



FOR LEASE: R&D, Advanced Manufacturing, or Fermentation Facility

LOCATION: 500 "A" Street by Parkway, Richmond, California

BUILDING: Approximately 14,000 Sq.Ft. of manufacturing and storage featuring:

- * Insulated Warehouse w/ up to 40' clear height
- * Heavy Power (3Φ, 800 amps, 480v)
- * ADA Restrooms
- * Skylights
- * Private ± 10,500 sq. ft. Fenced Yard Area
- * Clear Span Construction – 50' wide
- * Perimeter Iron Fence w/ Security
- * High-bay T-8 Motion Lighting
- * Power Drive-In Loading Door
- * Shower Facilities
- * Additional 1,000 Sq. Ft. Office Available

*Located Just off Richmond Parkway by Pt. Richmond
Available Now!*

LEASE RATE: \$1.00/Sq.Ft. Monthly Industrial Gross + 12¢ psf CAMs

Yard: \$0.35 per Sq.Ft. (\$1.26 psf bldg. area w/ yard)

FOR FURTHER INFORMATION PLEASE CONTACT Peter McNally 510/848-6007

CITY	Pt. Richmond	LISTING CO.	McNally Realty Advisors
ADDRESS	500 A Street	LISTING AGT.	Peter McNally
CROSS ST.	West Barrett	PHONE #	510/848-6007
SPACE AVAIL.	Approx. 14,000 SF	LIST DATES	12/26
PRICE	\$17,675 per month All-In	DRE #	982919
PROP. TYPE	Manufacturing/Warehouse	FEE TO S.O.	3% Rents