



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.



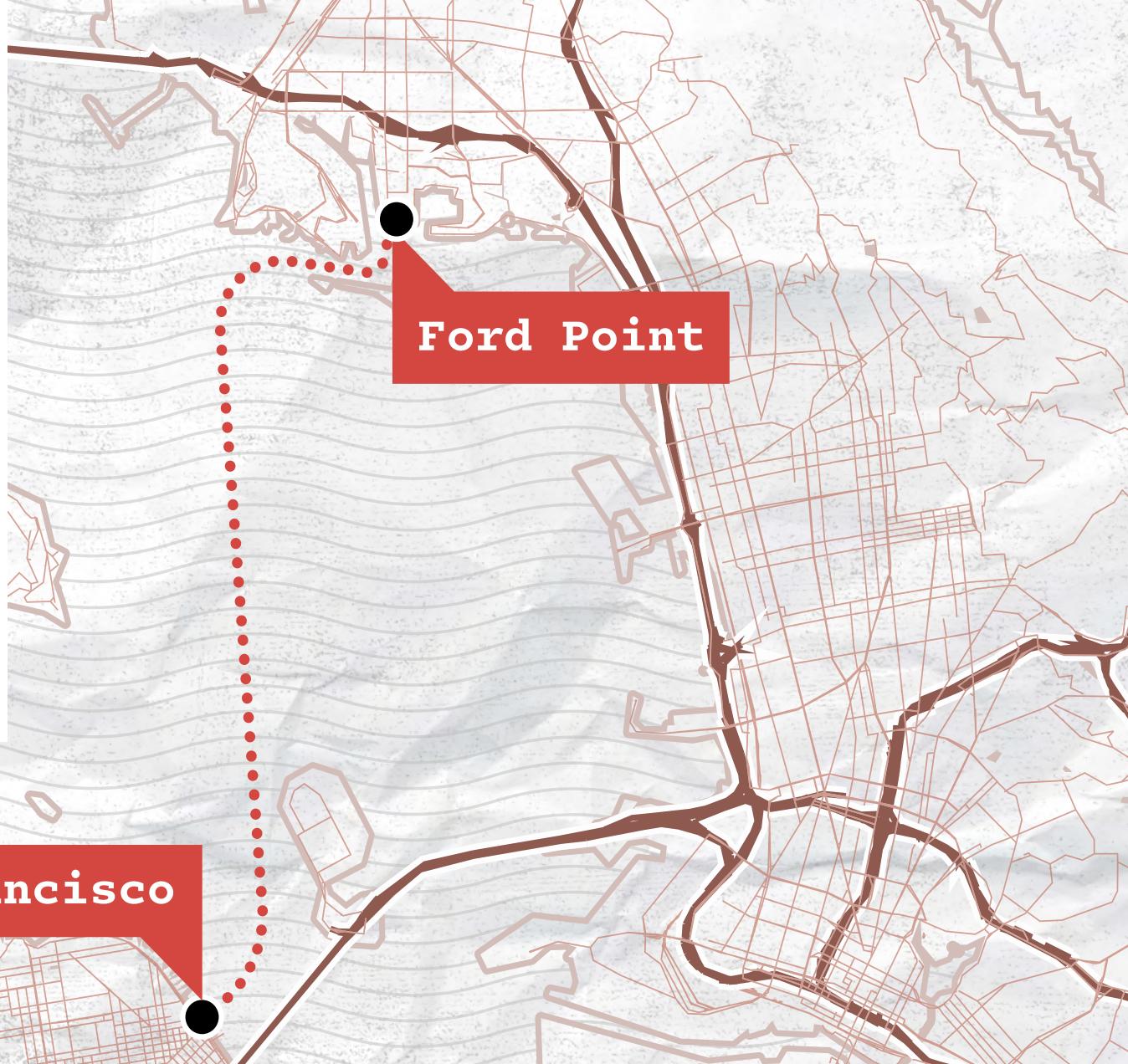
MADISON
CAPITAL



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.



