

±46,520 SF ON  
±5.76 ACRES

3043/ & 3055/  
3053 3075  
RESEARCH DRIVE  
RICHMOND, CA  
FOR SALE

±51,270 SF ON  
±4.35 ACRES



CALL BROKER FOR PRICING

FOR SALE TWO (2) BUILDINGS IN CAMPUS SETTING  
OWNER-USER OR TRIPLE NET LEASED INVESTMENT  
(SOLD SEPARATELY OR TOGETHER)

CBRE



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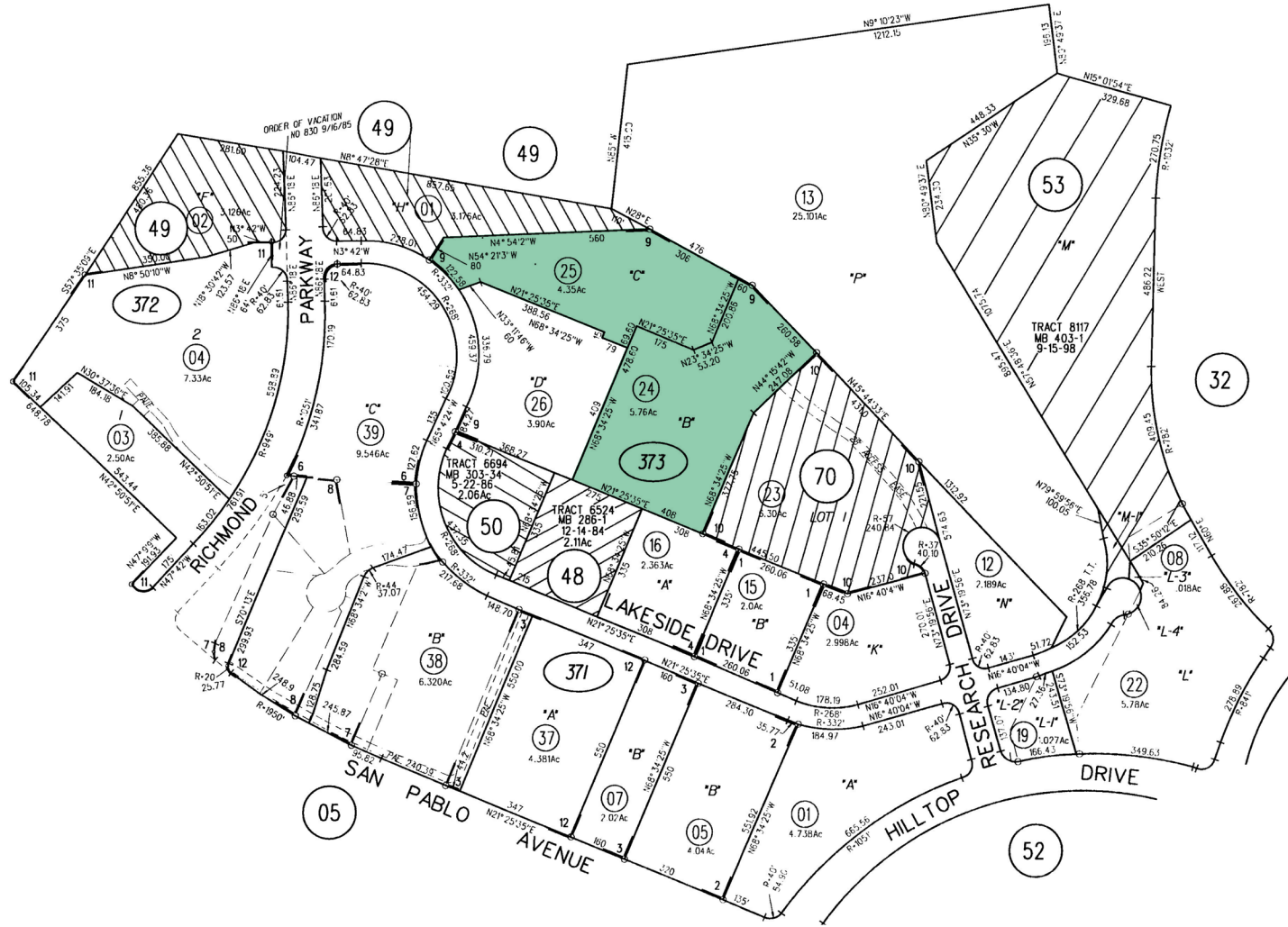
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# PROPERTY OVERVIEW

