



# A HISTORY OF MANUFACTURING THAT DRIVES THE FUTURE OF INNOVATION



461,615 RSF High-Power Advanced Manufacturing  
Innovation in the heart of Richmond



# Blue Rise Ventures, Madison Capital, and JLL Unite to Transform Ford Point

**A powerhouse partnership** between Blue Rise Ventures, Madison Capital, and JLL is driving the evolution of Ford Point with fresh vision and proven expertise.

This strategic alliance combines Blue Rise's expertise as the leader in delivering R&D campuses in the Bay Area, Madison Capital's strong capital position, and JLL's market-leading specialized expertise in redefining advanced manufacturing. The result? A transformed asset primed to capitalize on the explosive growth in advanced manufacturing and redefine what's possible.





# FEEL THE **PULSE** OF SAN FRANCISCO

One of the major advantages of Ford Point is that a **35-minute ferry ride** connects Ford Point to downtown San Francisco's financial and cultural districts. The Richmond Ferry Terminal is conveniently located at Ford Point.

Tap into the Bay Area's unparalleled talent pool while enjoying the space, value, and waterfront innovation that only Ford Point can provide.



Ford Point

San Francisco

"TAKING THE FERRY FROM SF TO RICHMOND  
BEATS DRIVING EVERY TIME - NOTHING LIKE  
STARTING YOUR DAY ON THE WATER WITH A CUP  
OF COFFEE AND A BEAUTIFUL VIEW!"

- MADDIE, COMMUTER



# DISCOVER FORD POINT

Where automotive  
history drives the  
future of innovation

Richmond's premier 85-acre waterfront development on San Francisco Bay was once home to Ford Motor Company's assembly plant (1930-1955) and part of Richmond's WWII industrial boom that employed thousands of "Rosie the Riveters," this historic site has been transformed into a dynamic industrial destination.

The beautifully preserved industrial architecture now houses the future of innovation, Ford Point, which offers state of the art maker space with a unique offering, unparalleled bay views, and a prime location with direct access to San Francisco.





# Heavy-duty power capacity meets flexible zoning in this productivity-driven facility built for the future of Advanced Manufacturing Innovation

## Built

1930

## Total SF

461,615 SF

## Property type

2-story light industrial

## Zoning

advanced manufacturing, R&D, manufacturing and distribution, flex office, and retail

## Architectural features

abundant windows and skylights

## Green building

LED lighting, rooftop solar panels

## Parking

961-space parking lot with 17 electric vehicle charging stations

## Building entrance

individual tenant entrances

## Electric capacity

10,500 amps and power upgrade in process to add 4,000-8,000 amps @ 480v in April 2028

## Floor loads

150 pounds psf live load

## Ceiling height

16' – 18'

