

±22 ACRES | DIVISIBLE 5 ACRES

LAND FOR SALE OR LEASE

GHILOTTI
I.O.S. PARK
RICHMOND PARKWAY
RICHMOND, CA

PARR BLVD

UPRR MAINLINE

COUNTY
NET ±10.3 A.C.

CITY
NET ±12 A.C.

GOODRICK AVE

RICHMOND PKWY

TED GALLAGHER

Director
+1 925 627 2894
ted.gallagher@cushwake.com
Lic #01467047

JEFF LEENHOUTS

Managing Director
+1 510 267 6014
jeffrey.leenhouts@cushwake.com
Lic #01063048

 **CUSHMAN &
WAKEFIELD**

OFFERING HIGHLIGHTS

CITY PARCEL

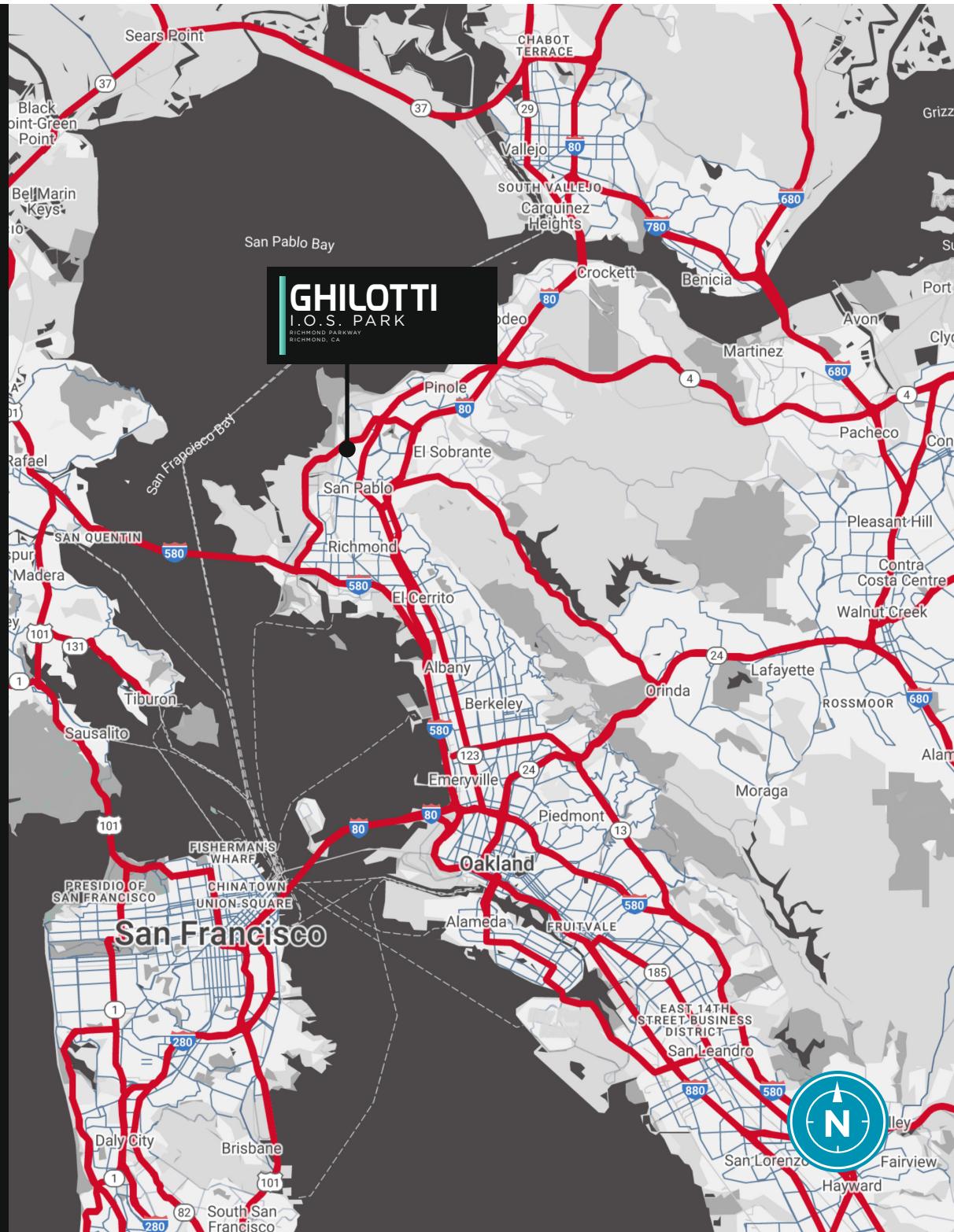
- ±12 Net usable acres
- Compacted asphalt grindings surface
- Light Industrial zoning (check with City of Richmond for allowed uses)
- Utilities: Two (2) water meters on-site. Sewer line runs through property. Overhead electrical line. No meter or panel in place.
- Fencing and gate in place
- Divisible To Smaller Yard Sizes

COUNTY PARCEL

- Gross ±19.5 acres
- ±10.3 Net usable acres (after retention/ detention basins)
- Light Industrial zoning (check with Contra Costa County for allowed uses)
- Still under permitting and grading operations
- Deliverable in 2028/2029
- Will be compacted asphalt grindings surface
- Sewer and overhead power exist on property easements. New water line will be installed and stubbed to property line.