	SUITE 3043 / 3057	SUITE 3055 / 3075
<b>SIZE</b>	±46,520 SF on ±5.76 Acres	±51,270 SF on ±4.35 Acres
<b>Combined Two (2) Building Total: ±97,790 SF on 10.11 Acres</b>		
<b>POWER</b>	±1,600 Amp, 277/480 V 3 Phase*	±1,600 Amp, 277/480 V 3 Phase*
	<i>*Buyer needs to verify power</i>	
<b>LOADING</b>	Twelve (12) total opening - Three (3) ±12'x14' grade level doors - Nine (9) ±12'x14' glass framed	Six (6) total opening - Five (5) ±12'x14' grade level doors - One (1) ±12'x14' glass framed
<b>CLEAR</b>	±18'	±18'
<b>COLUMNS</b>	±40' x ±24' (typical)	±40' x ±24' (typical)
<b>PARKING</b>	±3.1 : 1,000	±3.1 : 1,000
<b>SPRINKLERED</b>	Yes	
<b>ZONING</b>	<b>IB, Industrial Business</b> This district is intended to accommodate a diverse range of business and light industrial uses, including office, general service, research and development, biotechnology, small-scale wholesale and warehousing facilities, and service commercial uses. It includes flex space, and industrial buildings for single or multiple users, limited personal services such as health and fitness studios, and other related uses. Small-scale retail and certain institutional uses are also permitted.	