San Francisco

Ford Point

"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!"

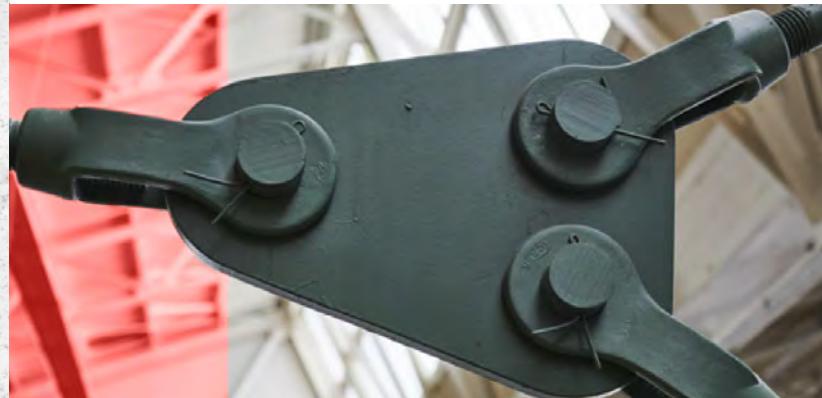
- MADDIE, COMMUTER

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

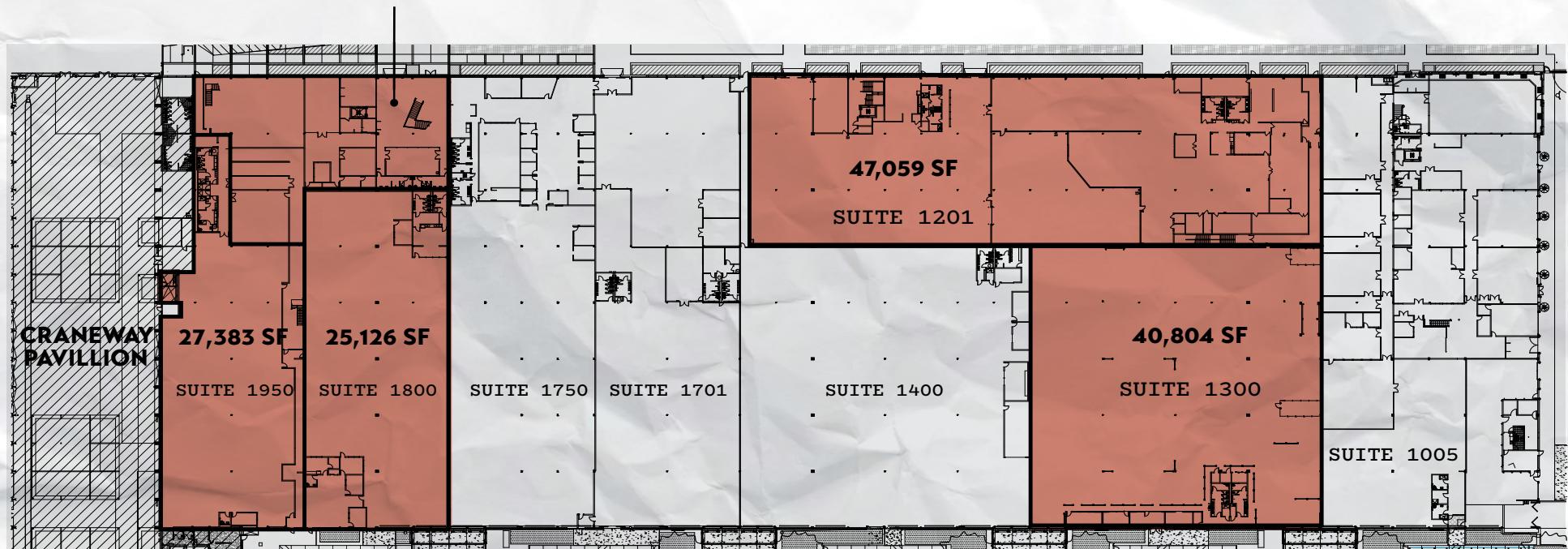
14 dock high doors and 8 grade-level doors