## Public transportation

Richmond Ferry Terminal and BART shuttle

## Security

24-hour manned security

## Access

24/7

## Elevators

3 elevators

## Loading

14 dock high doors and 8 grade-level doors





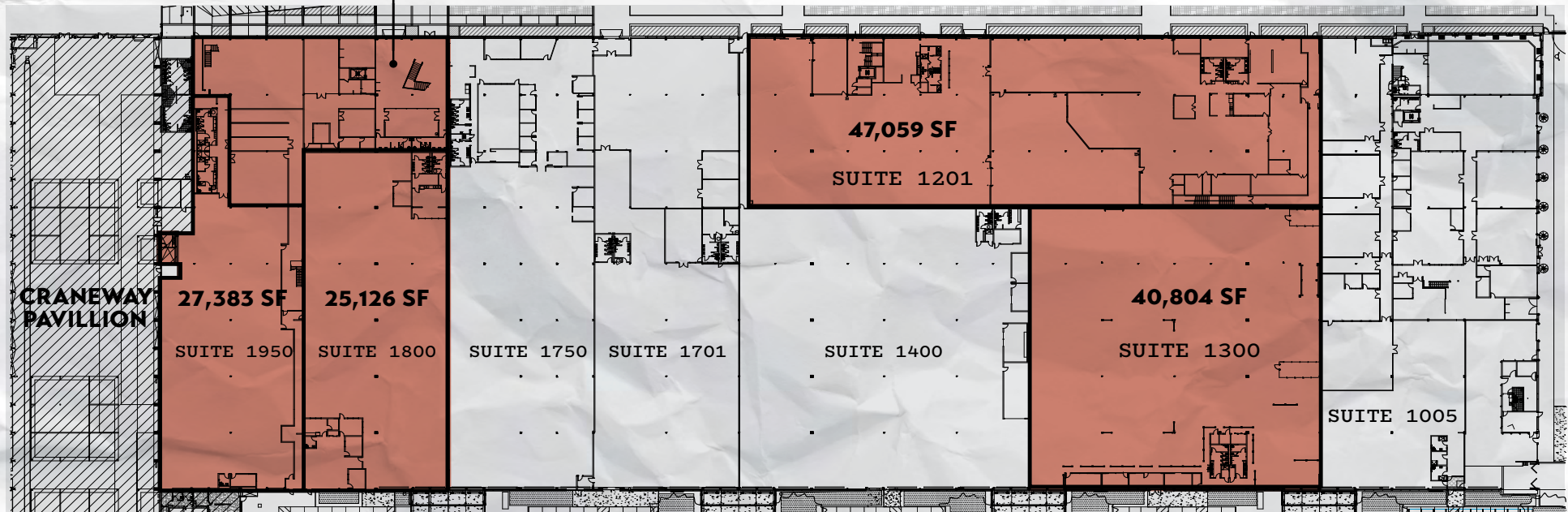
# FIRST FLOOR

## Power per suite:

- 1950 (19,605-27,383 SF) – 291 AMPS @ 480V, 3 PHASE + 194 AMPS @ 208V, 3 PHASE
- 1800 (25,126 SF) – 600 AMPS @ 208V, 3 PHASE
- 1201 (47,059 SF) – 800 AMPS @ 208V, 3 PHASE
- 1300 (40,803 SF) – 600 AMPS @ 480V, 3 PHASE