# PARCEL MAP



# FLOOR PLAN

**3055-3075 Research Dr ±51,270 SF on ±4.35 Acres**

**SUITE 3075 ±5,984 SF - LEASE THROUGH 1/20/2028**

**SUITE 3071 ±4,661 SF - SHORT-TERM LEASE**

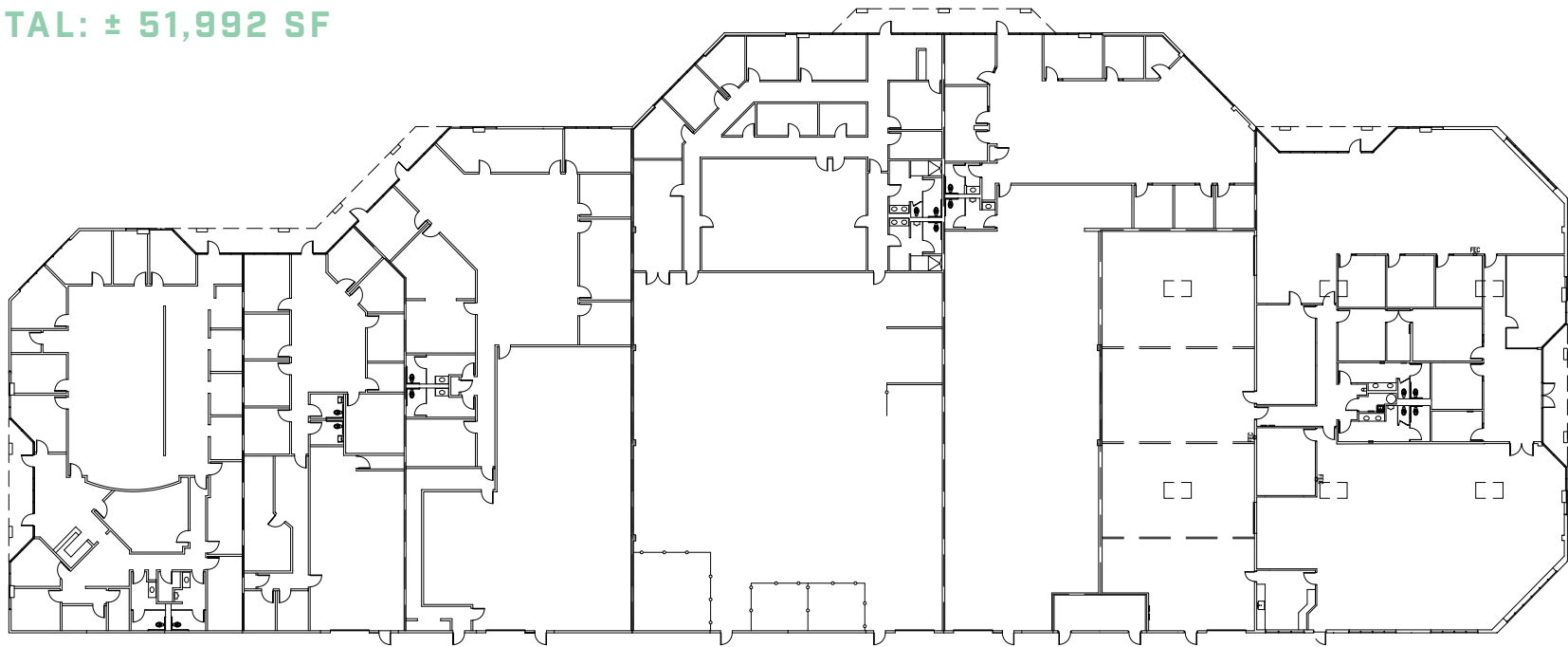
**SUITE 3069 ±7,688 SF - SHORT-TERM LEASE**