FIRST FLOOR

FLOOR 1

Part of 2801

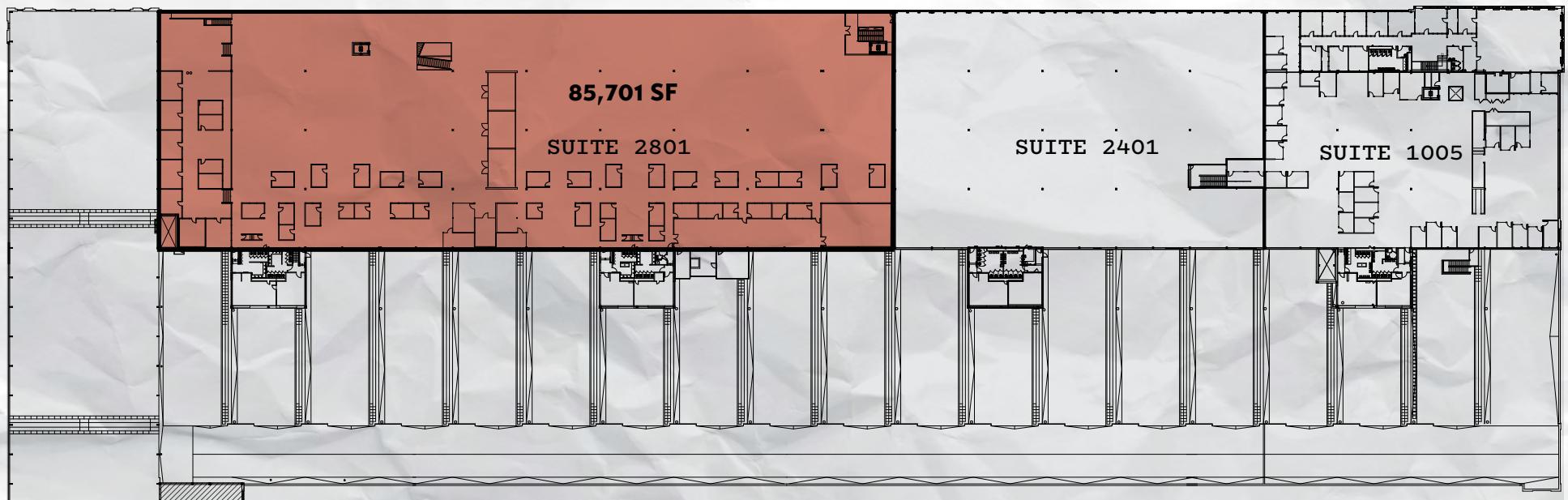


SECOND FLOOR

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

 **32**
Miles of Shoreline

 **31**
Miles of San Francisco
Bay Trail