## FLOOR 1

Part of 2801



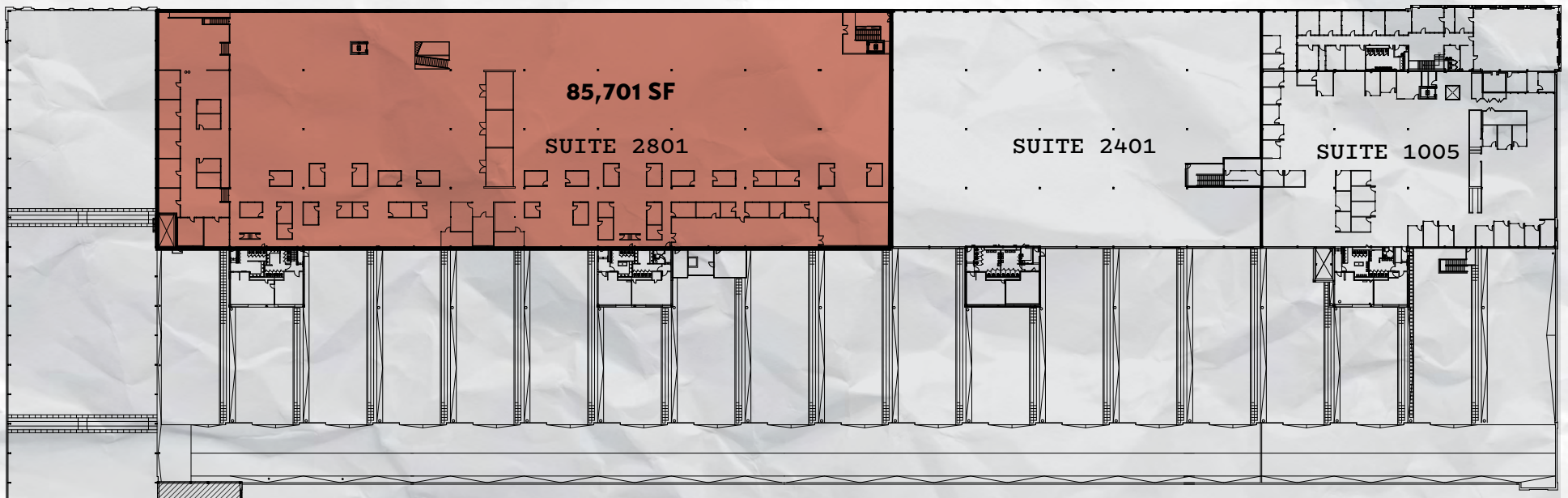


# SECOND FLOOR

## FLOOR 2

### Power per suite:

- 2801 (93,578 SF) – 909 AMPS @ 480V, 3 PHASE  
+ 606 AMPS @ 208V, 3 PHASE









# WHY RICHMOND?

Richmond has a strong industrial heritage and was once home to a large number of shipyards during World War II, which played a vital role in the war effort. Today, the city is still home to a number of manufacturing and industrial businesses, but it is also known for its cultural diversity, natural beauty, and community-driven initiatives.

Sustainability, smart growth, transit-oriented development and New Urbanism guide the design and development of Richmond and it is a key location for industrial tenants.

## Fast facts



**117,351**

Number of Residents  
Projected by 2027



**57,423**

Number of Employees  
in Richmond



**32**

Miles of Shoreline



**40,442**

Housing Units



**31**

Miles of San Francisco  
Bay Trail



**6,495**

Acres of Public Parks



## Revitalized Richmond



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



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



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.



# MANUFACTURED IN RICHMOND

Access to the talent you  
want to reach

Catering to a diverse set of tenants and industries:



Drone  
Technology



Energy  
Storage



Research &  
Development



Robotics



Advanced  
Manufacturing



Aerospace &  
Defense



The East Bay has the highest  
concentration of STEM talent in  
the nation

Location that provides real cost savings

Growing warehouse/distribution  
talent base

Growing manufacturing talent base

Located within the Green  
Empowerment Zone

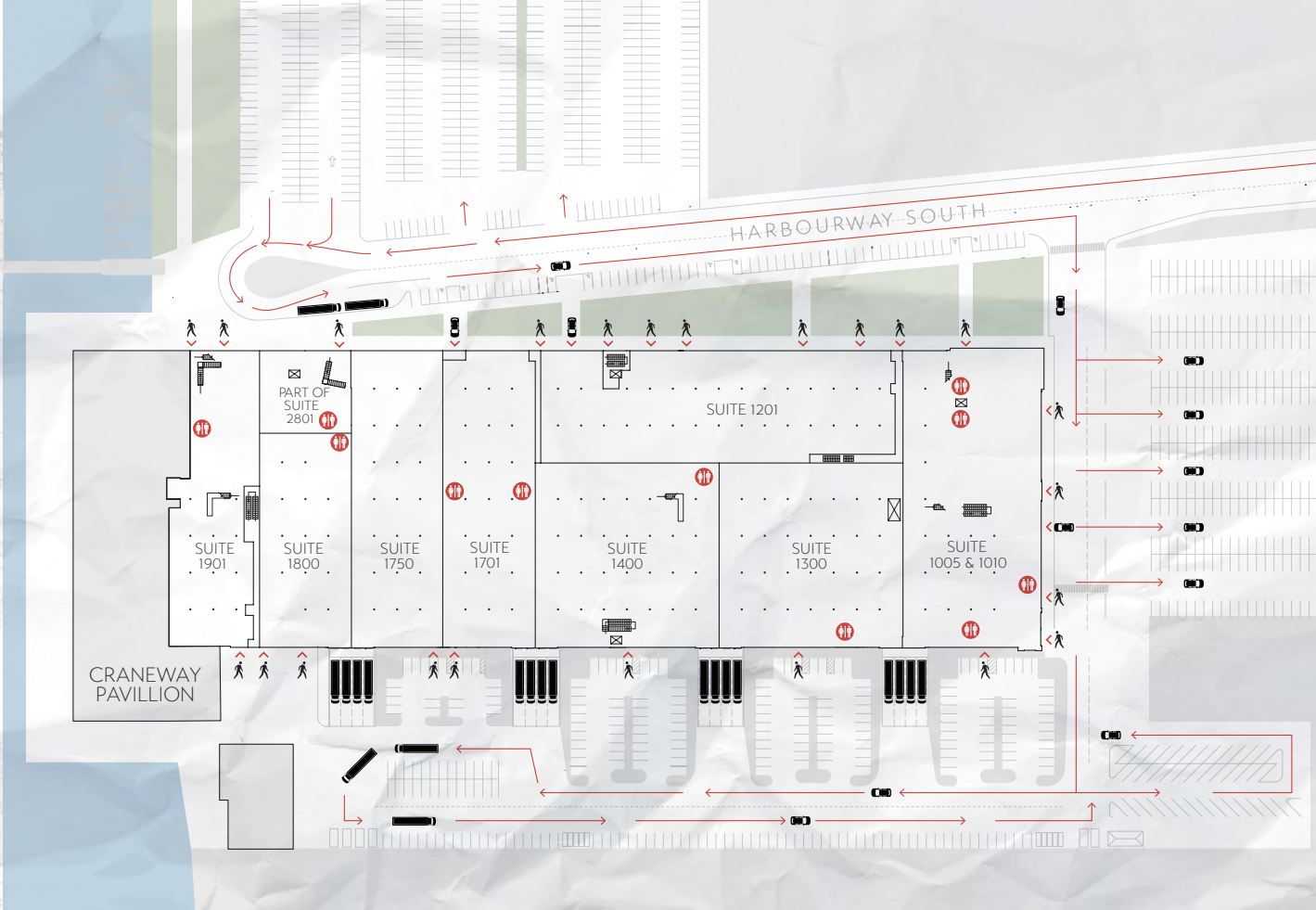




# EFFICIENT ACCESS

## Individual access to loading docks

- Individual tenant entrances
- 3 elevators
- 24/7 access
- 24-hour manned security
- 961 parking spaces
- 17 charging stations
- 14 dock high doors
- 8 grade level doors





