CenterPoint® Gardens

At Brookside Industrial Park

506 Brookside Dr. | Richmond, CA

POWER UP IN RICHMOND

Your Quickest Path to Scalable Power Solutions in a 3-Building Industrial Development in the SF Bay Area.
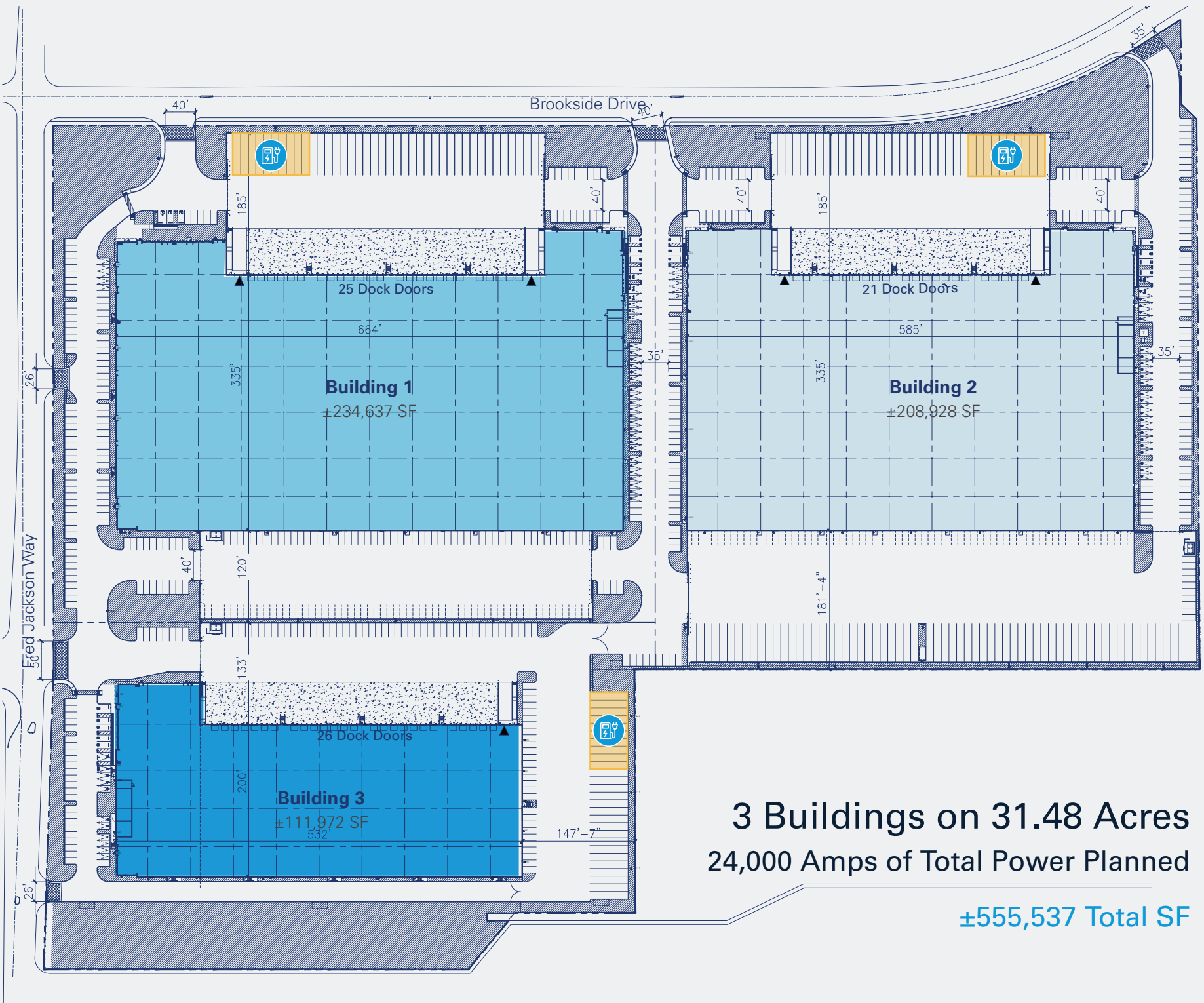
Fully Entitled Land for Build-to-Suit Sale or Lease

