



# Production-Grade Auto Body Facility with Irreplaceable Paint Booth

245 24th St., Richmond, California

Rare Grandfathered Heated Downdraft Paint Booth

Built-Out Automotive Production Facility | Owner-User or Industrial Opportunity

***Offered at: \$1,300,000 | by Appointment Only - please do not disturb occupants.***

# INVESTMENT SUMMARY



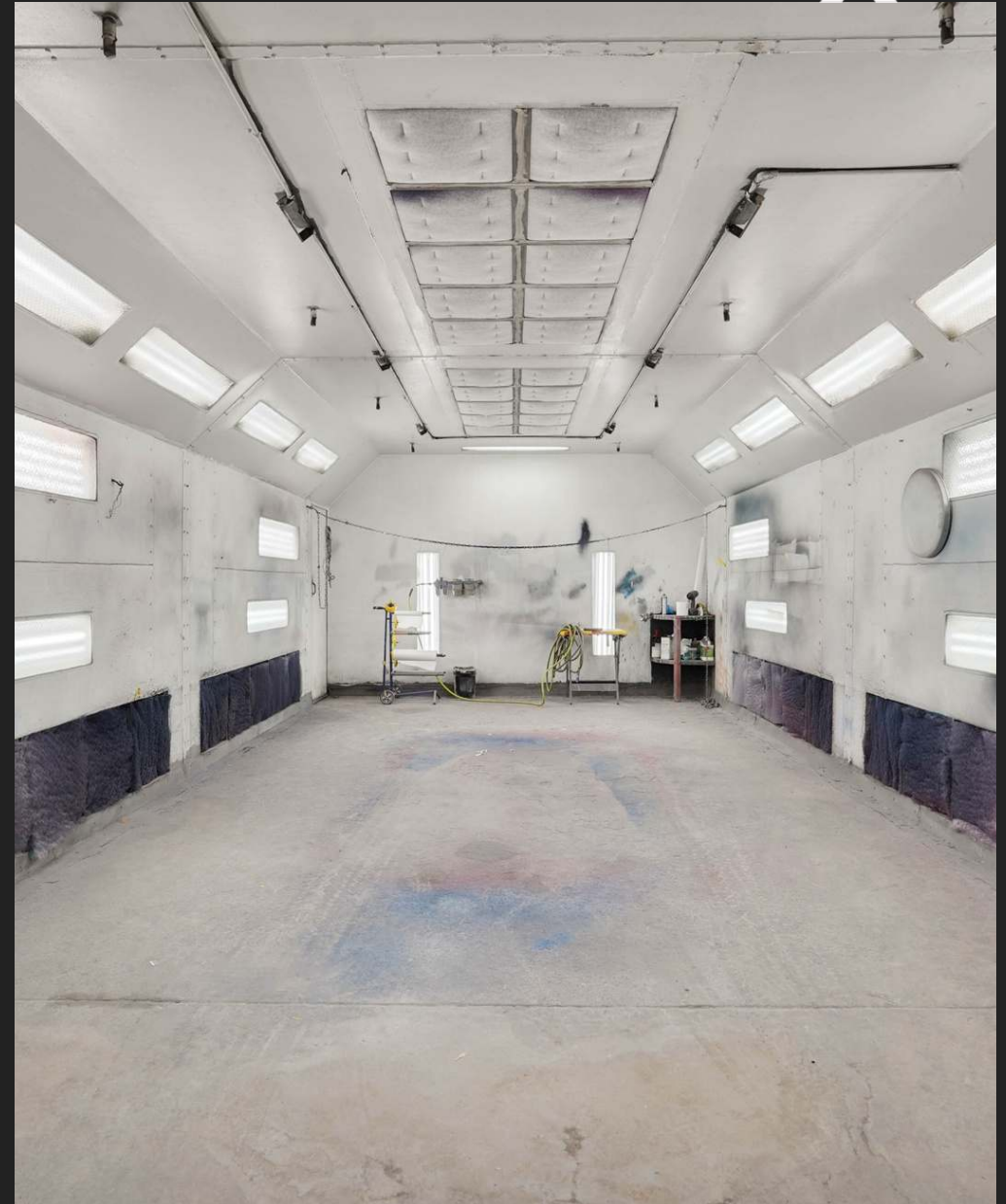
- Purchase Price: **\$1,300,000**
- Building Size: ~4,000 SF (Assessor) / ~4,500 SF (Seller)
- Lot Size: ~5,009 SF
- Property Type: Auto Body / Light Industrial
- Zoning: C-2 (buyer to verify permitted uses)
- Power: Three-Phase Electrical (to be verified by /buyer)
- Delivery: Vacant or with optional FF&E
- Purpose-built automotive facility with existing infrastructure in place
- Designed for immediate operational use or repositioning

