

FOR SALE OR LEASE

± 121,733 SF AVAILABLE | DIVISIBLE TO ± 49,200 SF

BRAND NEW INDUSTRIAL BUILDING
READY FOR OCCUPANCY

155
PARR BLVD
richmond, ca



PROPERTY HIGHLIGHTS

155 parr blvd, richmond



± 121,733 SF (Divisible to ±49,200 SF*)

**See page 5 for demising plans*



± 4,853 SF Brand New Office Build-Out



21 Docks & 2 Grade-Level Doors



Eight (8) 45,000 LB Dock Levelers with Dock Seals
and LED Dock Lights



32' Clear Height



ESFR Sprinkler System



800 KW AC Rooftop Solar System



122 Vehicle Parking Stalls + 37 Trailer Stalls



800 Amp EV Infrastructure for Charging Stations



2,000 Amps @ 480 Volts* Power

**Single Line Diagram Available Upon Request*



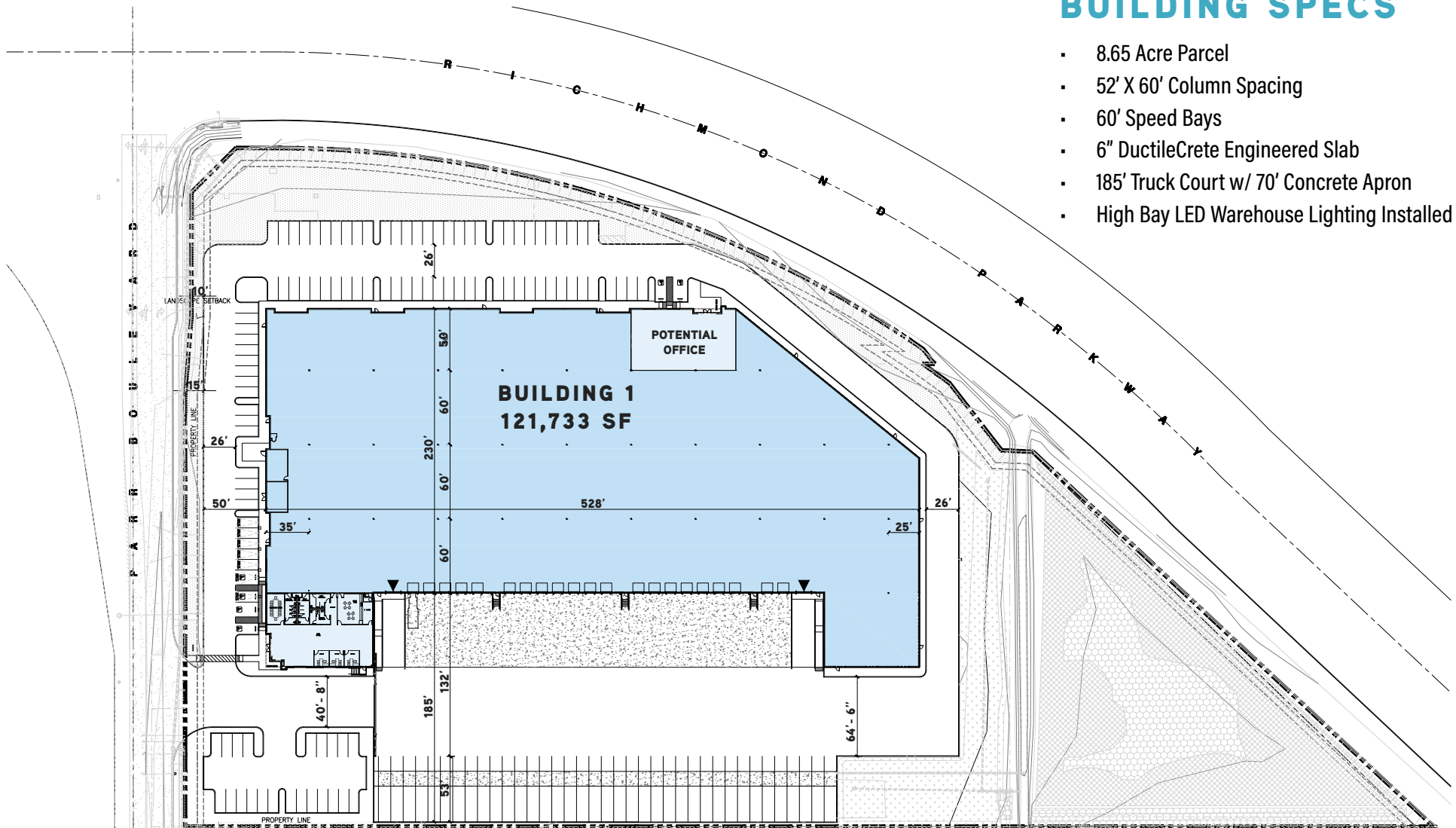
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**CUSHMAN &
WAKEFIELD**

