

FOR LEASE
± 49,200 SF AVAILABLE

BRAND NEW INDUSTRIAL BUILDING
ONE UNIT REMAINING

155
PARR BLVD
richmond, ca

AMPLE POWER



OFFERING SPECS

155 PARR BLVD #B, RICHMOND



± 49,200 SF Available



Potential for up to 2,500 Amps @ 480V

**Single Line Diagram Available Upon Request*



± 3,100 SF Office Planned, or To-Suit



9 Docks & 1 Grade-Level Doors



Three (3) 45,000 LB Dock Levelers with Dock Seals and LED Dock Lights



32' Clear Height



ESFR Sprinkler System



49 Vehicle Parking Stalls + 16 Trailer Stall Positions



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**CUSHMAN &
WAKEFIELD**

FLOOR

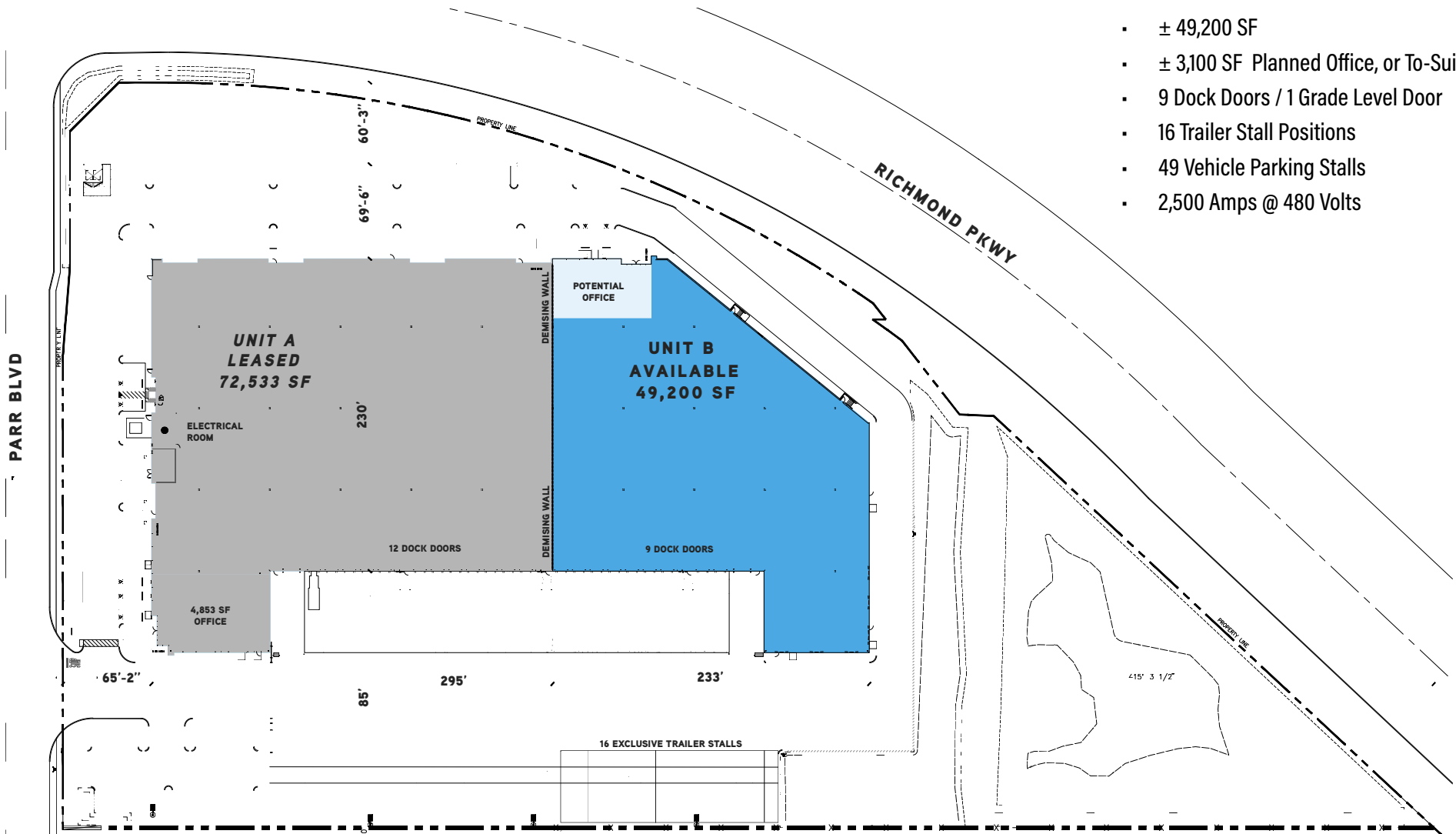
PLAN

155 PARR BLVD #B, RICHMOND

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AVAILABLE

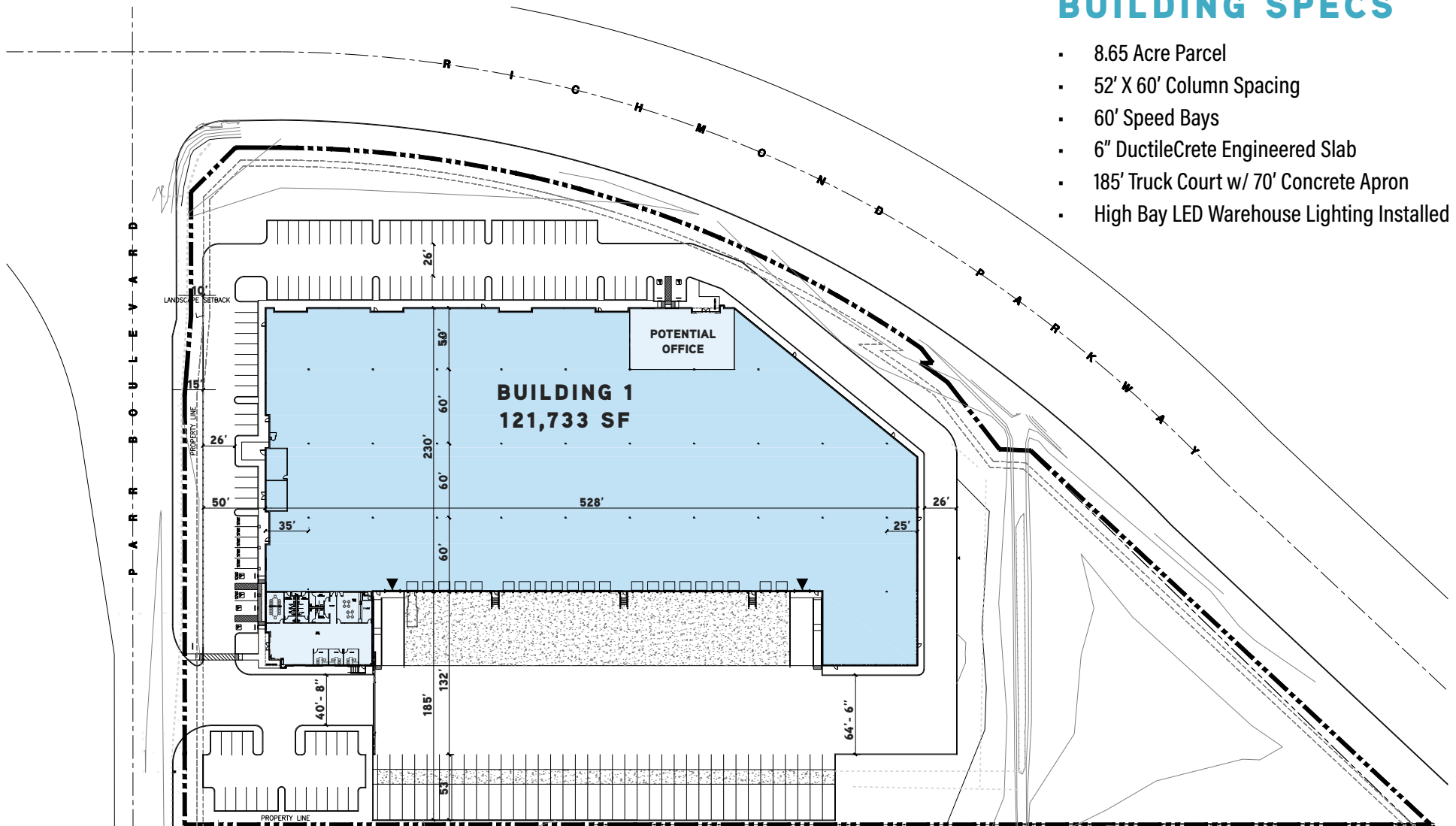
- ± 49,200 SF
- ± 3,100 SF Planned Office, or To-Suit
- 9 Dock Doors / 1 Grade Level Door
- 16 Trailer Stall Positions
- 49 Vehicle Parking Stalls
- 2,500 Amps @ 480 Volts