# INVESTMENT SUMMARY

Investment \$1,300,000

# Irreplaceable Automotive Facility

- Fully built-out auto body facility with specialized infrastructure
- Grandfathered paint booth permits difficult or impossible to replicate today
- Facility acquired specifically for its permitting and operational capabilities
- Suitable for owner-user, operator, or industrial repositioning



# Key Property Highlights

- Rare Grandfathered Heated Downdraft Paint Booth
- Fully Built-Out Auto Body Facility
- Dedicated Prep, Sanding & Bodywork Zones
- Dual Paint Systems (Waterborne & Solvent Capable)
- **Designed for true multi-stage production workflow**
- Multiple Access Points / Roll-Up Doors
- Interior Vehicle Capacity for Secure Storage
- Located in Established Automotive Service Corridor
- Equipment Available (Optional)

245 24th St., Richmond, California

# Property Overview

## Building Size

~4,000–4,500 SF

## Construction

Masonry

## Ceiling Height

~12'

## Utilities

Three-phase power, water, gas

## Dual Access

24th Street + Exchange Blvd

## Interior Layout

Functional layout supports production-scale automotive operations

## Design

Designed for efficient vehicle flow and operational throughput



# Rare Paint Booth Advantage

*Grandfathered installation provides a significant barrier to entry for competitors*

- 1 Heated (Natural Gas) Paint Booth
- 2 Downdraft Filtration System
- 3 Designed for Superior Paint Finish Quality
- 4 Faster Cure Times = Higher Throughput
- 5 Improved Environmental Control
- 6 Downdraft system actively removes overspray, reduces contamination and improves finish quality
- 7 Heated system accelerates curing and increases production efficiency
- 8 Combination supports higher-quality output vs. conventional booths
- 9 Infrastructure increasingly restricted under current regulations

# Production-Ready Facility Layout

- ✓ Defined workflow: Prep → Body → Paint → Finish
- ✓ Dedicated paint booth and prep areas
- ✓ Paint mixing room with integrated systems
- ✓ Separate zones for sanding, bodywork, and finishing
- ✓ Storage areas for parts, materials, and work-in-progress
- ✓ Supports simultaneous multi-vehicle production workflows
- ✓ Designed to handle both high-volume repair and complex projects
- ✓ Optimized for operational efficiency vs. fragmented shop layouts

# Efficient Vehicle Flow & Access

Dual ingress/egress  
via 24th Street and  
Exchange Blvd

Multiple roll-up  
doors for operational  
flexibility

Drive-through  
capability for  
improved workflow  
efficiency

On-site vehicle  
staging and storage

Layout minimizes  
congestion and  
supports continuous  
workflow

Designed for smooth  
intake-to-delivery  
vehicle movement

# Strategic Automotive Location

Located near Macdonald Avenue (major Richmond corridor)

Positioned within established auto service corridor

High visibility with consistent vehicle traffic

**Known destination street for auto body services**

**Combination of destination traffic and pass-through traffic**

**Strong signage visibility and street exposure**

Close proximity to BART, Amtrak, and ferry access

# Installed Infrastructure & Equipment

- ✓ Heated Downdraft Paint Booth System (Built-In)
- ✓ Dual Paint Mixing Systems (Waterborne & Solvent)
- ✓ Air Compressors & Filtration Systems
- ✓ Prep Equipment & Workstations
- ✓ Shop Racking & Storage Systems
- ✓ Office & Support Equipment

\* Built-in systems transfer with property

\* Additional equipment available but not required

\* Flexible configuration for owner-user or alternative use

# Value-Add Opportunities

- 1 Immediate operation as auto body facility
- 2 Lease to automotive operator
- 3 Reposition for alternative industrial use
- 4 Increase operational throughput and efficiency
- 5 Long-term hold in supply-constrained market
- 6 Potential live/work or redevelopment opportunity (buyer to verify)
- 7 Ability to capitalize on limited supply of permitted auto body facilities

# Ideal Buyer Profile

- Auto Body Operator Seeking Turnkey Facility
- Collision Repair Business Expansion
- Existing Operator Relocation Opportunity
- Specialty Automotive Operator
- Light Industrial Owner-User
- Investor Seeking Unique Industrial Asset

# Offering Details








- Asking Price: **\$1,300,000**
- Property Type: Industrial / Auto Body
- Delivery: Vacant or Negotiable
- Equipment: Optional
- Financing: Likely SBA Eligible for Owner-Users

# Offering Details

Investment \$1,300,000

# Investment Highlights

-  Production-grade automotive facility with real operational throughput
-  Irreplaceable paint booth and permitting advantages
-  Built-out infrastructure eliminates startup time and cost
-  Designed for efficiency, scalability, and quality output
-  Flexible use: owner-user, operator, or industrial repositioning

# For More Information



**Tawnya Gilreath | (818) 802-8847**

Broker Associate, Lic# 01313195

[tawnya.gilreath@expcommercial.com](mailto:tawnya.gilreath@expcommercial.com)

eXp Commercial of California, Inc.

DRE Lic# 02134436