

RICHMOND GREENWAY TRAIL

Colliers

UNITY PARK

OHIO AVE

FOR SALE

1525 Ohio Avenue

Richmond, CA

CONTACT US

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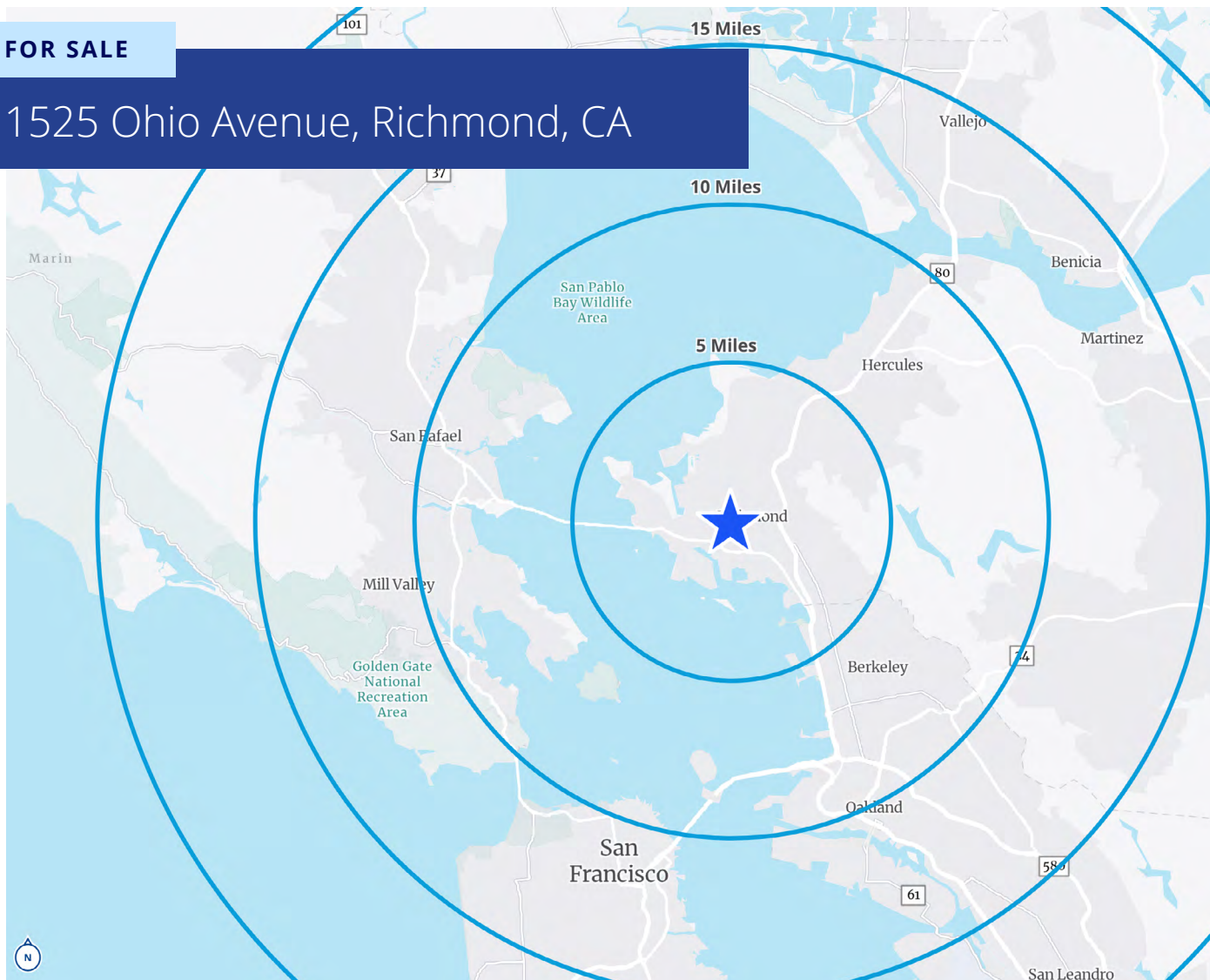
**4,400 SF Lot with ±1,344 SF Building | Gated
Yard | Prime Flex/Industrial Location**

Property Details:

- Secure Gated Lot totaling ±4,400 SF with front and side yard access
- ±1,344 SF freestanding building with office/storage/workshop potential
- Drive-in access via wide rolling gate – ideal for vehicle or equipment storage
- Excellent owner-user opportunity in centrally located Richmond
- Flexible zoning (C-2) supports a wide range of commercial and light industrial uses
- Minutes from I-80, I-580, and Richmond Parkway for easy East Bay connectivity
- Utilities available on-site; clean and functional structure for immediate use
- Adjacent to active commercial corridor with long-term upside potential

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IDEAL BUYER PROFILES

- Contractors or tradespeople (plumbing, HVAC, electrical, general contracting) needing secure storage and small office
- Small fleet operators or delivery/logistics companies seeking secure yard for vehicles and dispatch center
- Auto-related users (repair, detailing, or storage – subject to zoning compliance)
- Investors seeking low-maintenance commercial property with flexible use and long-term upside
- Local nonprofits or mission-driven orgs needing affordable yard + building setup in Central Richmond

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