

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

Promo Rate \$0.60 NNN



- 9 months free rent for deals commencing Q1 2026
- Bonus 1% commission on top of a full fee to procuring brokers for deals signed Jan-June, 2026

213 W Cutting Blvd
Richmond, CA

Jones Lang LaSalle Brokerage, Inc. Real Estate License #



9 months free rent for deals commencing Q1 2026

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



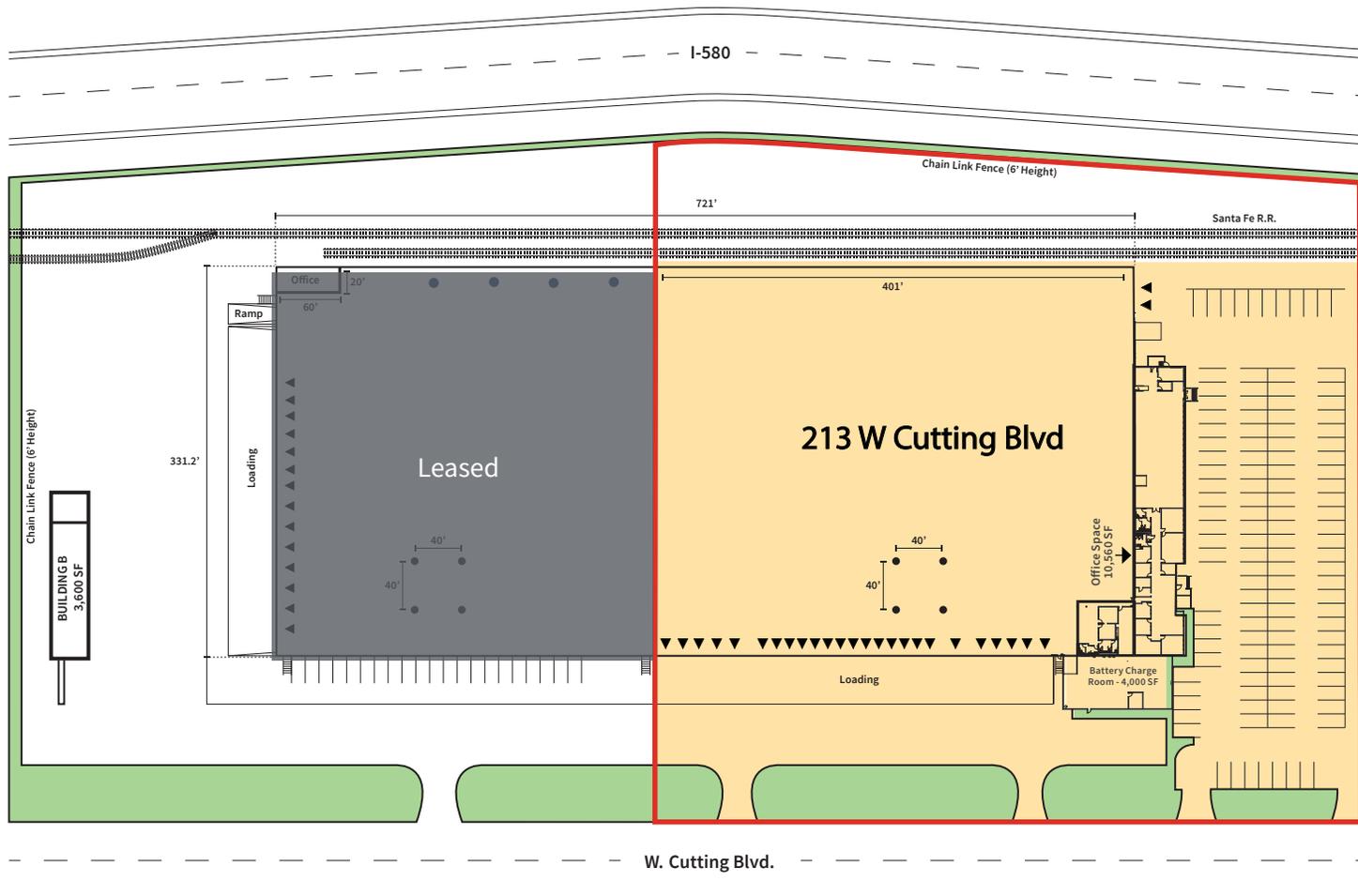
22'6"-24'