Site Information

Planned Delivery 18 Months After Contract Execution[1]

	Building 1	Building 2	Building 3	Total
Total Square Feet	234,637	208,928	111,972	**555,537**
Office	To Suit	To Suit	To Suit	-
Clear Height	36'	36'	36'	-
Sprinklers	ESFR	ESFR	ESFR	-
Dock Doors	25	21	26	**72**
Grade Level Doors	2	2	1	**5**
Total Power Planned	8,000 amps (Two 4,000 amp panels)	8,000 amps (Two 4,000 amp panels)	8,000 amps (Two 4,000 amp panels)	**24,000 amps (Six 4,000 amp panels)**
EV Charging	Infrastructure to support 10 EV trucks[2]	Infrastructure to support 10 EV trucks[2]	Infrastructure to support 10 EV trucks[2]	**Infrastructure to support 30 EV trucks**
Auto Parking	242 (flexible)	210 (flexible)	118 (flexible)	**570 (flexible)**
Trailer Parking	90 (flexible)	146 (flexible)	27 (flexible)	**263 (flexible)**
Gas	Gas line for future use	Gas line for future use	Gas line for future use	-
Water	Water service to building	Water service to building	Water service to building	-
Telecom	Empty conduits for future telecom	Empty conduits for future telecom	Empty conduits for future telecom	-
Future Solar Roof Capacity	3 per SF	3 per SF	3 per SF	-