 **57,423**
Number of Employees
in Richmond

 **40,442**
Housing Units

 **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

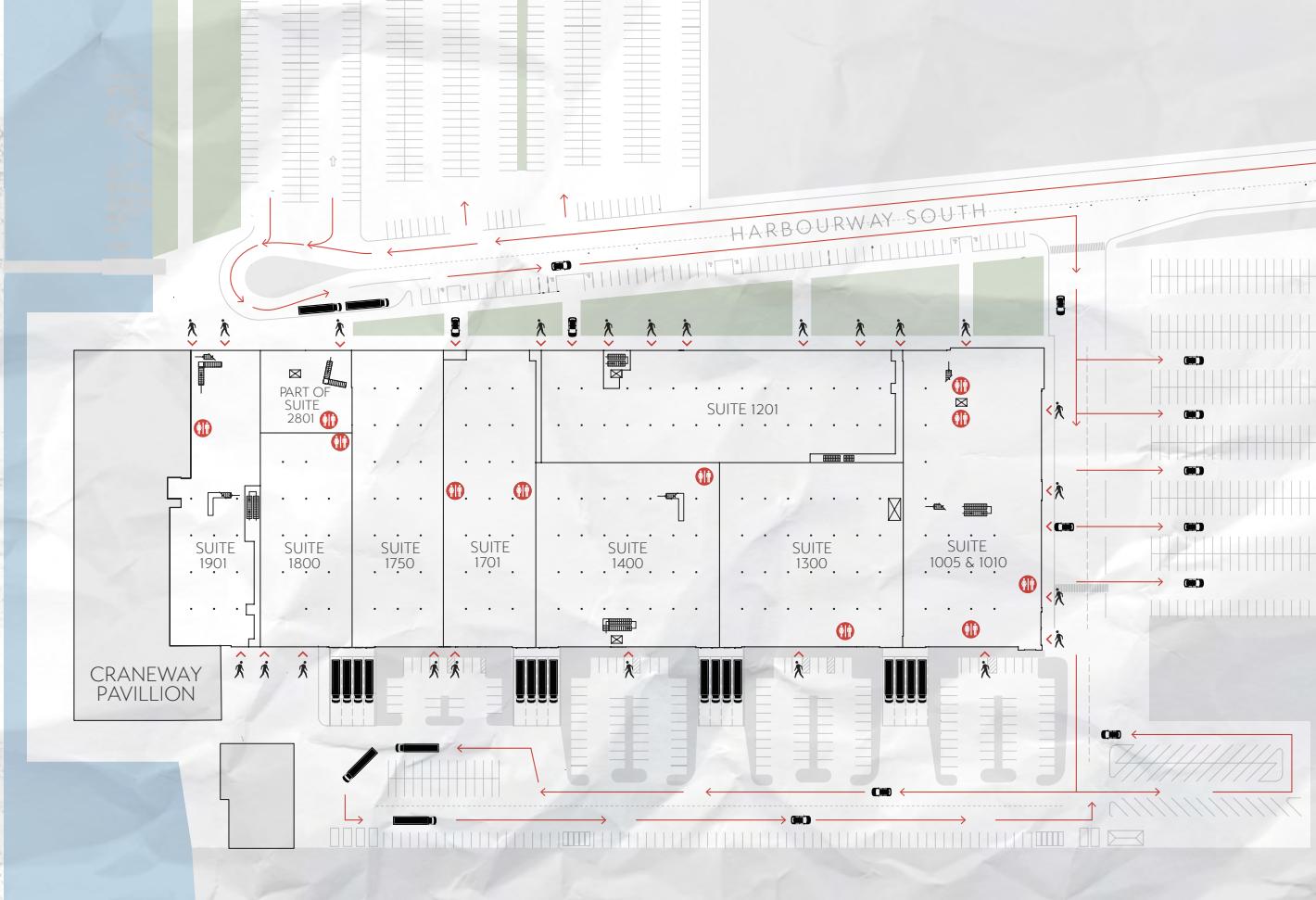
Located within the Green
Empowerment Zone



