



**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 (Please 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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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

GROUND FLOOR



Available Space



Leased Space

MEZZANINE



■ Mezzanine ■ Ground Floor

TO I-80 VIA RICHMOND PARKWAY ↑

← TO MARIN

217 HARBOUR

Richmond Pkwy

John T. Knox Fwy

Washington Elementary School

Burger King

the LUMBER BARON

TRADEWAY FLOORING

COGENT SOLUTIONS & SUPPLIES

Starbucks

CVS pharmacy

SUBWAY

Public Storage

Walgreens

ihop

ROSS DRESS FOR LESS

Jack in the box

dd's DISCOUNTS

Wendy's

KFC

Domino's

Michelle Obama School

CAMP QUEST

Grant Elementary School

Chavez Elementary School

Richmond High School

Downer Elementary School

Ford Elementary School

Smart & Final

metro by T-Mobile

7-Eleven

ECONOMY INN

DOLLAR TREE

GROCERY OUTLET

THE UPS STORE

SAFeway

Denny's

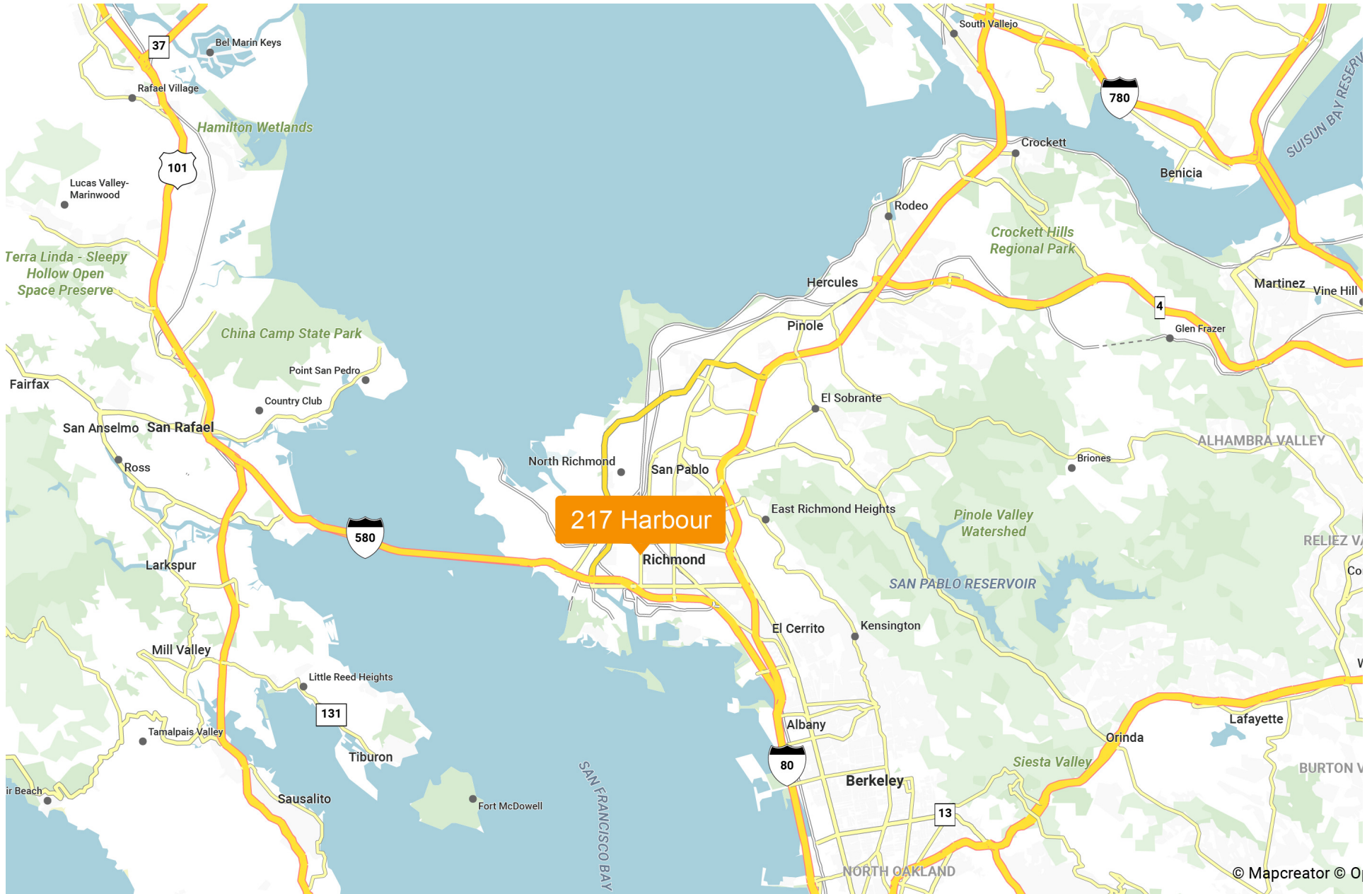
HARBOR FREIGHT

Dwight D. Eisenhower Hwy

TO BERKELEY/EMERYVILLE/OAKLAND ↓

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LOCATION MAP



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TENANT PUBLIC ENTRY & PARKING LOT

