



**HEAVY POWER
1200 AMPS**



FOR SALE OR LEASE: 217 HARBOUR WAY | RICHMOND, CA

45,035± SF BUILDING ON 1.2± ACRES ~ 30,349± SF VACANCY AVAILABLE

RYAN DAVIDSON, PRINCIPAL #01400582 | BRENDAN GALLAGHER, FOUNDING PRINCIPAL #02047890 | JEFFREY IDA, FOUNDING PRINCIPAL #01826381

PROPERTY HIGHLIGHTS

HIGHLIGHTS: 45,035± SF Building Located on a 1.2± Acre Parcel

VACANCY: 30,349±SF for Lease or Owner Occupancy

LEASED: 14,686± SF Portion of the Building is Leased to a Long Term NNN Tenant - Catholic Charities of the East Bay (Details Available upon Request)

FEATURES:

- 1,200 Amps Power (Buyer/Tenant To Confirm)
- Fully Sprinklered
- 2 Drive-in Doors in Vacant Space
- Exclusive Off-Street Parking Lot
- Approximate 20 FT Ceiling Height in Warehouse
- Zoning: [CM-5 Commercial Mixed-Use](#)

SALE PRICE: \$6,750,000.00

LEASE RATE: \$0.95/SF, I.G.



EXCLUSIVE AGENTS:

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GROUND FLOOR



Available Space



Leased Space

MEZZANINE



Mezzanine

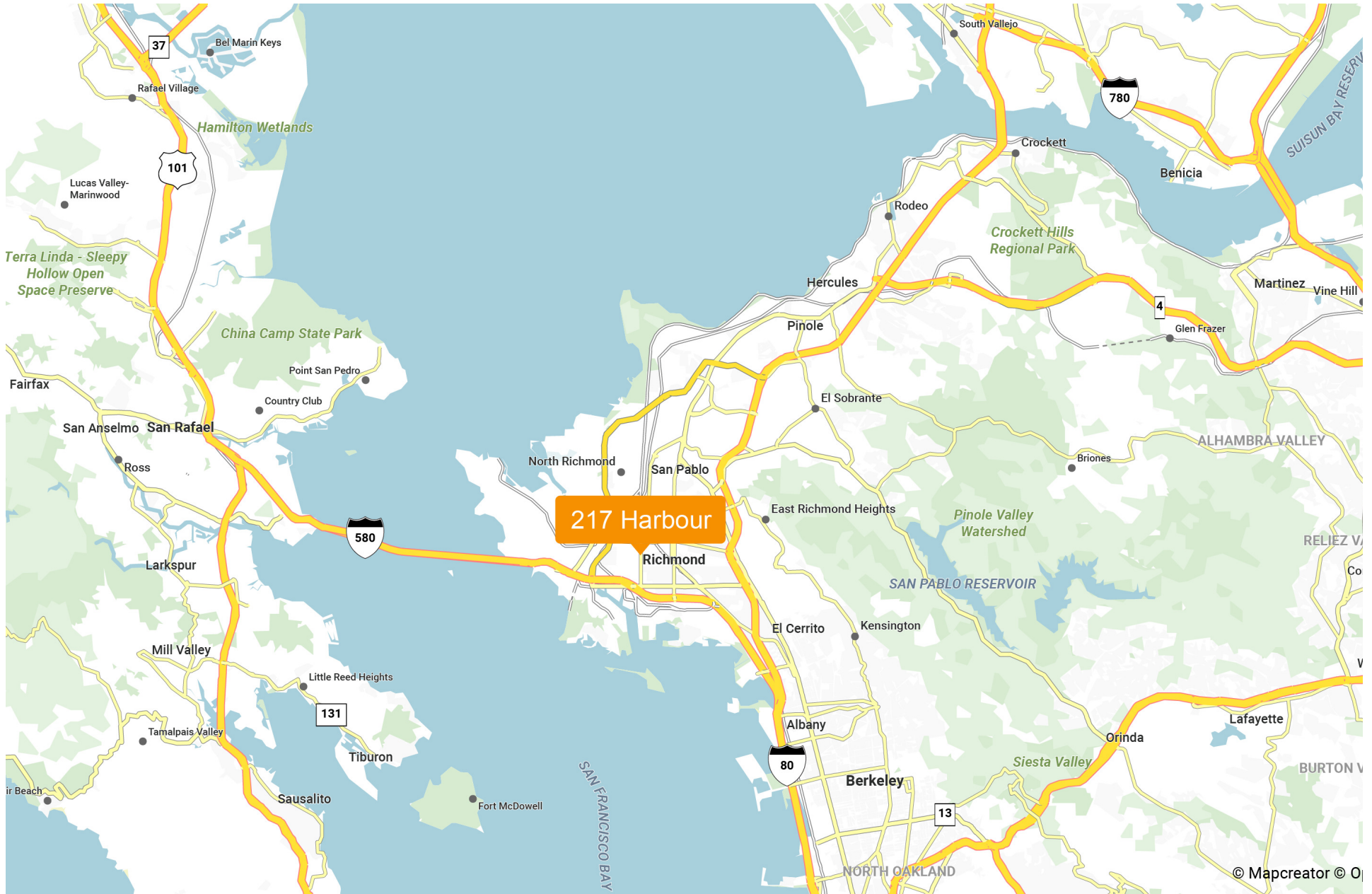


Ground Floor

LOCATION OVERVIEW



LOCATION MAP



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TENANT PUBLIC ENTRY & PARKING LOT