# ANYWHERE WITHIN THE HOUR

**10 minutes**  
from Berkeley

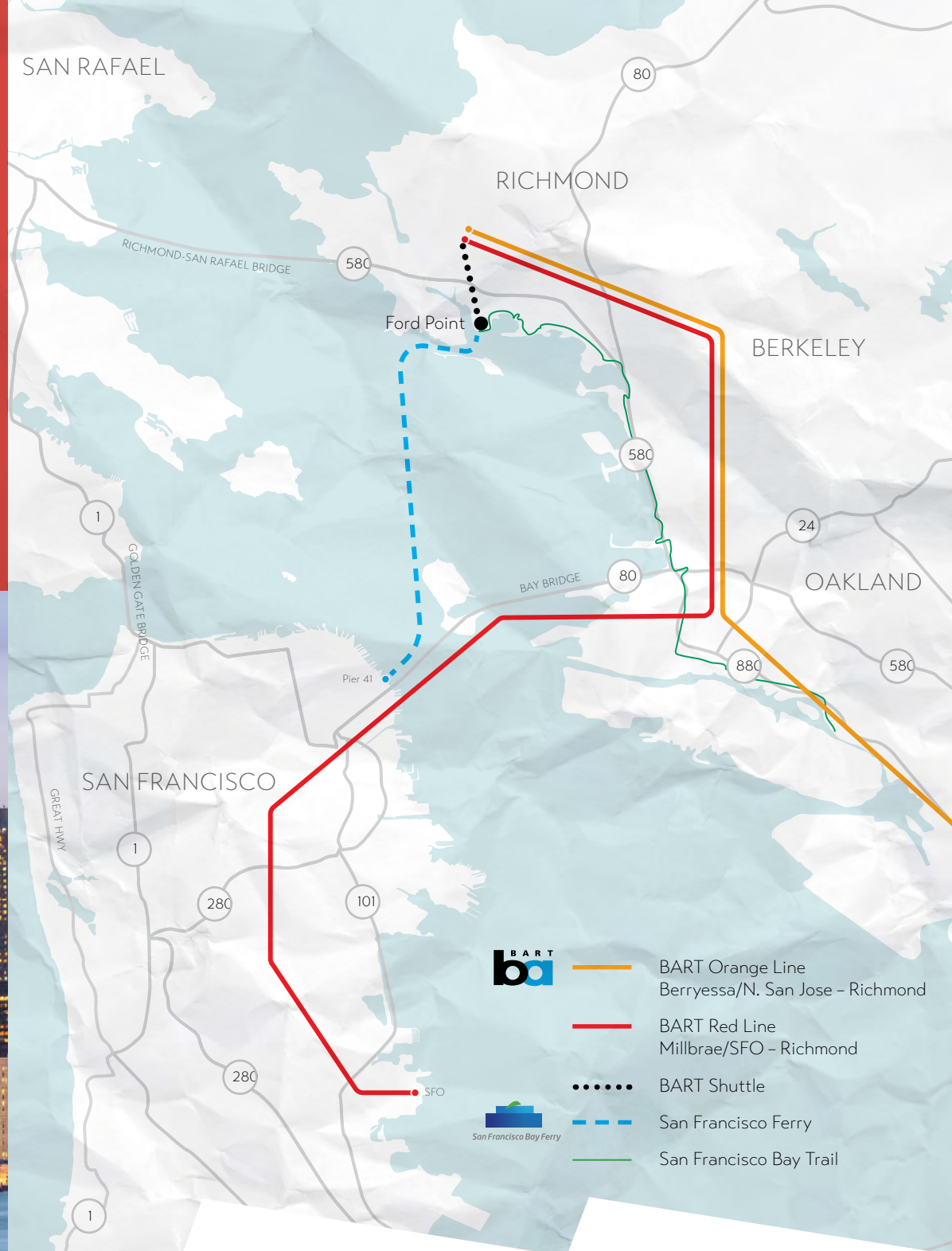
**15 minutes**  
from Emeryville

**20 minutes**  
from Oakland or  
San Rafael

**25 minutes**  
from Mill Valley  
or Downtown  
San Francisco

**35 minute**  
ferry ride from  
San Francisco

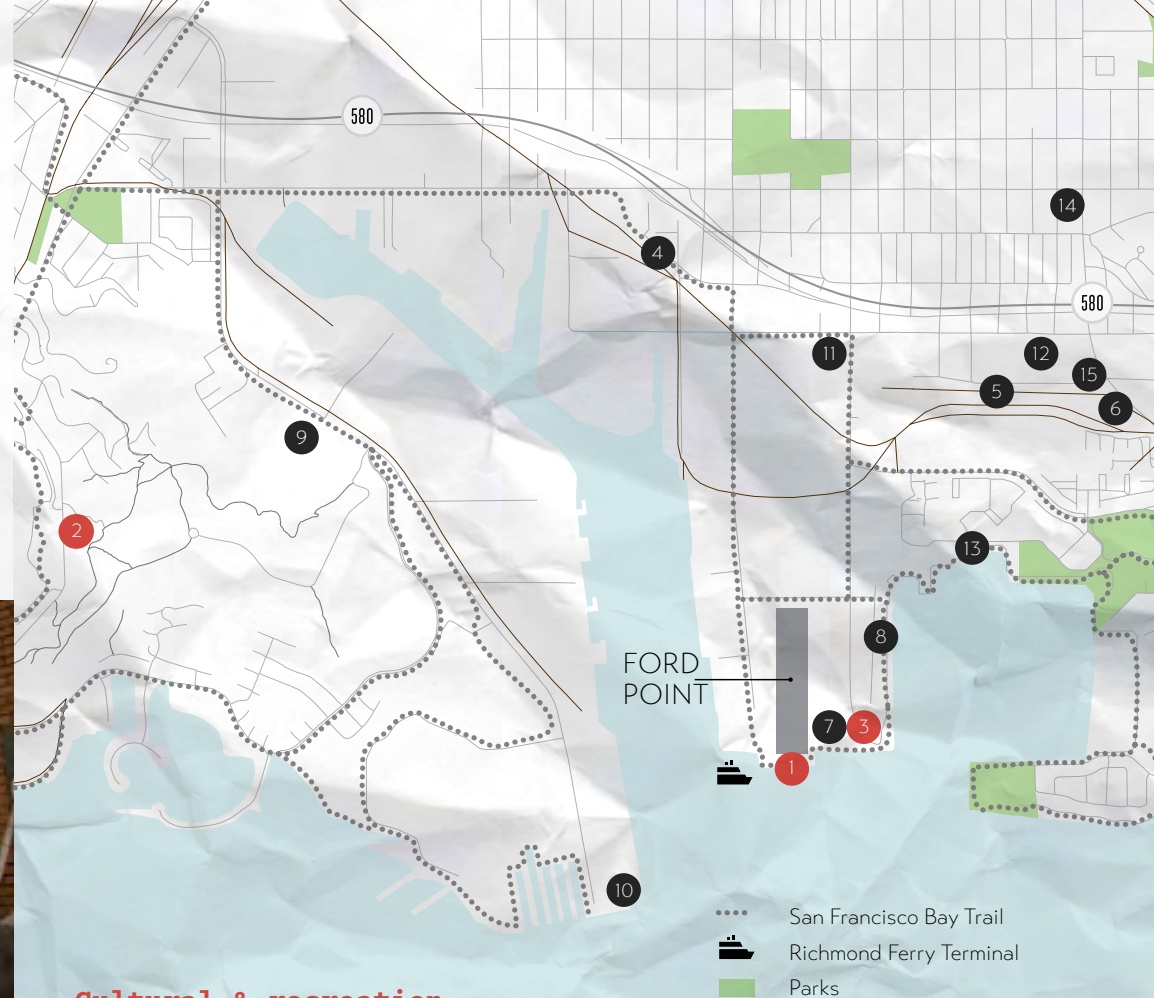
 **Ferry Schedule**





# BUILDING A COMMUNITY

- On-site restaurants and entertainment venue
- Next to Richmond Ferry Terminal
- Access to San Francisco Bay Trail
- Nearby parks, restaurants, and museums



## Cultural & recreation

1. Craneway Pavilion
2. Golden State Model Railroad Museum
3. Rosie the Riveter Park and Visitor Center

## Culinary Scene

- |                        |                              |
|------------------------|------------------------------|
| 4. Anaviv's Table      | 10. The Far West Cider Co    |
| 5. Armistice Brewing   | 11. Golden Gate Bistro       |
| 6. The Artisan Kitchen | 12. La Lupita Mexican Eatery |
| 7. Assemble Restaurant | 13. Lara's Fine Dining       |
| 8. Bubbaloo            | 14. Tacos Las Palmas         |
| 9. East Brother Beer   | 15. Starbucks                |





MADISON  
CAPITAL



*Big Enough To Serve You. Small Enough To Know You...*

### KRISTI CHILDERS

+1 510 812 2878

kristi.childers@jll.com

CA LIC #01997043

### GREG MATTER

+1 650 480 2220

greg.matter@jll.com

CA LIC #01380731

### ADA WONG

+1 510 378 0388

ada.wong@jll.com

CA LIC #02024607

### MIKE SAMPLE

+1 415 395 4965

mike.sample@jll.com

CA LIC #01908333

### PATRICK J. METZGER

+1 510 541 4097

patrickj.metzger@jll.com

CA LIC #01888895



Jones Lang LaSalle Americas, Inc.



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.