

# FOR LEASE light industrial, workshop, or creative/office space.

|                             |  |
|-----------------------------|--|
| <b>Unit Address</b>         | 833 S. 19th Street, Unit K, Richmond, CA   |
| <b>Unit Size</b>            | ±1,400 RSF on ground floor, with additional<br>±1,100 RSF second floor office optionally available |
| <b>Asking Rent</b>          | \$1.80/RSF (\$2,520/month, modified gross).  |
| <b>Power</b>                | 3-phase, 60-amp  |
| <b>Access &amp; Loading</b> | One grade-level roll-up door plus one mandoor.   |
| <b>Parking</b>              | Street Parking   |
| <b>Ceiling Height</b>       | ±9' with ±8' clear height at roll door   |
| <b>Sprinklers</b>           | Fully sprinklered throughout   |
| <b>Restrooms</b>            | One ground floor, recently renovated, plus one upstairs  |



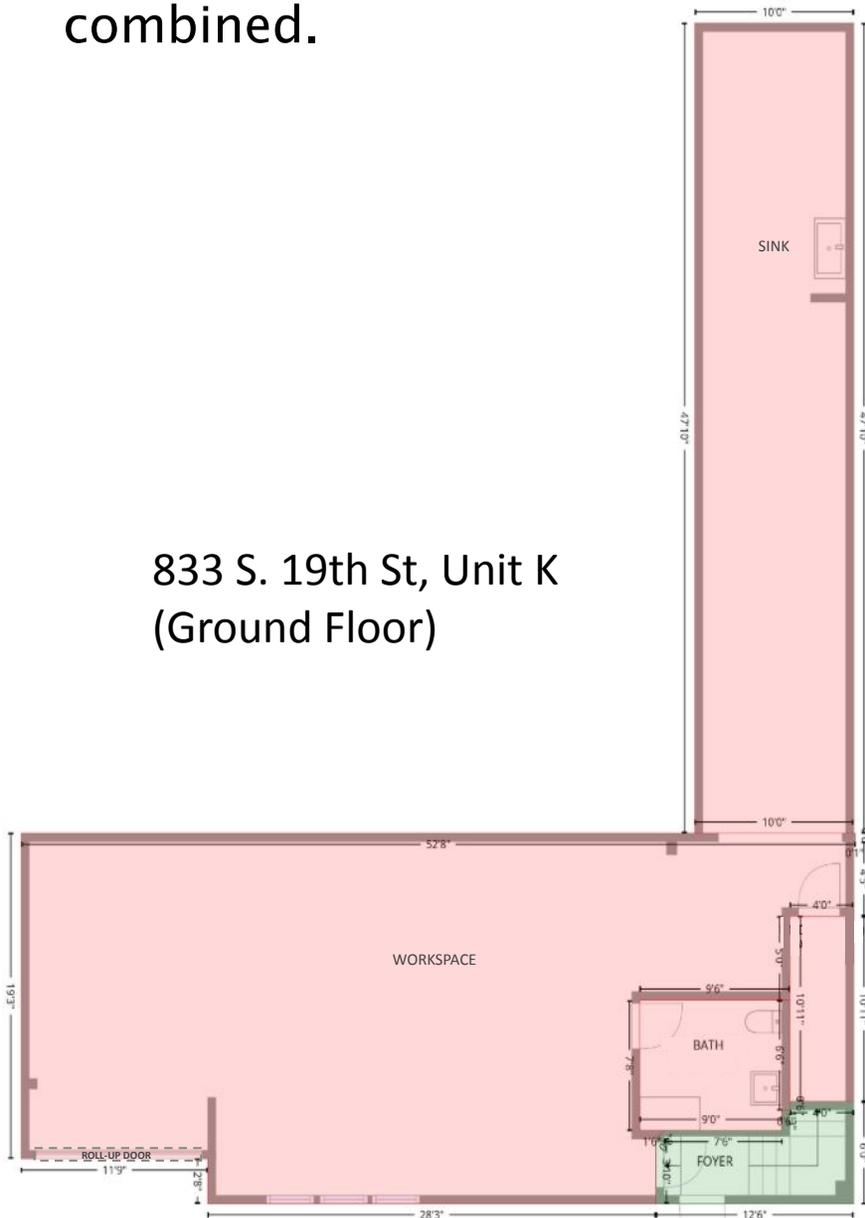
**TOMMY GARABEDIAN-CONE, CCIM**  
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**ROBERT LOEBL, CCIM**  
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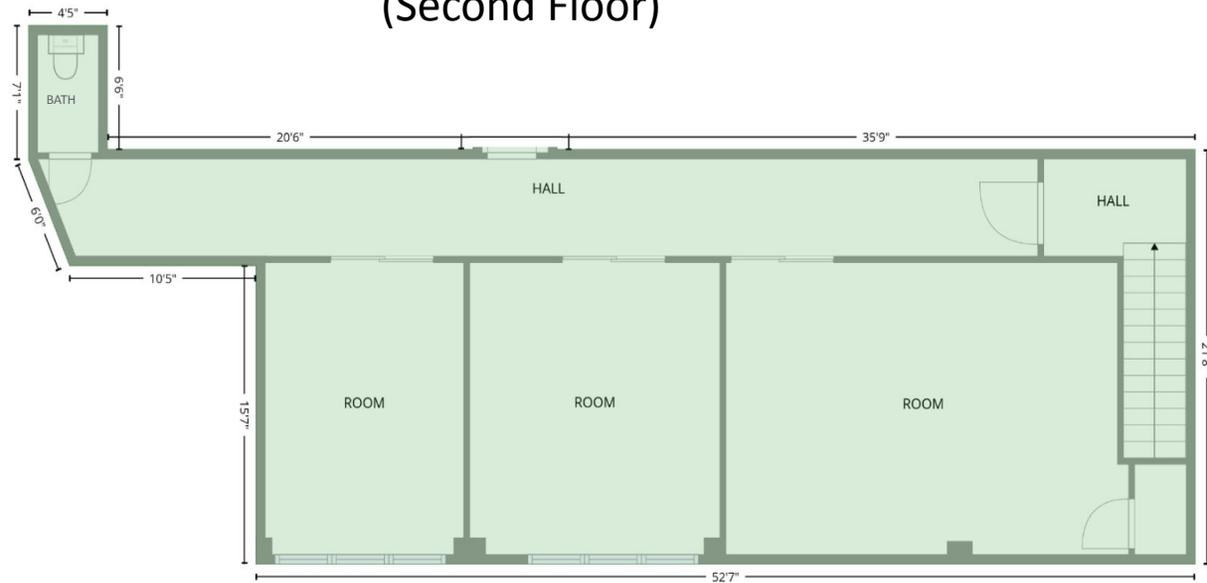
  
