



2593 Goodrick Ave

Richmond, CA

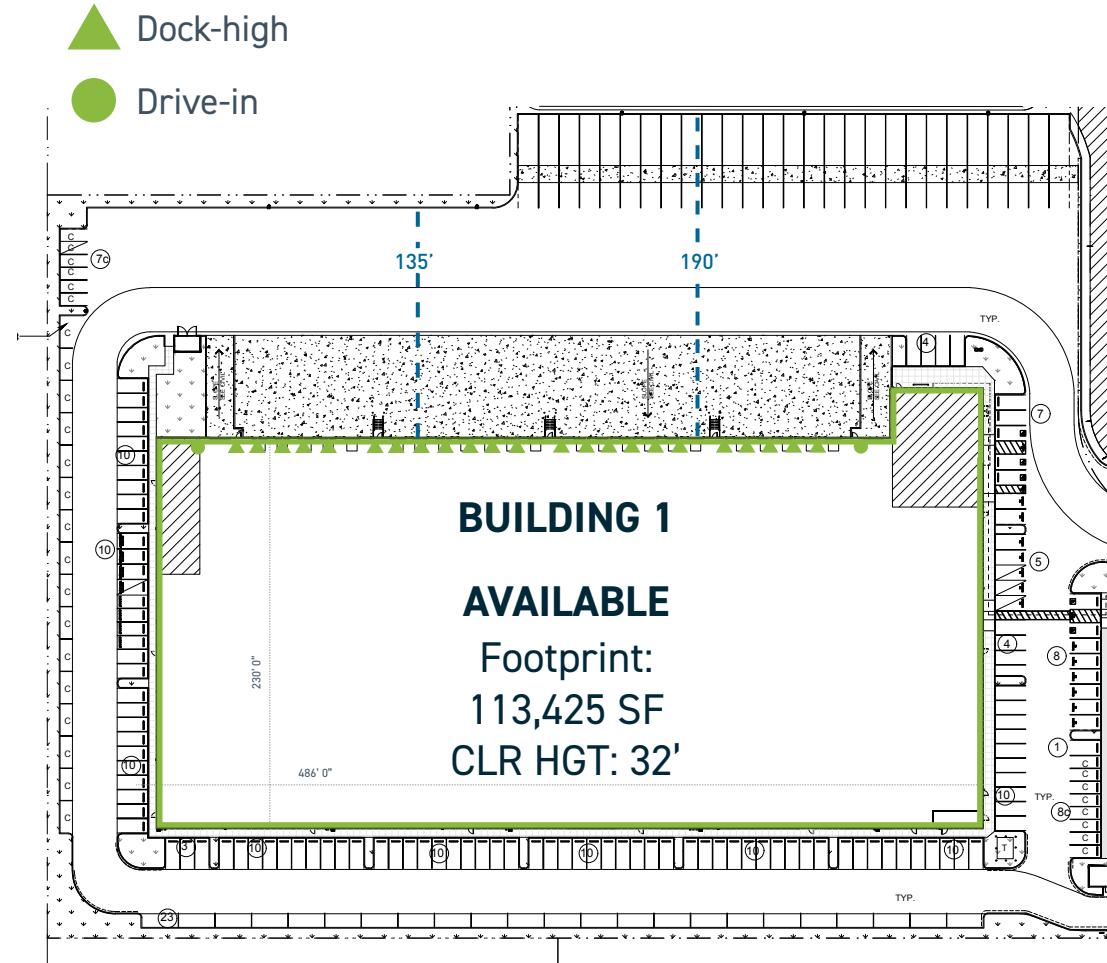
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Building Specifications

±113,425 SF Available



Property Specifications

Building Footprint	113,425 SF
Clear Height	32'
Column Spacing	54' x 50' (typ)
Exterior Wall	Concrete Tilt
Car Parking	159 Auto Stalls
Trailer Storage	27 Stalls
Truck Court	135' & 190'
Slab Design	Concrete
Front or Rear Load	Front
Loading Docks	23 Stalls
Drive-in Doors	2
Dock Pavement	Concrete
Roof Systems	Single-ply
Fire Protection	ESFR
HVAC	Per Tenant
Lighting	Interior Lighting Per Tenant
Power	2000 Amps at 277/480V
Sublease Delivery	June - December 2026
Direct Lease	September 26 Possible