**SUITE 3067 ±11,982 SF - VACANT**

**SUITE 3065 ±7,836 SF - VACANT**

**SUITE 3055: ±13,841 SF - LEASE THROUGH 7/2030 WITH ZONEXUS**

**TOTAL: ± 51,992 SF**



3075

3071

3069

3067

3065

3055

# FLOOR PLAN

**3043-3053 Research Dr ±46,520 SF or ±46,520 SF on ±5.76 Acres**

**SUITE 3053 ±11,724 SF - LEASE THROUGH 5/31/2030**

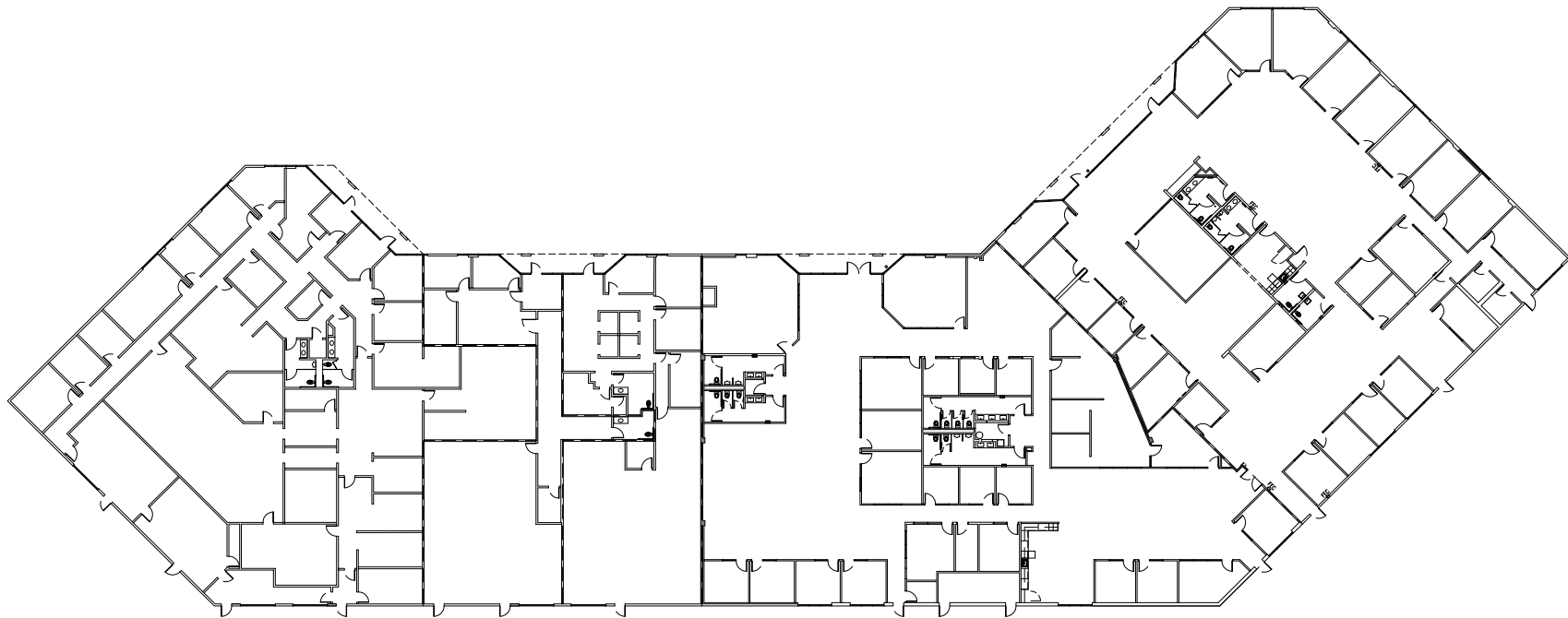
**SUITE 3051 - ±3,381 - VACANT**

**SUITE 3049 - ±3,878 - VACANT**

**SUITE 3045 - ±13,878 - VACANT**

**SUITE 3043 ±13,445 SF - LEASE THROUGH 1/31/2030**

**TOTAL: ± 46,506 SF**



3053

3051

3049

3045

3043

# LOCATION AMENITIES

Within 2 Mile Radius

## RESTAURANTS / CAFÉ

- 1 Richmond Kebab & Gyros
- 2 Sala Thai
- 3 Starbucks
- 4 El Burrito Loco
- 5 El Sabor De Guadalajara
- 6 IHOP
- 7 Taquería María
- 8 Taqueria Guerita
- 9 Menchie's Frozen Yogurt
- 10 Panera Bread
- 11 Round Table
- 12 In-N-Out Burger
- 13 The Original Mels Diner