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

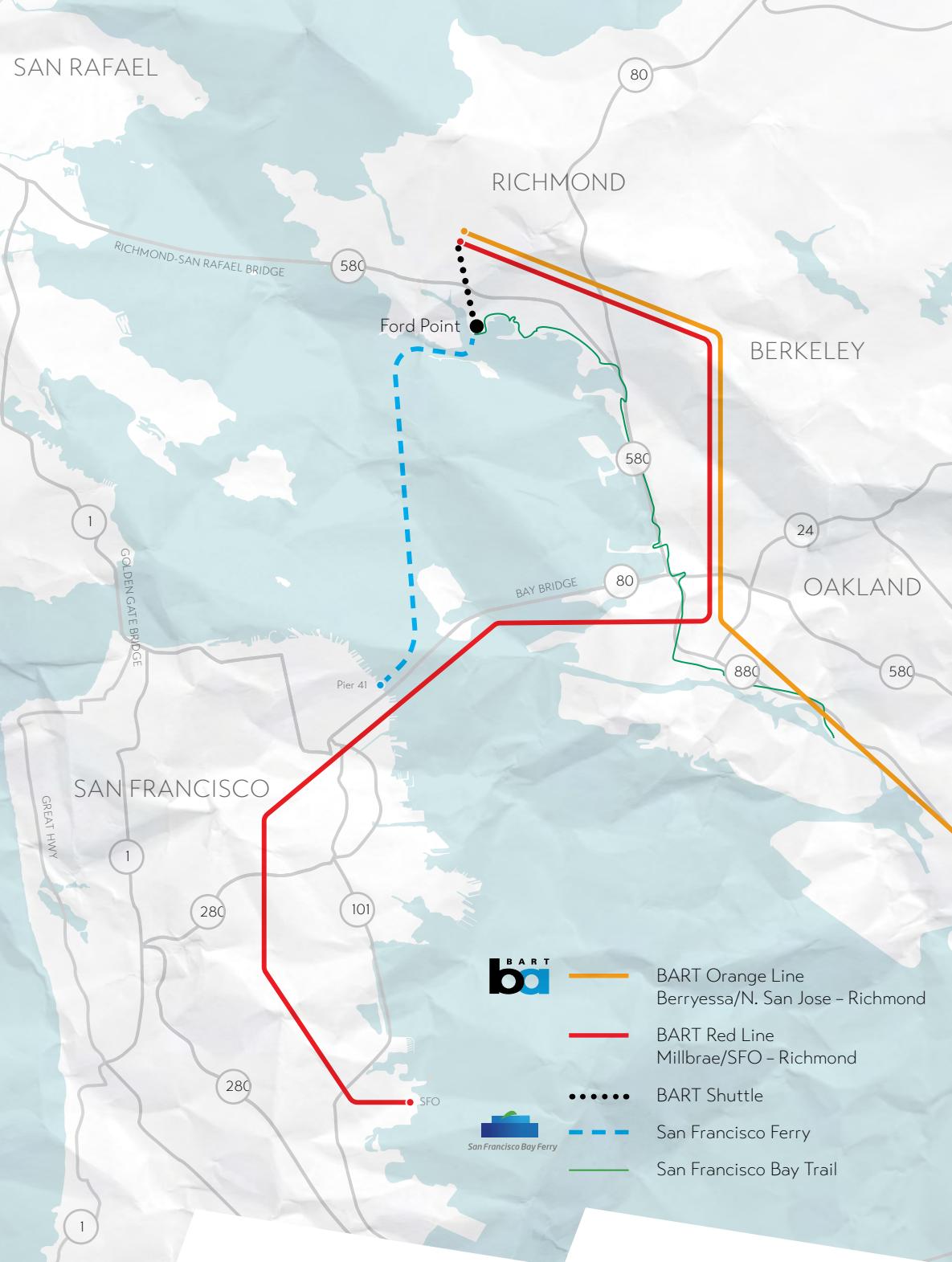
15 minutes
from Emeryville

20 minutes
from Oakland or
San Rafael

35 minute
ferry ride from
San Francisco

