

OFFERING MEMORANDUM

INDUSTRIAL / MANUFACTURING

4800 Bissell Ave

Richmond, CA 94805

\$20 / SF / Year

11,381 SF Vacant Industrial Building

Vacant | Owner-User or Investment Opportunity



11,381 SF
Building



0.34 AC
Lot



20'
Clear Height



Security Gate
+ Gated Yard



Presented by

Mei Huang

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OPPORTUNITY SUMMARY



1. WHY THIS PROPERTY



Vacant industrial building delivered without tenant occupancy



Suitable for owner-user or investor review



Freestanding structure with gated access



Large secured yard / parking area



Offices and conference rooms on first and second floors



High voltage power



High clearance industrial space



CM-3 zoning and manufacturing use potential



2. OFFERING NOTES



The Property is offered vacant.



No rent roll is available.



No cap rate is provided because there is no in-place income.



Buyer should independently verify use, zoning, dimensions, and all due diligence items.



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LET'S CONNECT

For tours, due diligence materials, or additional information, please contact the listing broker.

LOCATION & ACCESS

Strategically positioned in Richmond’s industrial core with excellent connectivity



LOCATION ADVANTAGES

- ✓ East Richmond industrial location
- ✓ Quick freeway connectivity
- ✓ Good regional transportation access
- ✓ Convenient access for owner-user operations, storage, distribution, or manufacturing
- ✓ Privacy plus gated access

WALKABILITY & TRANSPORTATION

	Walk Score	40 / 100	FAIRLY WALKABLE
	Drive Score	100 / 100	EXCEPTIONALLY DRIVABLE
	Transit Score	60 / 100	GOOD PUBLIC TRANSIT

Property Overview

4800 Bissell Ave, Richmond, CA 94805



EXECUTIVE SUMMARY

4800 Bissell Ave is a freestanding industrial building offering approx. +/- 12,000 SF of usable space per marketing materials on a 0.34-acre lot. The property features a large gated parking lot and yard, high clearance, and high voltage power—ideal for a variety of industrial and manufacturing uses. Strategically located in Richmond with quick access to major freeways.



PROPERTY HIGHLIGHTS

- ✓ Freestanding building with security gate
- ✓ Huge gated parking lot and yard
- ✓ Convenient location with privacy and quick access to freeways
- ✓ High voltage power
- ✓ Private offices and conference rooms on both first and second floors
- ✓ Approx. +/- 12,000 SF usable space noted in marketing materials
- ✓ High clearance



PROPERTY FACTS

Address	4800 Bissell Ave, Richmond, CA 94805
Property Type	Industrial
Property Subtype	Manufacturing
Building Area	11,381 SF
Lot Size	0.34 AC
Sale Price	\$1,530,000
Price Per SF	\$134.43/SF
Sale Type	Investment or Owner User
Building Class	C
Year Built	1960
Stories	2
Clear Height	20'
Grade-Level Doors	1
Parking Ratio	1.05/1,000 SF
Zoning	CM-3
Parcel Numbers	517-272-003-8 and 517-272-026-9
Status	Vacant



Property is vacant.

No in-place rent roll or cap rate is provided.
Ideal for owner-user or value-add investor review.



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HOMES

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Information deemed reliable but not guaranteed.
Buyer to verify all information independently.