LEASE RATE: \$0.20 PSF/MONTH, IG

SALE PRICE: \$30.00/SF



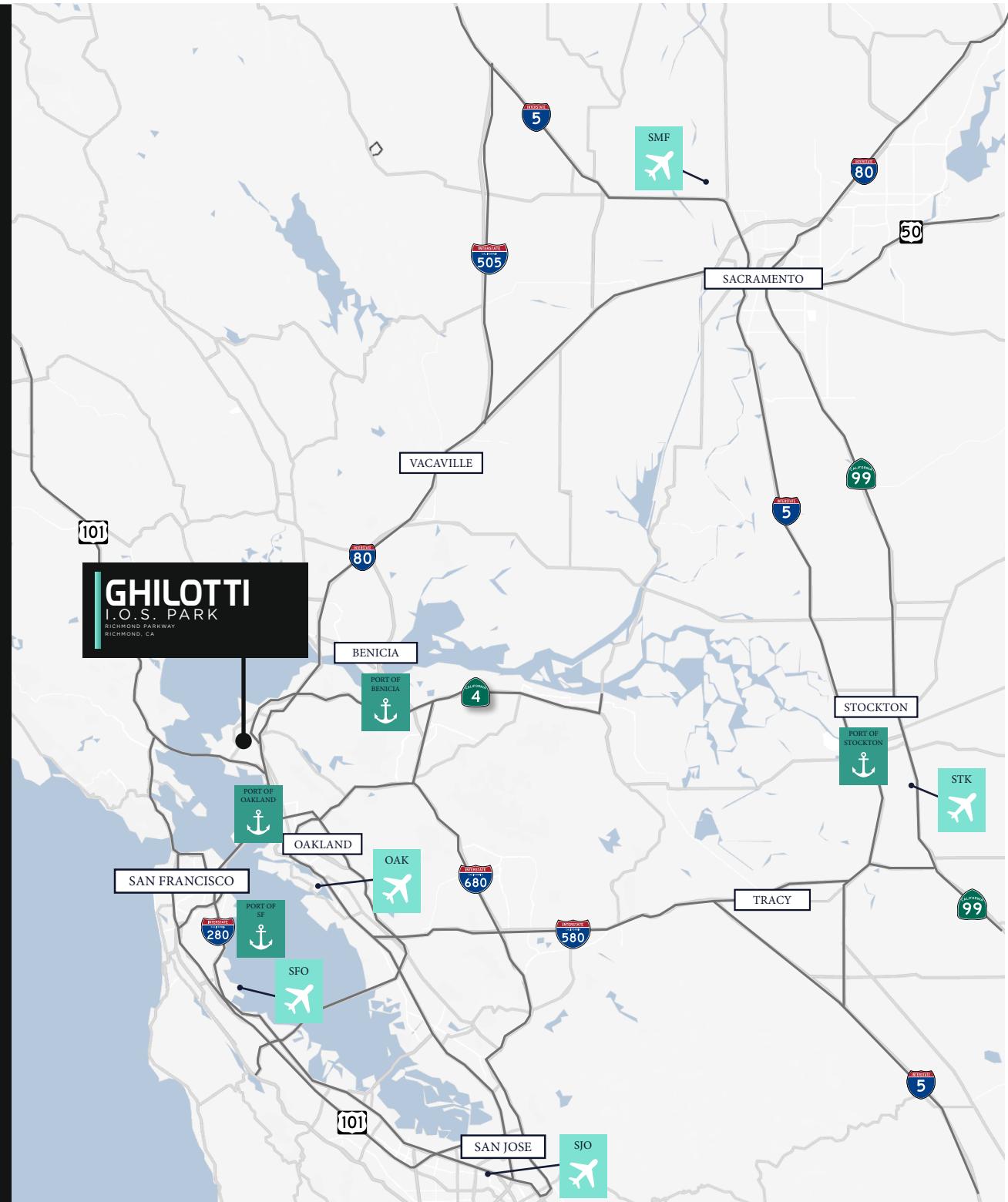
REGIONAL AERIAL



STRATEGICALLY LOCATED

DRIVE TIMES

OAKLAND	33 MIN
SACRAMENTO	1 HR 51 MIN
SFO	57 MIN
STOCKTON	1 HR 44 MIN
SILICON VALLEY	1 HR 32 MIN
RENO	3 HR 48 MIN
LOS ANGELES	6 HR 28 MIN



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1333 N California Boulevard, Suite 500, Walnut Creek, CA 94596 | cushmanwakefield.com

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