



Keegan & Coppin  
COMPANY, INC.

FOR SALE

2258 CENTRAL STREET  
RICHMOND, CA

Central Industrial Center



REPRESENTED BY:

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
[NBALLARD@KEEGANCOPPIN.COM](mailto:NBALLARD@KEEGANCOPPIN.COM)



# LIGHT INDUSTRIAL CONDO FOR SALE



2258 CENTRAL STREET  
RICHMOND, CA

CENTRAL INDUSTRIAL  
CENTER

## PROPERTY INFORMATION

### HIGHLIGHTS

- “Turn-Key” Cold Storage
- High Clear Height
- On-Site Parking
- Efficient Office Space
- Best Richmond Location
- Extremely Well Maintained
- Fully Sprinklered
- Flexible Zoning

### DESCRIPTION

Keegan & Coppin Co., Inc. is pleased to offer the unique opportunity to acquire this 5,186 square foot industrial condominium located in the Central Industrial Center. With 4,736 square feet of ground floor space and a well appointed 450 square foot permitted mezzanine office, this fully sprinkled warehouse condo currently houses a local wine import business and represents a rare opportunity to acquire a turn-key cold storage unit. The high clear height (24.5’ at the eave and 19.5’ at the gable), a wide open span, and efficient nearly square dimensions, this extremely well maintained industrial condominium is well poised to accommodate of variety of industrial businesses including cold storage, manufacturing, shipping and distribution, storage, automotive, contractors, and a wide variety of other industrial or light industrial businesses (please contact listing agent for zoning details). The Central Industrial Center is a secure industrial condo project in North Richmond with abundant on-site parking, well maintained buildings, and convenient access.

### SALE TERMS

#### APNs

408-260-014

#### Sale Price

\$1,595,000

#### Parking

6 spaces

#### Size

5,186+/- sq ft

#### Zoning

P-1 (HI)

Keegan & Coppin Co., Inc.  
101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
www.keegancoppin.com  
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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## DESCRIPTION OF AREA

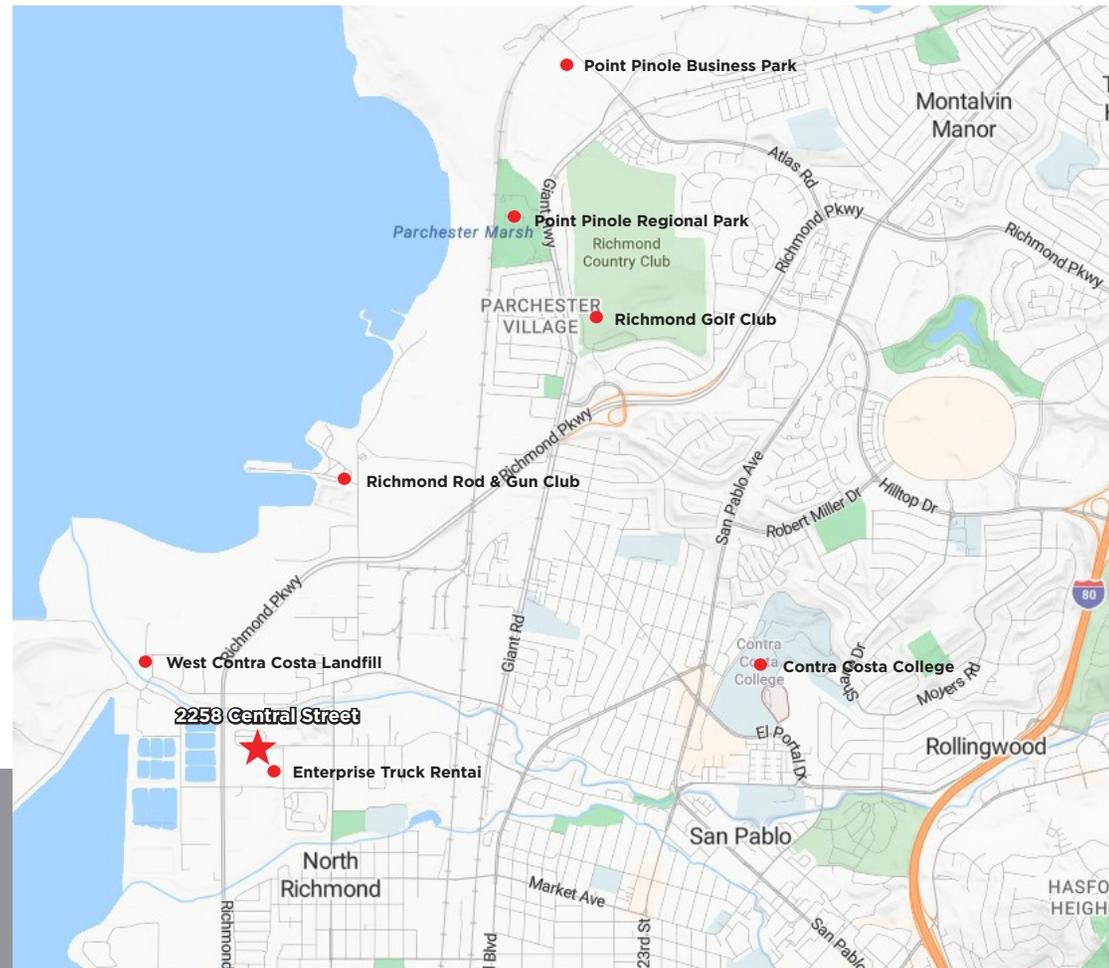
Best North Richmond area located immediately off of the Richmond Parkway and strategically between Interstates 80 and 580. Just 16.5 miles from the Port of Oakland and situated in the heart of North Richmond's thriving industrial area in close proximity to many other large companies like Golden Brands, UPS, DHL, Amazon, and Whole Foods. This key industrial area in Western Contra Costa County provides easy access to Solano County, Marin County, San Francisco, and points beyond.