1. Timeline may change
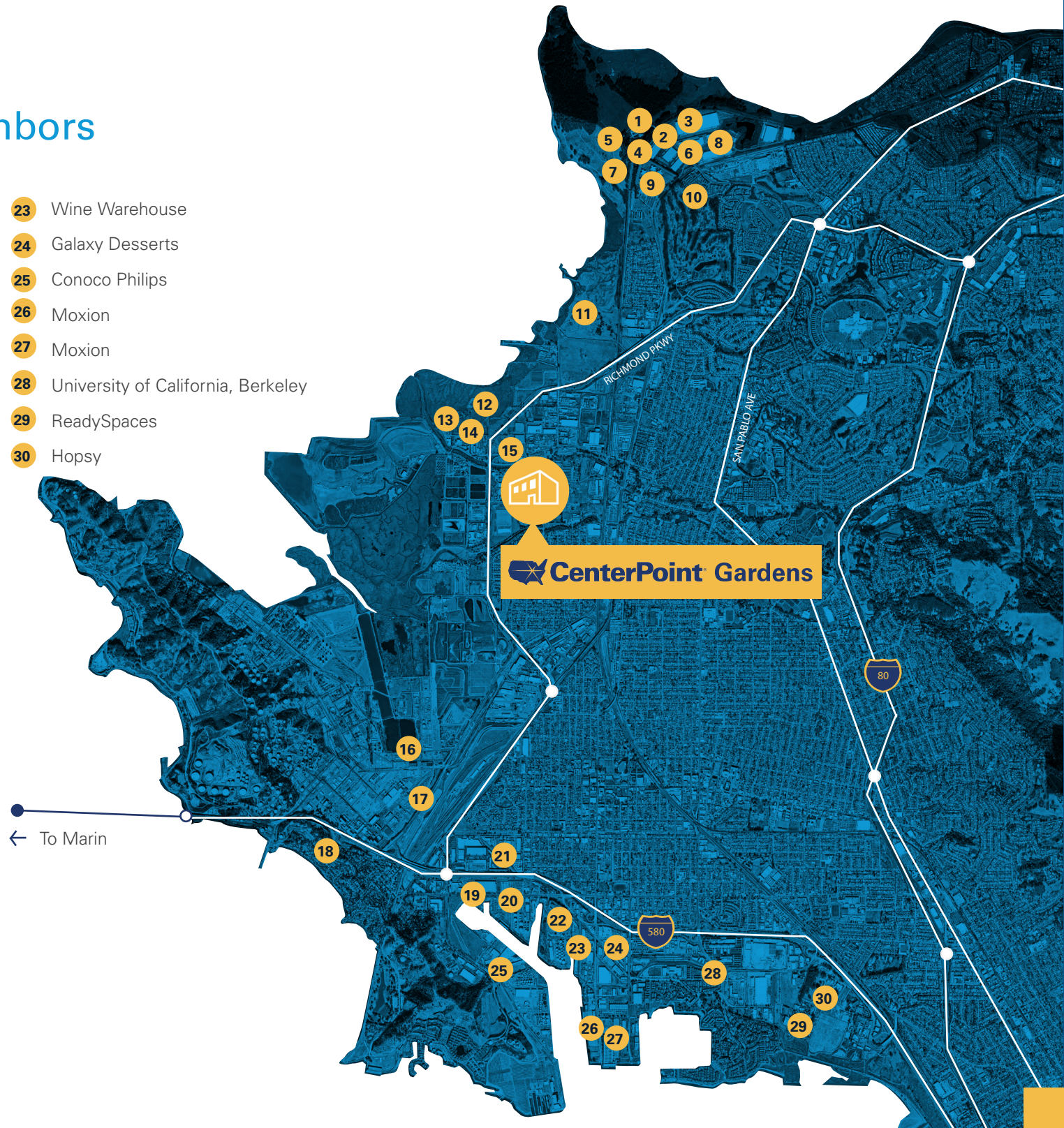2. Assumes (10) 350kW fast truck charger equipment

Brookside Drive

40' · 40'

185'

40'

40'

185'

40'

25 Dock Doors

21 Dock Doors

664'

585'

35'

35'

335'

335'

Building 1
±234,637 SF

Building 2
±208,928 SF

26'

181'–4"

40'

120'

133'

26 Dock Doors

200'

Building 3
±111,972 SF

532'

147'–7"

Fred Jackson Way

50'

26'

35'

3 Buildings on 31.48 Acres

24,000 Amps of Total Power Planned

±555,537 Total SF

Corporate Neighbors

1 E-commerce Company
2 Easton Malloy
3 Whole Foods
4 E-Commerce Company
5 Restoration Hardware
6 Williams Sonoma, Inc.
7 Bio-Rad Laboratories, Inc.
8 UPS
9 Lawrence Berkeley National Labs
10 International Delicacies
11 Excellent Packaging and Supplies
12 American Tire Distributors
13 Tempur Sealy International
14 Cordata Corporation
15 FedEx
16 HelloFresh
17 West Oakland Movement Factory
18 Chevron
19 Bay Area Beverage Company
20 The Chef's Warehouse
21 Nutiva
22 Cemex

23 Wine Warehouse
24 Galaxy Desserts
25 Conoco Philips
26 Moxion
27 Moxion
28 University of California, Berkeley
29 ReadySpaces
30 Hopsy

← To Marin

RICHMOND PKWY
SAN PABLO AVE
80
580

CenterPoint® Gardens

Port, Airport, And Highway Access

Ports

Port of Richmond	4 mi
Port of Oakland	16 mi

Rail

BART/Amtrak Station	3 mi

Airports

Oakland Airport	24 mi
SFO International Airport	31 mi
Napa Airport	27 mi

Roads

I-80	3 mi
I-580	3.5 mi

Cities

Marin County	12.5 mi
Oakland	16 mi
Walnut Creek	21.5 mi
San Francisco	22.5 mi

CenterPoint Gardens

15 MINS

30 MINS

60 MINS

SANTA ROSA

FAIRFIELD

VALLEJO

ANTIOCH

CONCORD

RICHMOND

BERKLEY

OAKLAND

San Francisco

DALY CITY

SAN MATEO

HAYWARD

FREMONT

SUNNYVALE

SANTA CLARA

101

80

101

580

880

280

Operational Cost Savings

200 roundtrips in a van delivering to consumers within a 30-min drivetime.