Available for Lease

±113,425 SF Available



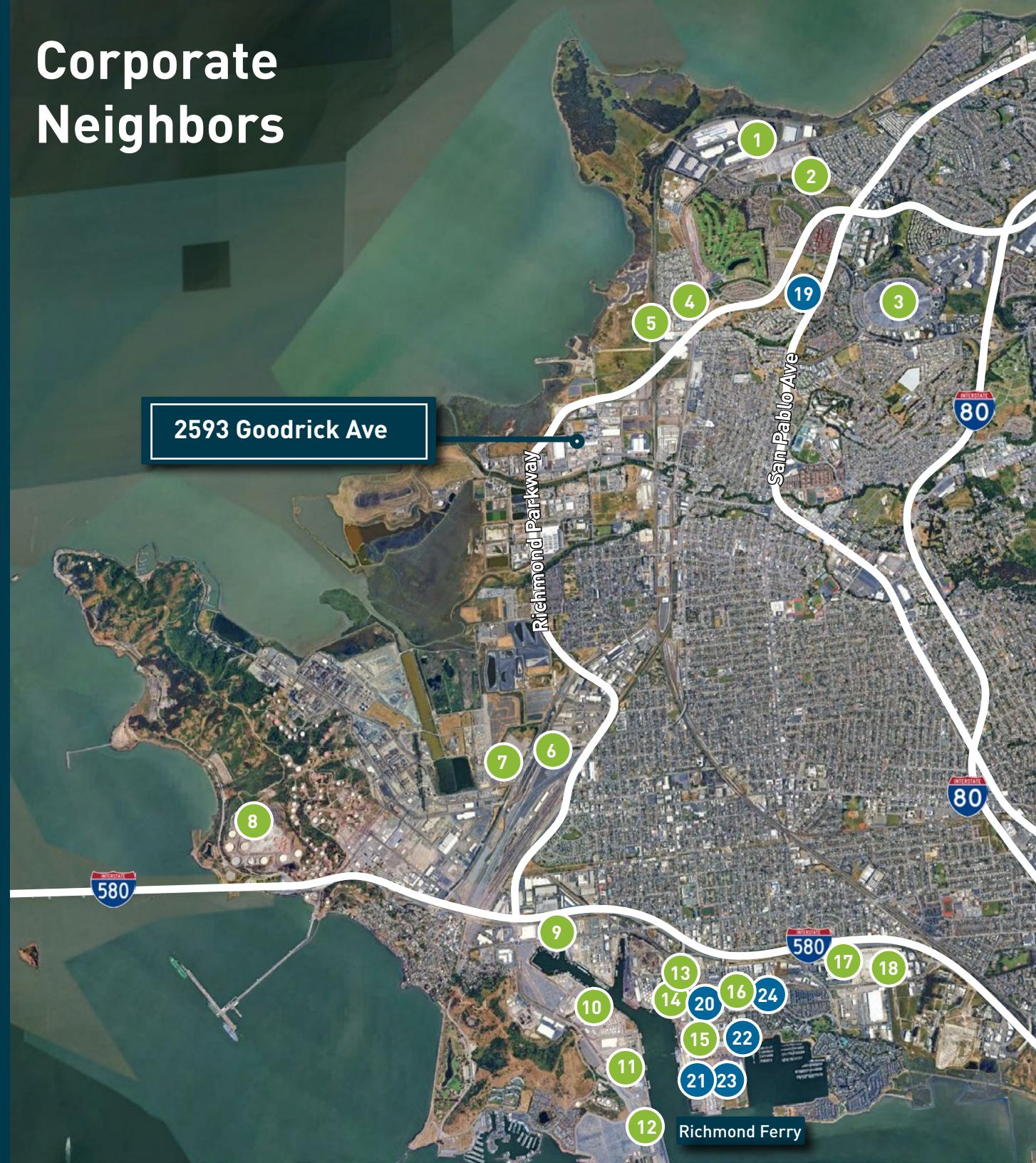
Corporate Neighbors

Warehouse & Distribution

- 1 Whole Foods Market Distribution Center
- 2 UPS North Bay 9489
- 3 Walmark
- 4 Excellent Packaging & Supply
- 5 Title Nine Distribution Center
- 6 Kinder Morgan Inc
- 7 Chemtrade Richmond
- 8 Dutra Materials
- 9 HD Supply
- 10 National Gypsum Corp.
- 11 Conoco Phillips
- 12 BP West Coast Distribution
- 13 Wine Warehouse
- 14 Sims Metal Management
- 15 Fastenal Ocean Export, Inc.
- 16 Kaiser Permanente
- 17 California Department of Health
- 18 Dreishbach Cold Storage

