



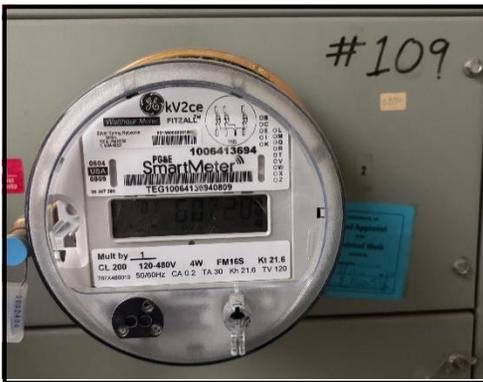
**Secure Courtyard Loading**



**Conditioned food storage area**



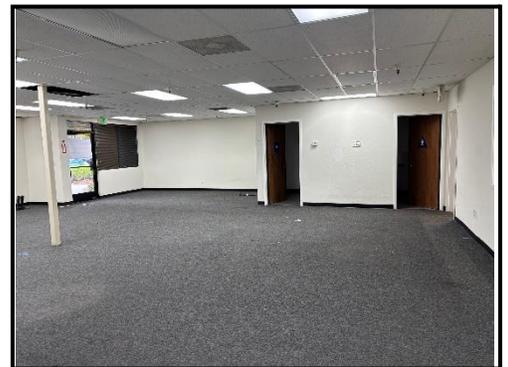
**Off Street Parking**



**Three Phase Power**



**Expansive Retail/Office Area**



**Private bathrooms**

**INDUSTRIAL, FOOD, or SERVICE SPACE**

**3,715 sf - 3 Phase Power  
3065 Richmond Pkwy #109**

**Established Food Service, or Medical supply space featuring**

- 150 Amps Phase 3 Power
- Off Street Parking
- Flexible Configurations
- Convenient Truck Loading
- Plenty of Office or Storage Space
- Powered Secure Driveway Gate



**\$1.25/Sq. Ft. Monthly NNN + 40¢ OpEx.**

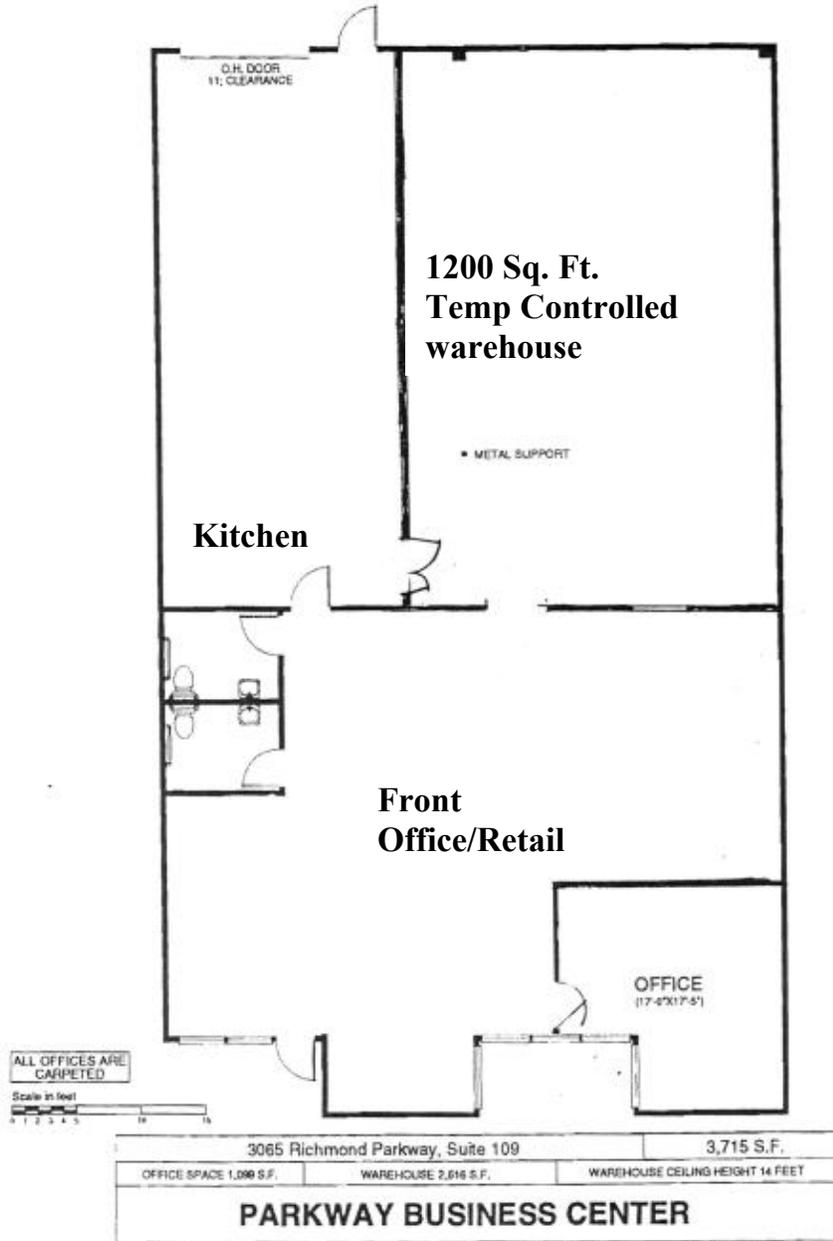
**FOR FURTHER INFORMATION PLEASE CONTACT Peter McNally 510/848-6007**

<b>CITY</b>	<i>Pt. Richmond</i>	<b>LISTING CO.</b>	<i>McNally Realty Advisors</i>
<b>ADDRESS</b>	<i>3065 Richmond Pkwy – Unit 109</i>	<b>LISTING AGT.</b>	<i>Peter McNally</i>
<b>CROSS ST.</b>	<i>Richmond Parkway</i>	<b>PHONE #</b>	<i>510/848-6007</i>
<b>SPACE AVAIL.</b>	<i>3715 Sq. Ft.</i>	<b>LIST DATES</b>	<i>1/26</i>
<b>Monthly RENT</b>	<i>\$6,130/mo. all-in</i>	<b>DRE #</b>	<i>982919</i>
<b>PROP. TYPE</b>	<i>Office, or Food Service</i>	<b>FEE TO S.O.</b>	<i>3% base rent stream</i>

Information Herein Deemed Reliable but not Guaranteed.

3065 Richmond Parkway, Suite 109  
Richmond, CA

### Courtyard Loading



NOTE: All information represented on this drawing is believed to be accurate. However, tenant should verify all pertinent information prior to committing to a lease.

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