Centerpoint Gardens can save you **$800k** to service consumers compared to a warehouse in Port of Oakland and **$3.4M** compared to a warehouse in San Leandro.

	Annual Total Cost
CenterPoint Gardens	$3,130,918
Port of Oakland	$3,948,813
San Leandro	$6,562,332

Streamlined Access To Local And National Consumers

32 HOURS

16 HOURS

8 HOURS

4 HOURS

CenterPoint Gardens
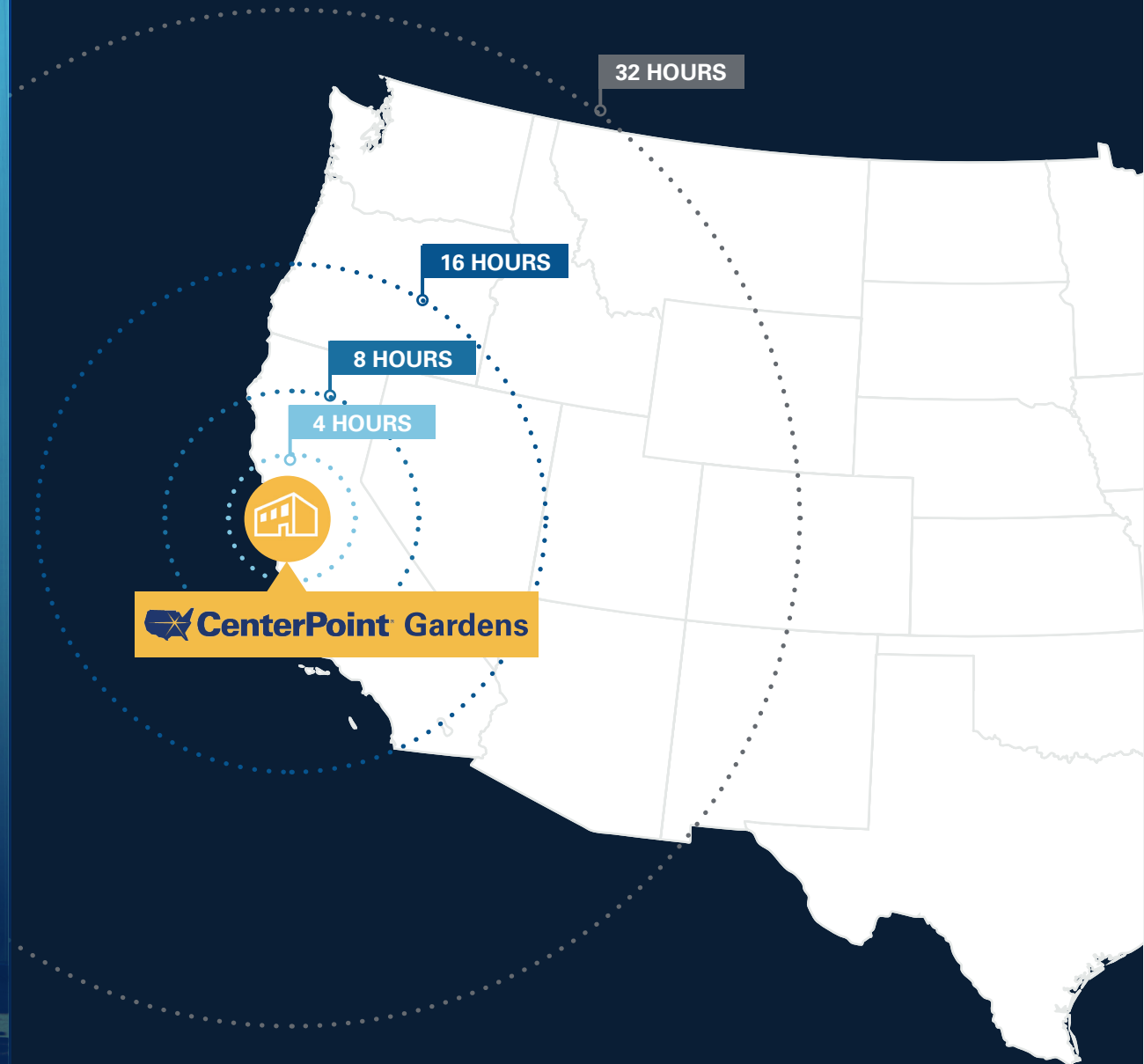
Access To Consumers & Talent