## GYM

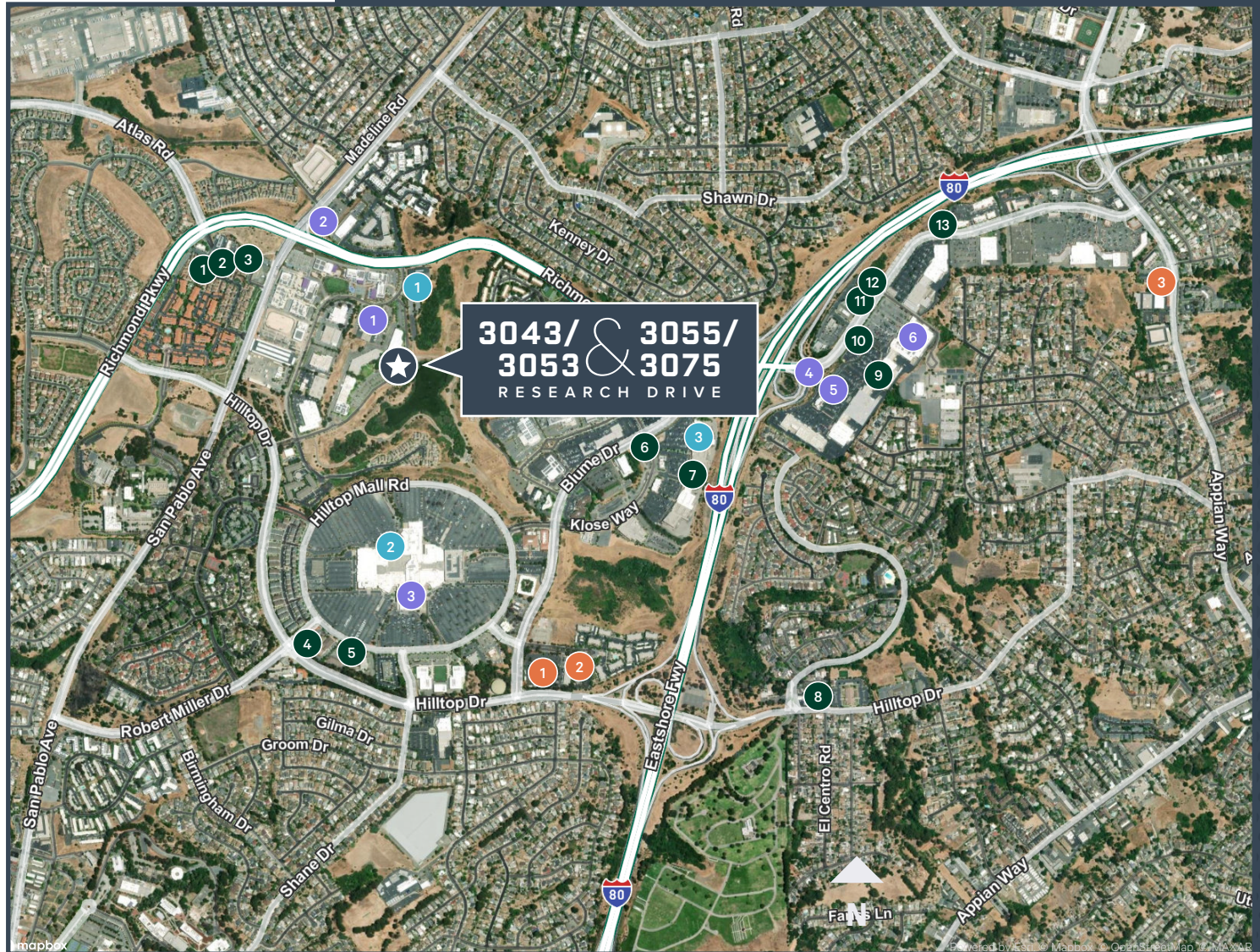
- 1 Richmond Parkway YMCA
- 2 24 Hour Fitness
- 3 City Sports Club

## HOTEL

- 1 Courtyard Richmond Berkeley
- 2 Extended Stay America- Suites
- 3 Days Inn by Wyndham

