

FOR SALE

217 HARBOUR WAY

RICHMOND, CA



BUILDING SF

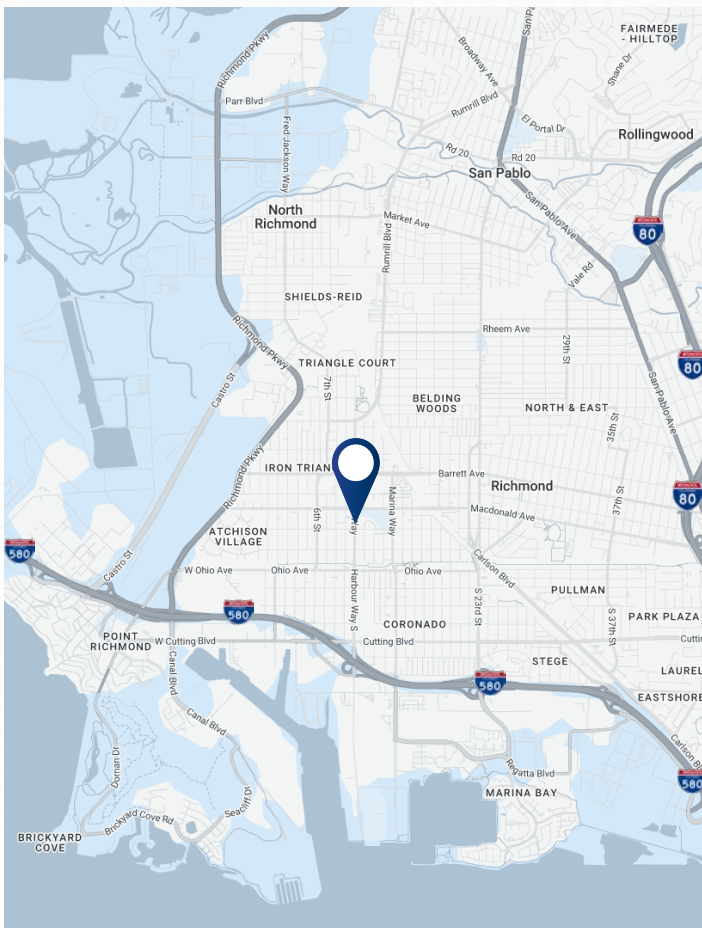
45,035

IN PLACE CAP RATE

8%

PROPERTY HIGHLIGHTS

- Asking Price: \$8,232,487
- Rare Bay Area two tenant fully NNN leased industrial manufacturing/distribution building.
- 30,349 square feet recently leased to LEC, a general contractor, on a 5-year NNN Lease. Personally guaranteed lease.
- Office portion of building NNN leased to Catholic Charities of the East Bay, an affiliate of the Archdiocese for a 15-year firm term with 3% annual escalations.
- Warehouse space has 20' Clear Height, 1,200 amps, two grade level roll-up doors.
- Building sits on a 1.19 acre parcel.
- Flexible Zoning: Zoned CM-5 Commercial Mixed Use.
- Building is situated very near to major transportation corridors including I-580, I-80 and Richmond Parkway.



Exclusively Listed By:

Evan Rose
(415) 625-2152
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LIC CA: 01957217

Marcus & Millichap

5-MILES FROM PORT OF RICHMOND



LEC

**SPACE JUST LEASED TO
LANDS END CAPITAL**

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