Access to consumers and talent within a 30-minute drive (2022)

Consumer Data

Total Population
1,166,405

Total Households
443,812

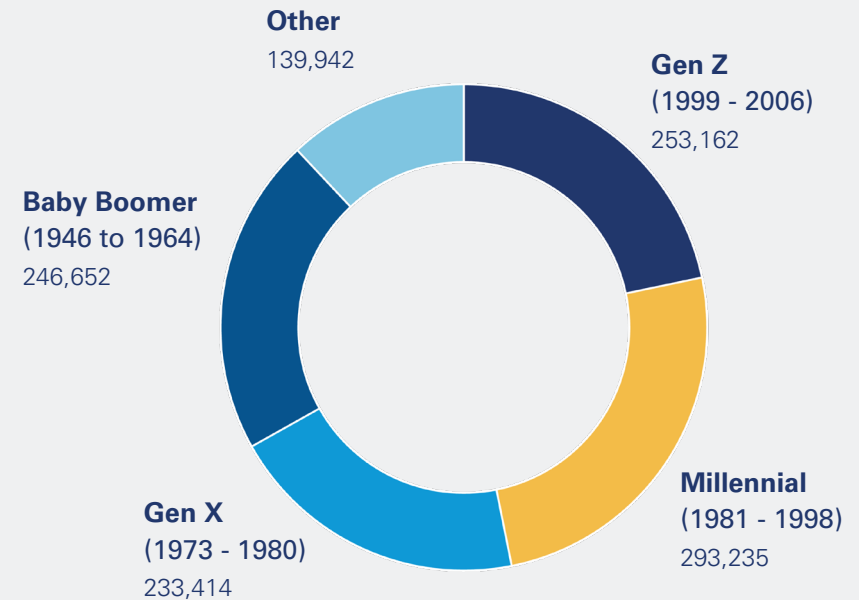**Median Household Income**
$103,885

Median Disposable Income
$84,036

Spent $500+ online in last 12 months
442,593

Ordered item online in last 6 months
745,671

Other
139,942

Gen Z (1999 - 2006)
253,162

Baby Boomer (1946 to 1964)
246,652

Millennial (1981 - 1998)
293,235

Gen X (1973 - 1980)
233,414

Talent Data

Manufacturing Employees
23,098

Warehousing & Distribution Employees
43,713

Engineering Employees
11243

Revitalized Richmond

Sustainability, smart growth, transit-oriented development and New Urbanism guide the design and development of Richmond's modern communities.

The Richmond-to-San Francisco Ferry provides service to San Francisco in 35 minutes.

Landmark buildings such as the Civic Center, Richmond Plunge and Ford Assembly Building have become advanced manufacturing hubs in Richmond.

Residential communities in the Hilltop, Marina Bay and Brickyard Cove Areas provide access to a strong consumer base.

The BART/Amtrak intermodal station provides easy access to Berkeley, Oakland, San Francisco, and Sacramento for talent.

Fast Facts About Richmond

No. of Residents Projected by 2027
117,351

Housing Units
40,442

Miles of Shoreline
32 mi

Acres of Public Parks
6,495

San Francisco Bay Trail
31 mi

Richmond Parkway

Giant Highway

Parr Boulevard

Fred Jackson Way

Brookside Drive

CenterPoint® Gardens

Rendering Gallery

CenterPoint **Gardens**

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