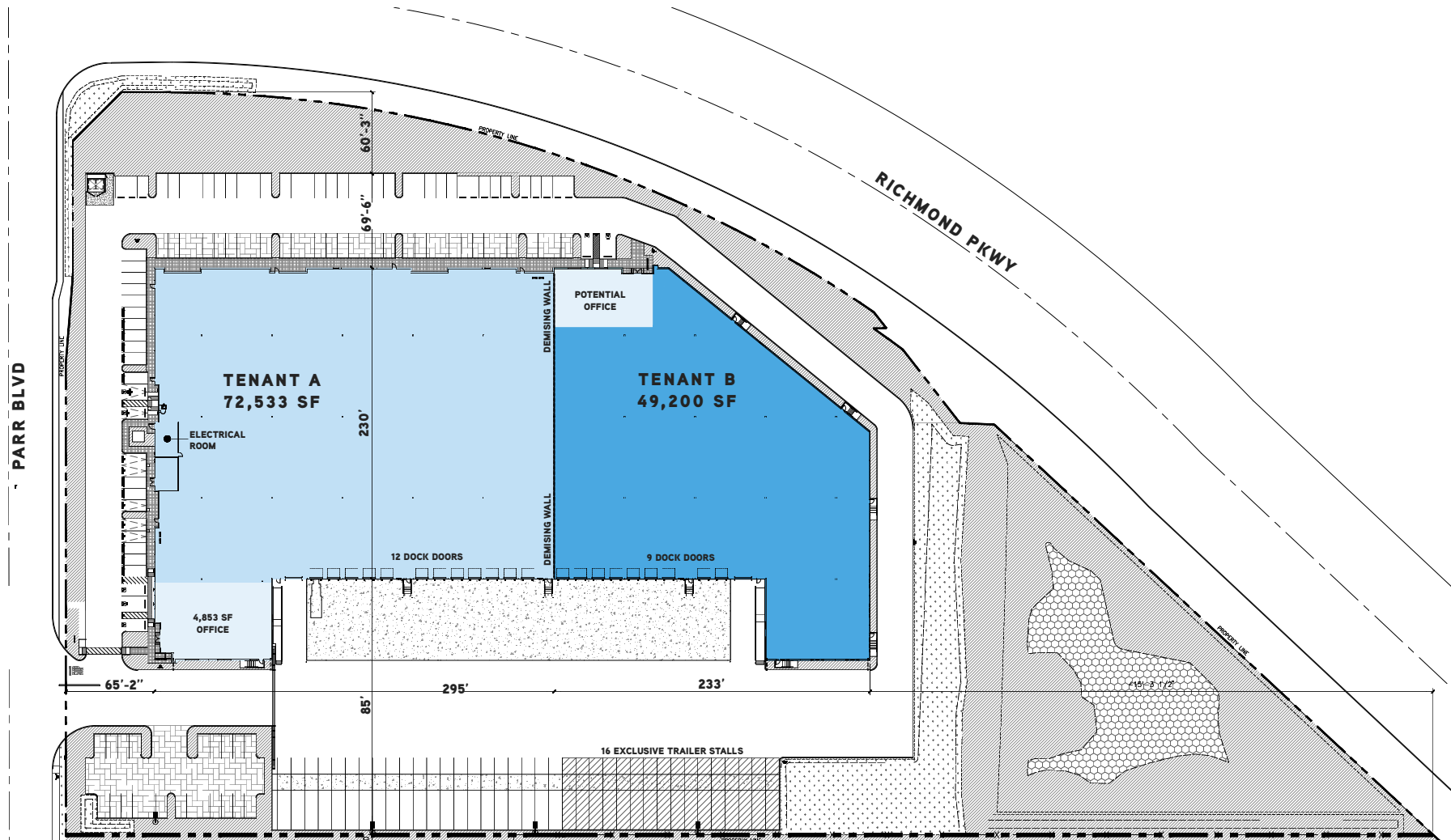
SITE PLAN OVERVIEW

SITE AND BUILDING SPECS

- 8.65 Acre Parcel
- 52' X 60' Column Spacing
- 60' Speed Bays
- 6" DuctileCrete Engineered Slab
- 185' Truck Court w/ 70' Concrete Apron
- High Bay LED Warehouse Lighting Installed



DEMISING PLAN



TENANT A

- ± 72,533 SF
- ± 4,853 SF Office Build-Out
- 12 Dock Doors / 1 Grade Level Door
- 21 Trailer Stall Positions

TENANT B

- ± 49,200 SF
- Office Space To-Suit
- 9 Dock Doors / 1 Grade Level Door
- 16 Trailer Stall Positions