Advanced Manufacturing

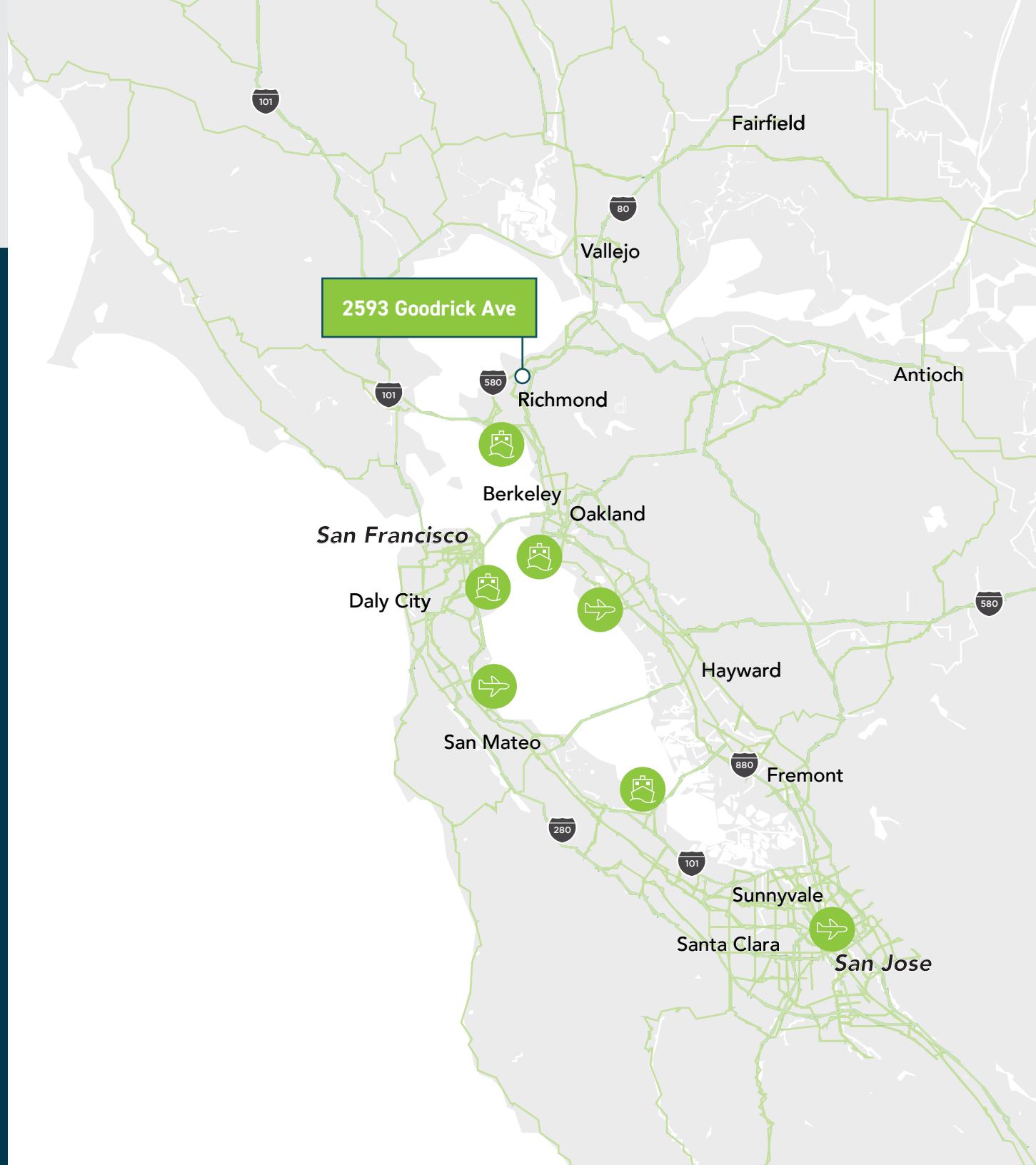
- 19 Joinn Innovation Park
- 20 Ocean Power
- 21 Treasure 8
- 22 Galaxy Desserts
- 23 Ocean Power
- 24 Bedrock Oceanic Exportation



Regional Access

Ideally located close to all major regional transportation links

Ports	
Port of Richmond	6.8 Miles
Port of Oakland	16.3 Miles
Port of San Francisco	21.0 Miles
Port of Redwood City	47.7 Miles
Airports	
OAK Airport	24.1 Miles
SFO Airport	31.4 Miles
SJC Airport	56.6 Miles
Major Freeways	
I-80	3.0 Miles
I-580	3.6 Miles
Cities	
Berkeley	11.9 Miles
Oakland	15.8 Miles
Alameda	18.9 Miles
San Francisco	21.9 Miles





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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About JLL

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Jason Ovadia
510.285.5360
jason.ovadia@jll.com
CA Lic # 01742912

Eddie Shuai
510.285.5368
eddie.shuai@jll.com
CA Lic # 01454419

Patrick Metzger
510.285.5362
patrick.metzger@jll.com
CA Lic # 01888895

Kristi Childers
510.812.2878
kristi.childers@jll.com
CA Lic # 01997043

Jones Lang LaSalle Brokerage, Inc.
RE Lic # 01856260



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