Clear Height



AVAILABLE NOW
Existing - ±142,708 SF

VIRTUAL TOUR



Existing Footprint



±142,708 SF
Size



40' X 40'
Column Spacing

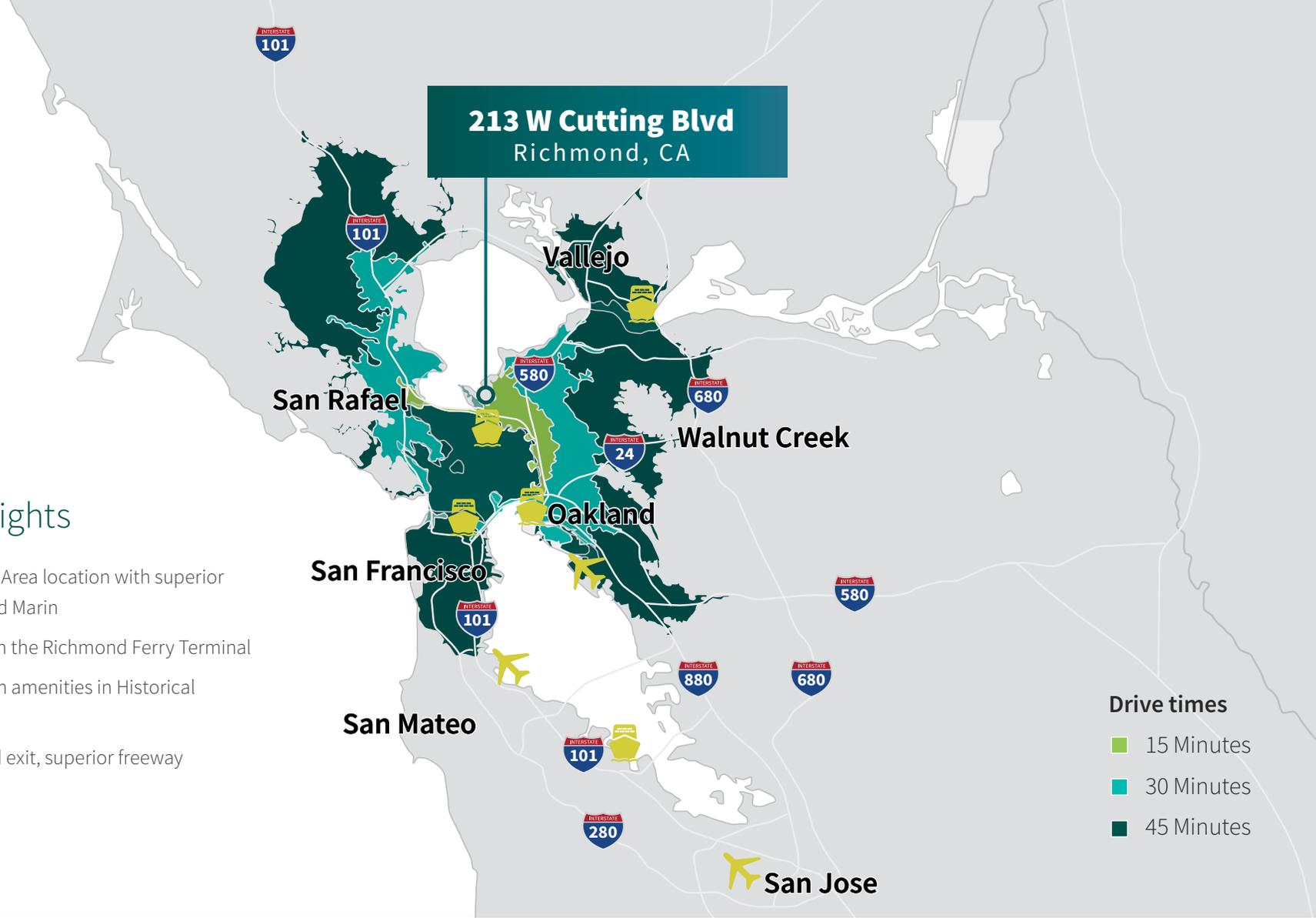


28
Dock Doors with
9 Levelers



22'6"-24'
Clear Height

Updated site plan forthcoming.



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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

- 15 Minutes
- 30 Minutes
- 45 Minutes

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



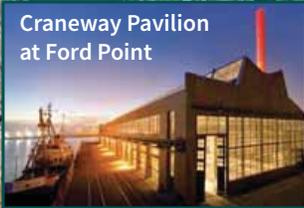
1. National Gypsum Corp.
2. ConocoPhillips
3. BP West Coast Distribution
4. Port of Richmond (1 of 2 sites)
5. Cemex
6. Sims Metal Management

7. California Oils Corporation
8. Fastenal Ocean Export, Inc.
9. Port of Richmond
10. Kaiser Permanente
11. Dicon Fiberoptics, Inc
12. California Department of Health

13. Dreisbach Cold Storage
14. UC Berkeley Regents
15. Moxion Energy
16. Galaxy Deserts
17. Wine Warehouse
18. HD Supply

Amenities Map

213 W Cutting Blvd
Richmond, CA



- 1 **BOTTO BISTRO**
- 2 **QUIZOS** **CVS**
- 3 **assemble**
- 4 **ARMISTICE** **BURGER KING**
- 5 **ARMISTICE**
- 6 **SUBWAY**
- 7 **WING-STOP** **McDonald's**
- 8 **THE HOME DEPOT** **Wendy's** **TARGET**
- 9 **ARCO** **Chevron**
- 10 **COSTCO WHOLESALE**
- 11 **ARMISTICE**
- 12 **Bubba's CAFE**
- 13 **MALEIDOSCOPE** **LITTLE LOUIS**
- 14 **LITTLE LOUIS**



Jason Ovardia, SIOR

Executive Managing Director
510 285 5360
jason.ovadia@jll.com
CA RE #01742912

Patrick J. Metzger

Executive Vice President
510 541 4097
patrickj.metzger@jll.com
CA RE #01888895



Prologis Headquarters

Pier 1, Bay 1
San Francisco, CA 94111
Main: +1 415 394 4000
info@prologis.com
www.prologis.com
NYSE: PLD
Twitter: @Prologis

Jordan Lewis

Senior Leasing Manager
CalDRE License # 02034839
Direct +1 510 661 4025
Mobile +1 925 787 5541
jlewis2@prologis.com

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