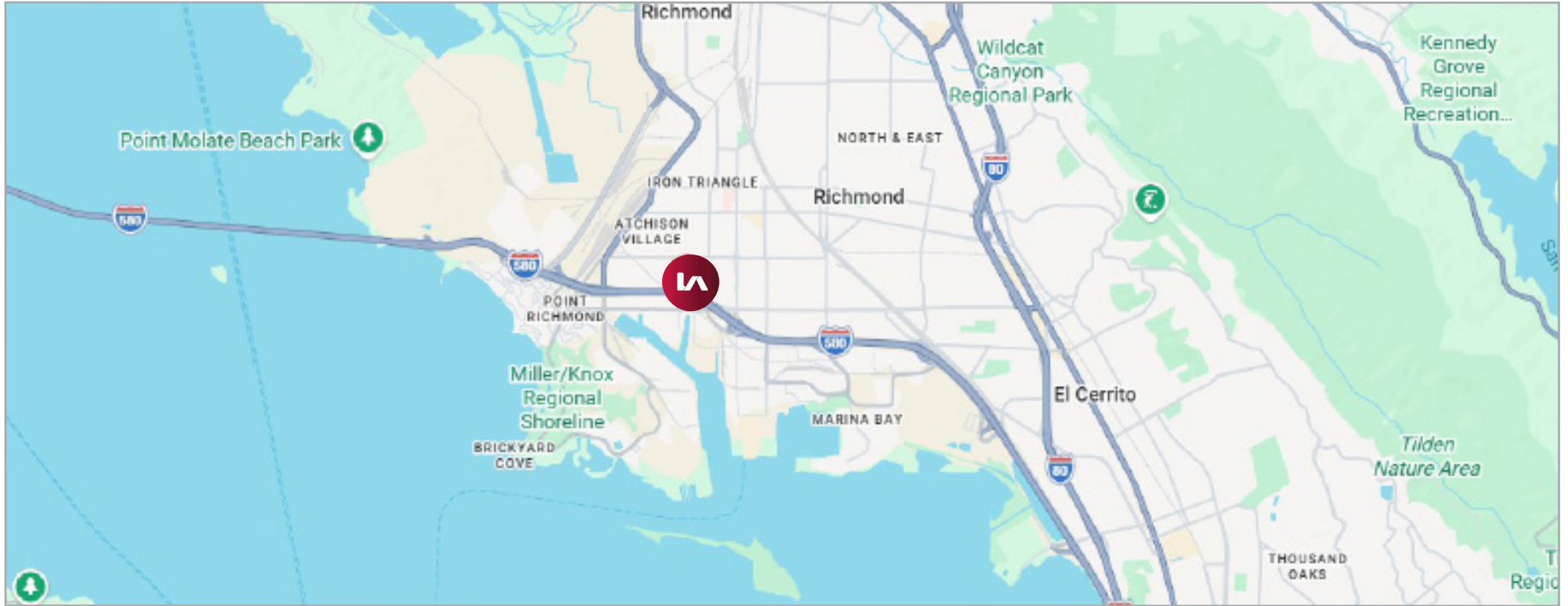


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