**WELCOME  
 MANAGEMENT  
 CORPORATION**

**FOR LEASE** workshop and creative space. Two floors available separately or combined.

833 S. 19th St, Unit K  
(Ground Floor)



833 S. 19th St, Unit K  
(Second Floor)



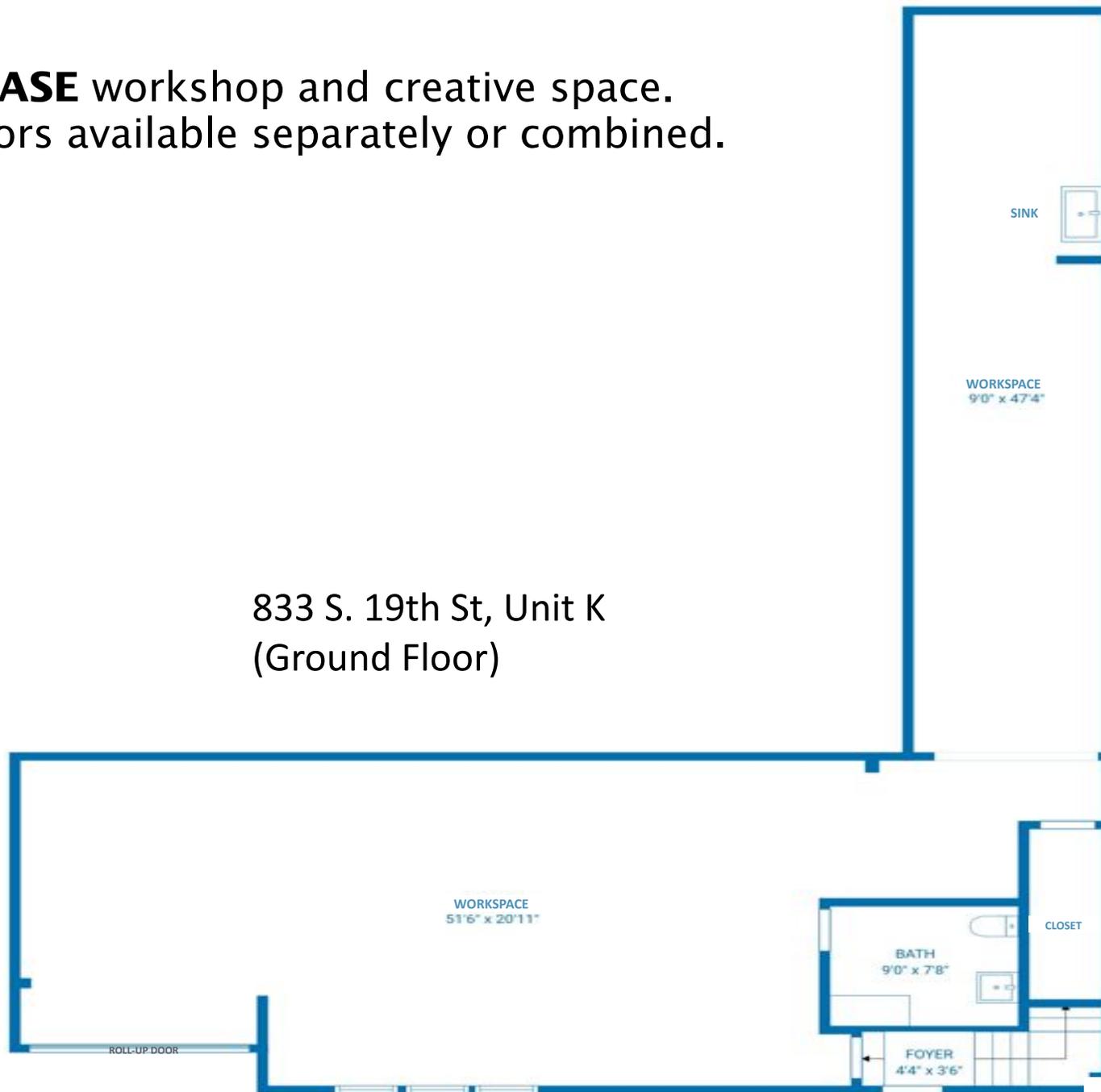
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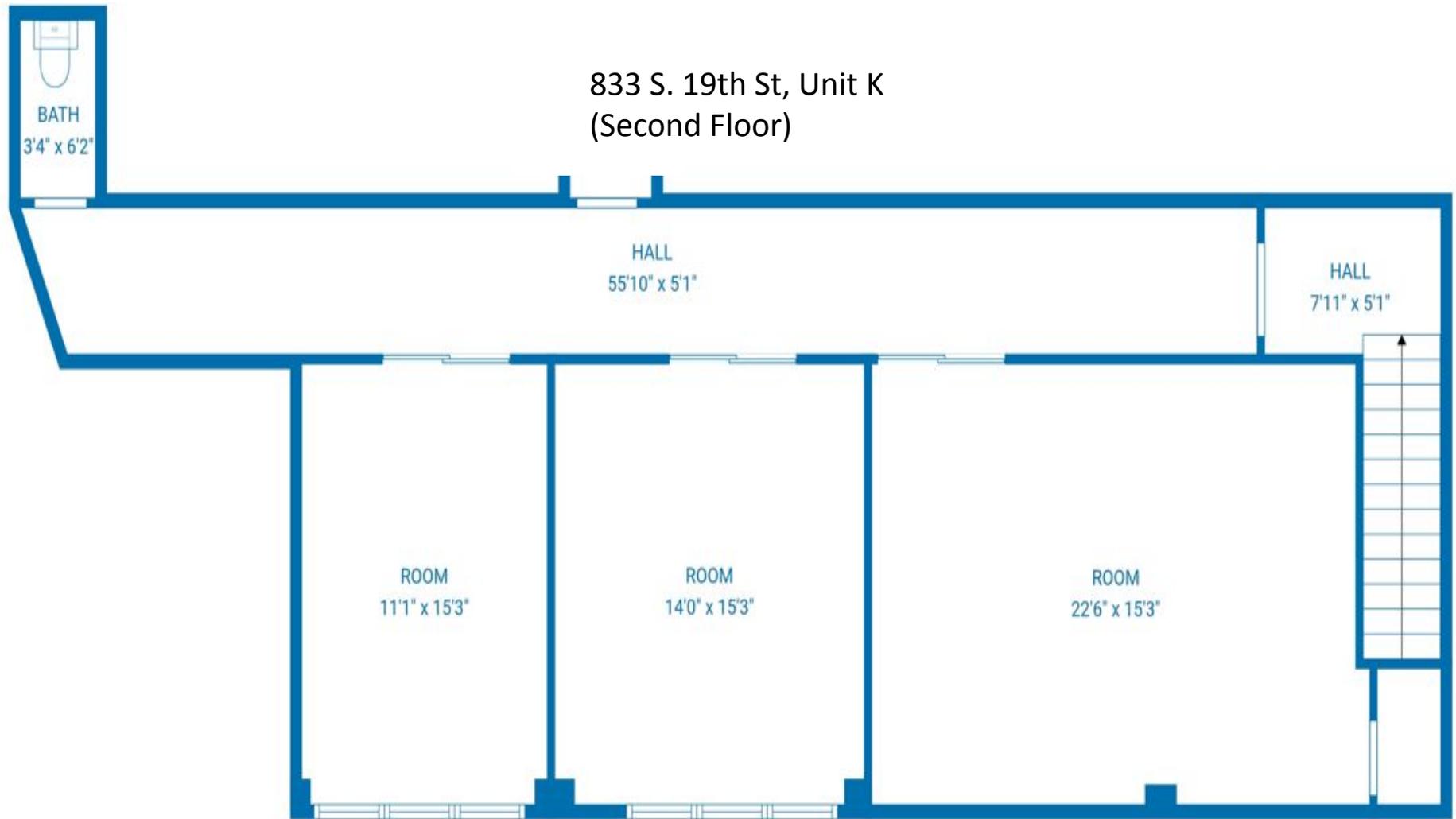


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