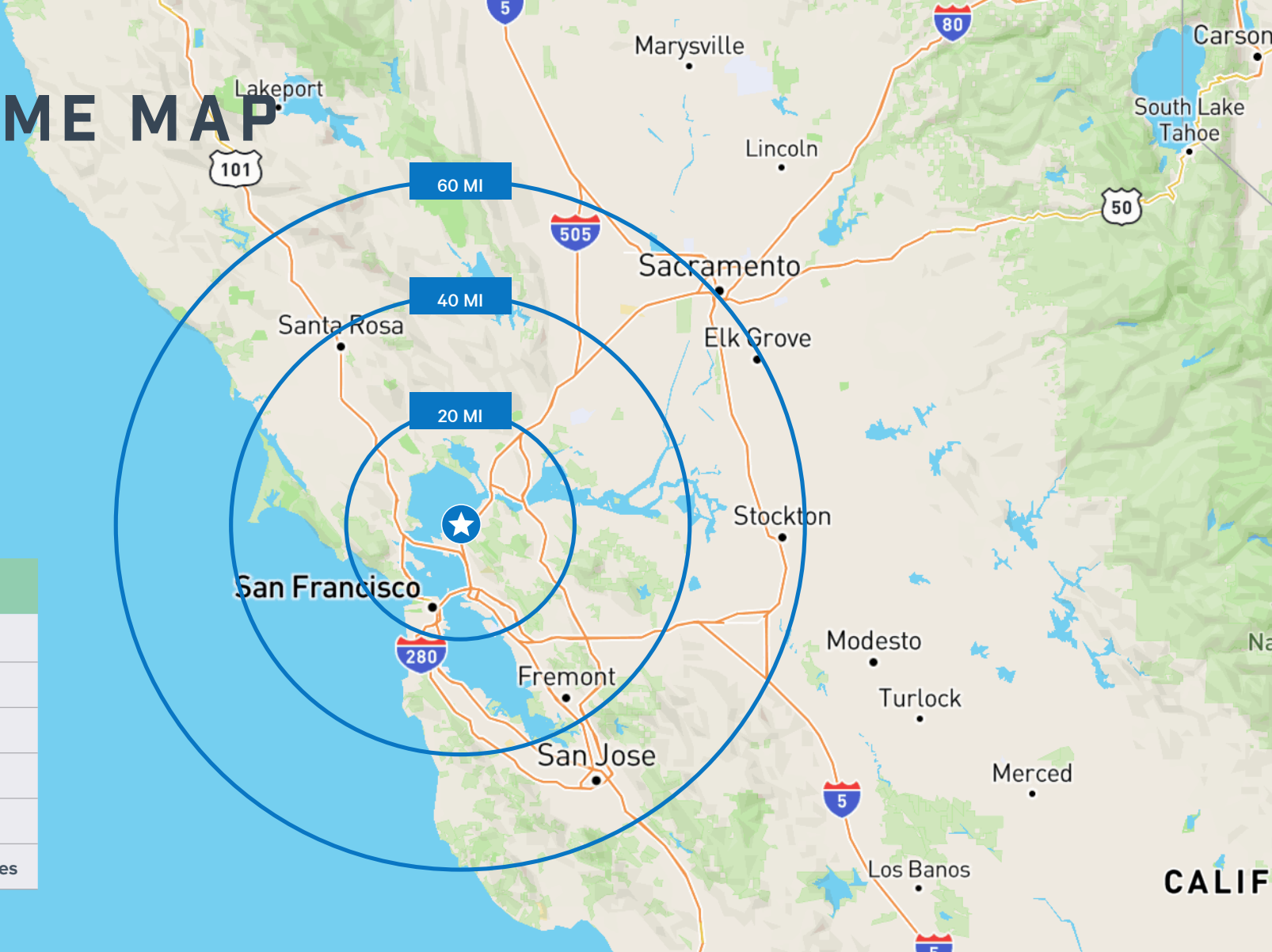
## MISC

- 1 USPS
- 2 Walgreens
- 3 Walmart
- 4 Target
- 5 AAA Pinole
- 6 Staples



# DRIVE TIME MAP

DRIVE TIME	
Port of Oakland	25–30 minutes
San Francisco	30–40 minutes
SFO Airport	35–40 minutes
Oakland Airport	30–35 minutes
San Jose	~1 hour
Sacramento	1 hour 10–15 minutes



## EASY ACCESS TO MAJOR FREEWAYS AND HIGHWAY

### INTERSTATE 580 (I-580): 3-5 MINUTE DRIVE

- Connects to the Richmond
- San Rafael Bridge heading into Marin County

### INTERSTATE 80 (I-80): 5-8 MINUTE DRIVE

- Heads east toward Vallejo and west toward San Francisco via the Bay Bridge

### RICHMOND PARKWAY: 5-10 MINUTE DRIVE

- A major 7-mile expressway linking I-580 to I-80



FOR SALE

3043/ & 3055/  
3053 3075

RESEARCH DRIVE  
RICHMOND, CA

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**CBRE**

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