SITE PLAN OVERVIEW

SITE AND BUILDING SPECS

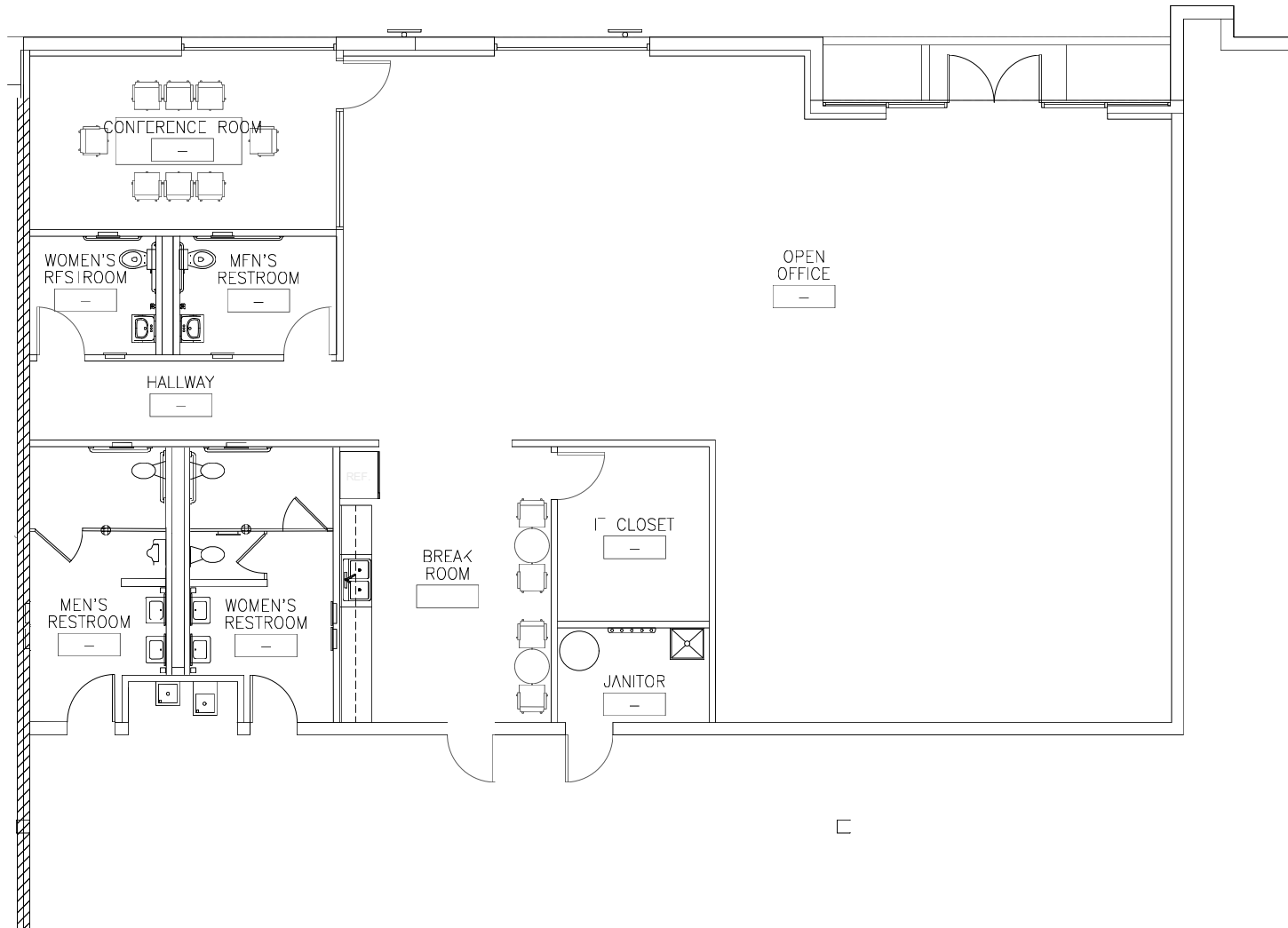
- 8.65 Acre Parcel
- 52' X 60' Column Spacing
- 60' Speed Bays
- 6" DuctileCrete Engineered Slab
- 185' Truck Court w/ 70' Concrete Apron
- High Bay LED Warehouse Lighting Installed



OFFICE FLOOR PLAN

HYPOTHETICAL FLOOR PLAN ± 3,100 SF OFFICE

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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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