## NEARBY AMENITIES

- Point Pinole Business Park
- Richmond Golf Club
- Enterprise Truck Rental
- West Contra Costa Landfill
- Richmond Rod & Gun Club
- Contra Costa College
- Point Pinole Regional Park

## TRANSPORTATION ACCESS

- Interstate 80 (4.2 miles)
- Port of Oakland (16.5 miles)
- Interstate 580 (3.2 miles)
- Port of Benicia (20.5 miles)
- Richmond Bart (3 miles)



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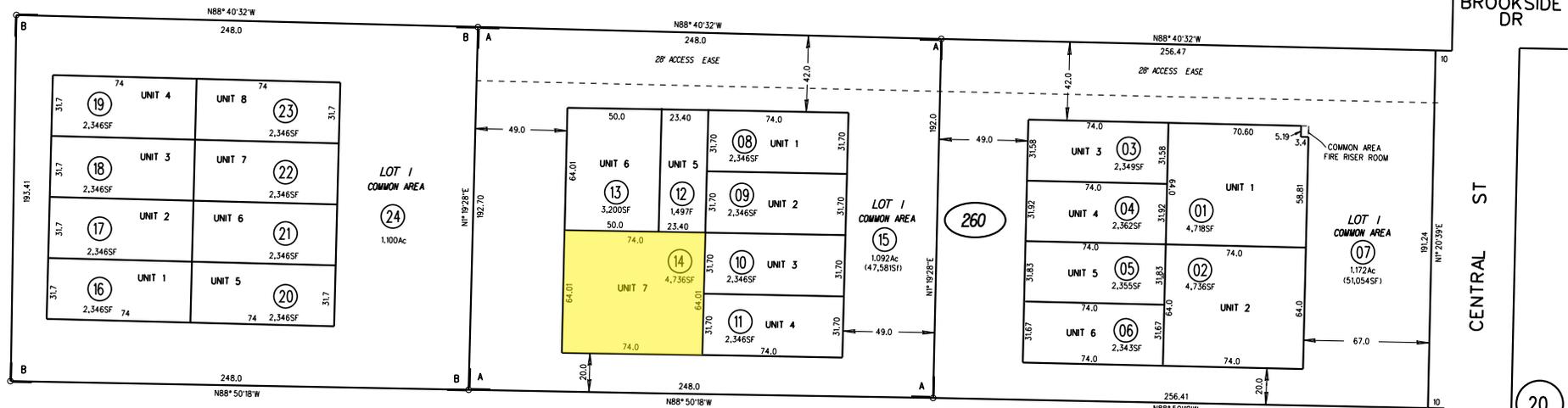
# PARCEL MAP



2258 CENTRAL STREET  
RICHMOND, CA

## CENTRAL INDUSTRIAL CENTER

- TRACT 9054 MB 499-1 11/6/06 (CENTRAL INDUSTRIAL CENTER CONDOMINIUMS)  
CC&R'S 2006-355731 11/6/06
- A- TRACT 9055 MB 503-43 10/4/07 (CENTRAL INDUSTRIAL CENTER II CONDOS)  
CC&R'S 2007-0286156 10/15/07
- B- TRACT 9056 MB 505-45 10/4/07 (CENTRAL INDUSTRIAL CENTER II CONDOS)  
CC&R'S 2007-0286158 10/15/07



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

FM PG 19 2/12/07  
ASSESSOR'S MAP  
BOOK 408 PAGE 26  
CONTRA COSTA COUNTY, CALIF.

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