

±142,708 SF East Bay High-image Industrial Warehouse Opportunity



213 W Cutting Blvd

PROPERTY SPECIFICATIONS

Building size	±245,144
Available s.f.	±142,708
Office s.f.	10,560
Available	Now
Column spacing	40' x 40'
Clear height	22'6"-24'
Dock doors	28, with 9 levelers
Rail doors	4
Grade level doors	1 oversized
Truck court depth	±95'
Warehouse lighting	New energy efficient lighting
Fire suppression	Sprinklered 0.45 GPM/3,000 SF
Power	±1,000 Amps (Tenant to Confirm)
Auto parking	105 stalls
Trailer parking	Yes
Rail	Rail Possible
Zoning	Industrial Light See zoning information here

VIRTUAL TOUR



Extensive Market Ready Improvements Underway



±142,708 SF

Size



40' X 40'

Column Spacing



28

Dock Doors with
9 Levelers



22'6"-24'

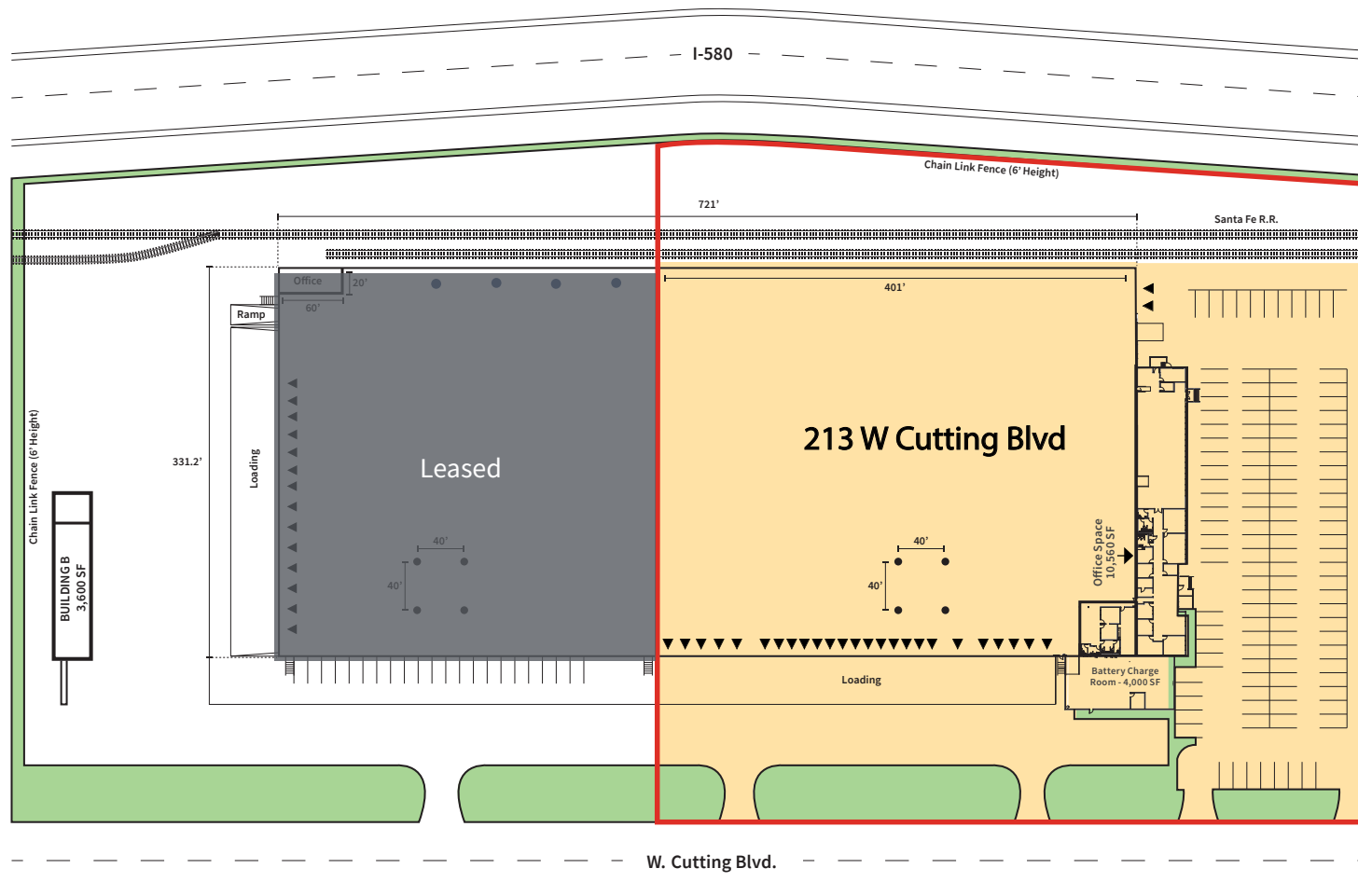
Clear Height



AVAILABLE NOW

Existing - ±142,708 SF

VIRTUAL TOUR



Existing Footprint



±142,708 SF

Size



40' X 40'