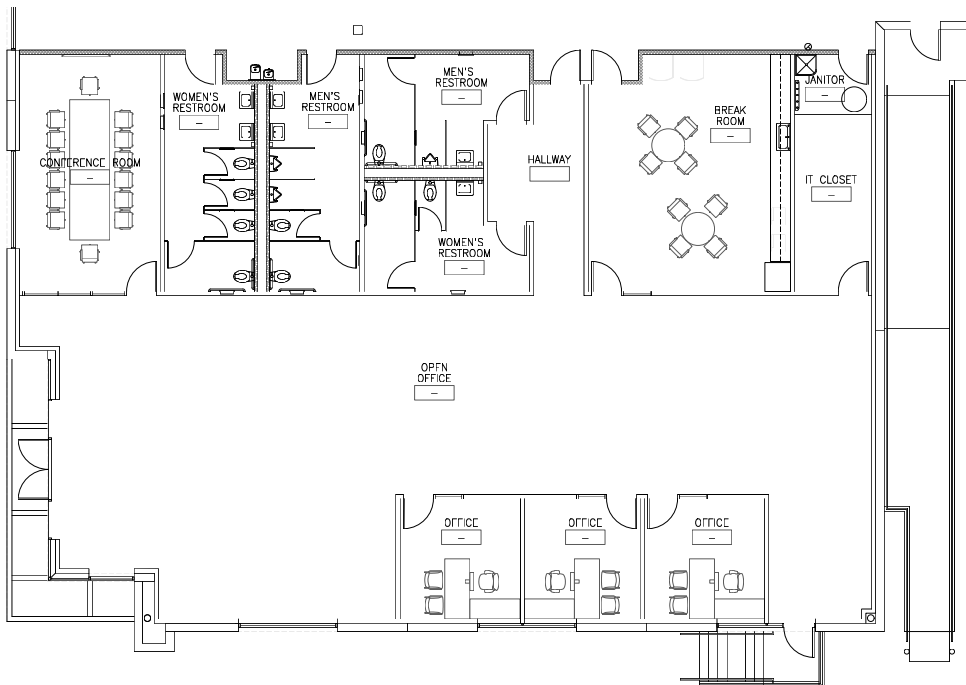
OFFICE

FLOOR PLANS

TENANT A

EXISTING OFFICE FLOOR PLAN

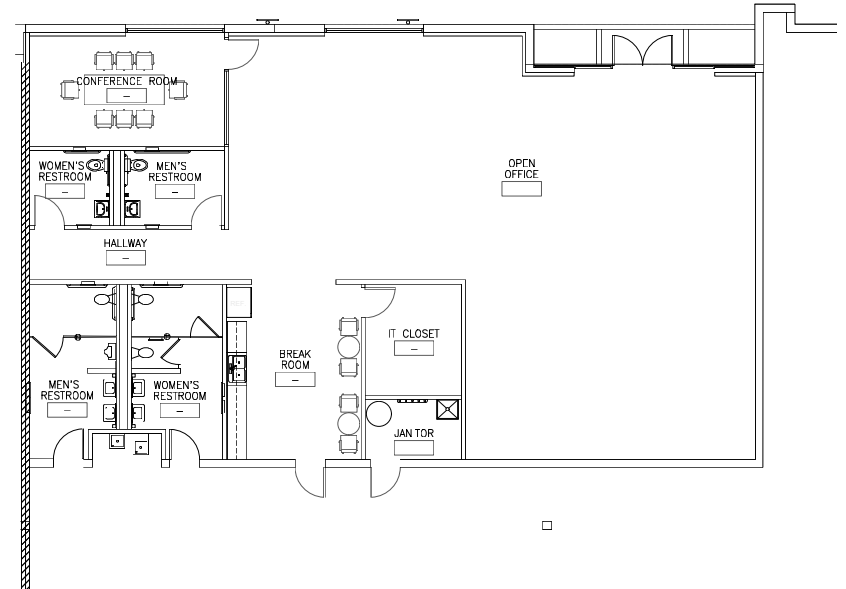
± 4,853 SF OFFICE



TENANT B

HYPOTHETICAL FLOOR PLAN

± 3,100 SF OFFICE



INTERIOR PHOTOS



AERIAL
PHOTOS



REGIONAL MAP

DRIVETIMES

I-80 - 2.9 Miles - 8 Minutes

I-580 - 3.3 Miles - 6 Minutes

Berkeley - 12.0 Miles - 20 Minutes

San Rafael - 12.2 Miles - 21 Minutes

Downtown Oakland - 16.1 Miles - 29 Minutes

Port of Oakland - 16.6 Miles - 30 Minutes

San Francisco - 22.0 Miles - 46 Minutes

OAK Airport - 24.3 Miles - 40 Minutes

SFO Airport - 31.8 Miles - 60 Minutes

SJC Airport - 54.5 Miles - 90 Minutes



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555 12th Street, Suite 100, Oakland CA 94607
1510.465.8000 | Lic. #00616335
cushmanwakefield.com

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trevor buck

Executive Director
415.451.2436
trevor.buck@cushwake.com
CA RE License #01255462

jeffrey leenhouts

Managing Director
510.267.6014
jeffrey.leenhouts@cushwake.com
CA RE License #01063048

victor deboer

Executive Director
510.891.5804
victor.deboer@cushwake.com
CA RE License #01910482

jeff powers

Managing Director
510.891.5821
jeff.powers@cushwake.com
CA RE License #02021074