Column Spacing



28

Dock Doors with
9 Levelers

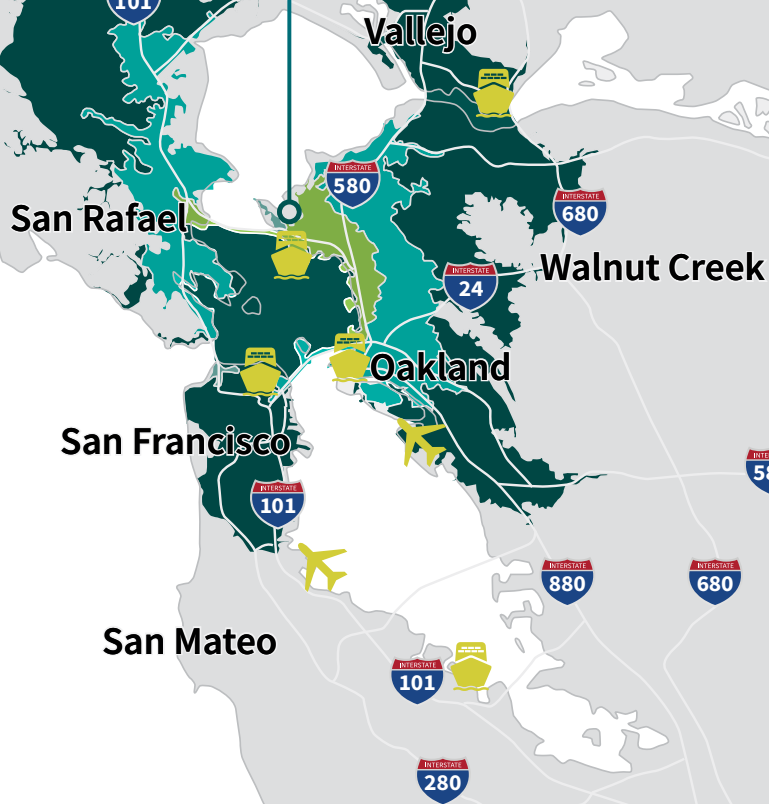


22'6"-24'

Clear Height

Updated site plan forthcoming.

213 W Cutting Blvd
Richmond, CA



Drive times

- 15 Minutes
- 30 Minutes
- 45 Minutes

Location Highlights

- Centralized Inner-Bay Area location with superior access to I-50, I-80 and Marin
- Located 1.8 miles from the Richmond Ferry Terminal
- Located 0.5 miles from amenities in Historical Point Richmond
- Off I-580 at Canal Blvd exit, superior freeway visibility & access

Drive Times



Area Ports

Port of Richmond	2.9 miles
Port of Oakland	13 miles
Port of San Francisco	16 miles
Port of San Mateo	36 miles



Area Airports

Oakland	20 miles
San Francisco	28 miles
San Jose	53 miles

2024 Demographics



Richmond, CA

Site



116,240

Total Population



33,191

Total Employees

Average Household Size	2.95
Median Age	36.5
Average Household Income	\$110,149
Population Age 25+: High School Diploma (%)	18.20%
Population Age 25+: Bachelor's Degree (%)	21.51%
Median Net Worth	\$106,946
Total (NAICS11-99) Businesses	2,872
Per Capita Income	\$36,639

Operational Cost Savings

Roundtrips over a 200,000 SF building delivering to a 30 drive time

200 Roundtrips	
Annual Total	\$3,313,983
\$ more than Cutting	\$0
1,000 Roundtrips	
Annual Total	\$16,569,913
\$ more than Cutting	\$0



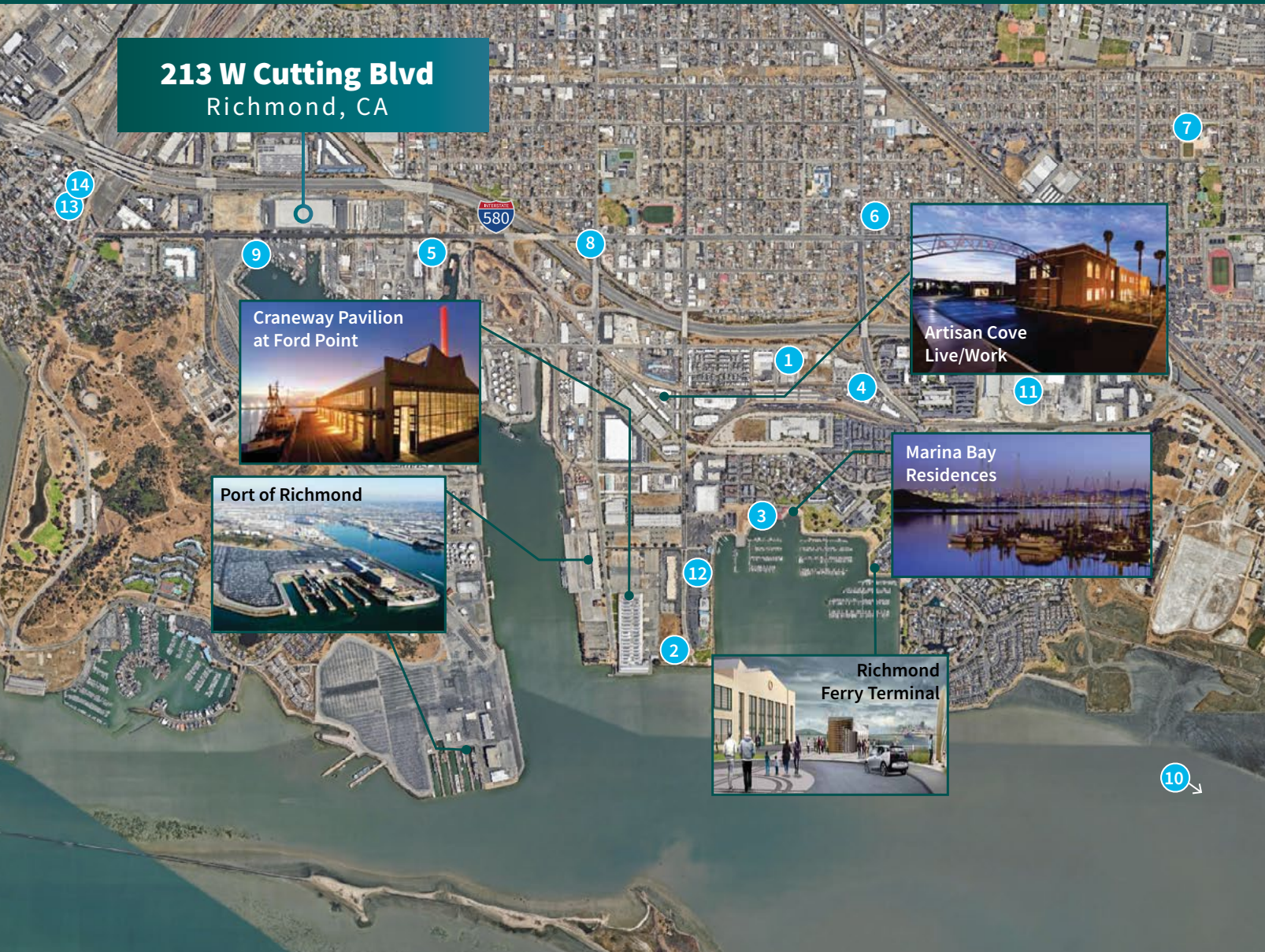


213 W Cutting Blvd Richmond, CA

Corporate Neighbors

- | | | |
|------------------------------------|-------------------------------------|----------------------------|
| 1. National Gypsum Corp. | 7. California Oils Corporation | 13. Dreisbach Cold Storage |
| 2. ConocoPhillips | 8. Fastenal Ocean Export, Inc. | 14. UC Berkeley Regents |
| 3. BP West Coast Distribution | 9. Port of Richmond | 15. Moxion Energy |
| 4. Port of Richmond (1 of 2 sites) | 10. Kaiser Permanente | 16. Galaxy Deserts |
| 5. Cemex | 11. Dicon Fiberoptics, Inc | 17. Wine Warehouse |
| 6. Sims Metal Management | 12. California Department of Health | 18. HD Supply |

Amenities Map



- 1 **BOTTO BISTRO**
- 2 **assemble**
- 3 **SALUTE E VITA RISTORANTE**
- 4 **ARMISTICE**
- 5 **BURGER KING**
- 6 **SUBWAY**
- 7 **WINGSTOP** **McDonald's**
- 8 **ARCO**
- 9 **Chevron**
- 10 **COSTCO WHOLESALE**
- 11 **ARMISTICE**
- 12 **Bubba's CAFE**
- 13 **KALEIDOSCOPE**
- 14 **LITTLE LOUIS**



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