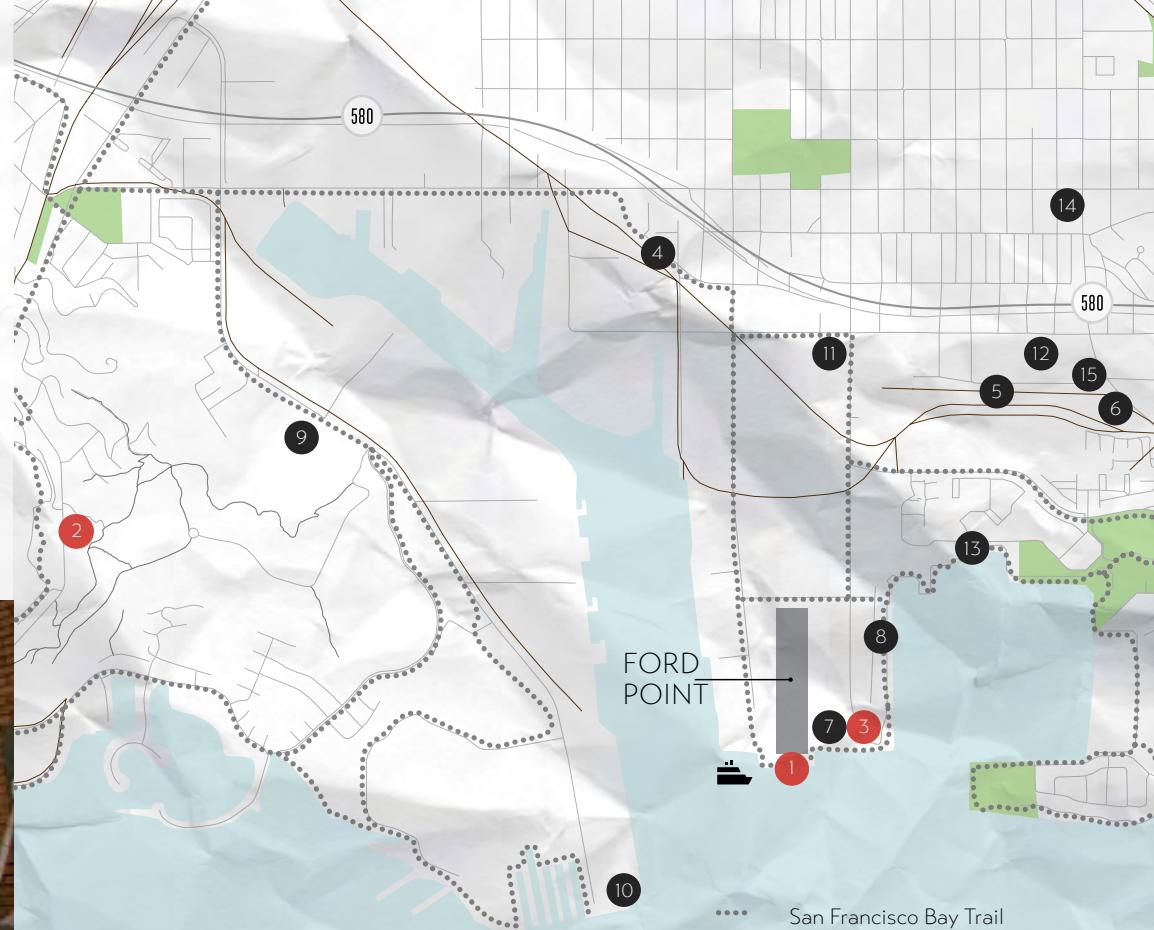
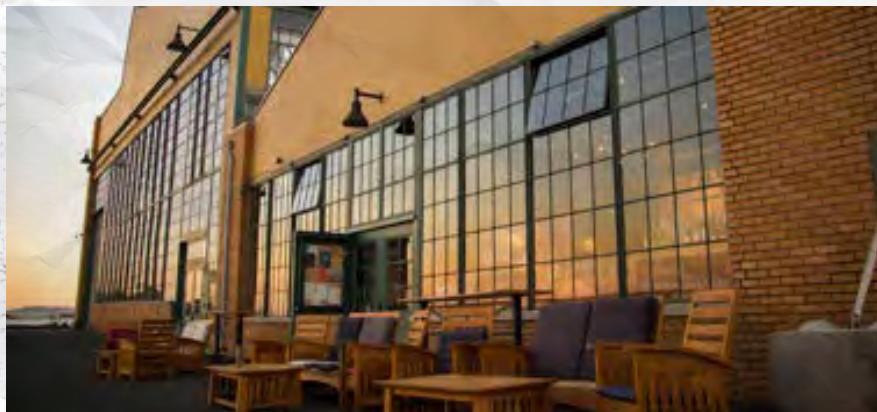
25 minutes
from Mill Valley
or Downtown
San Francisco

 **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

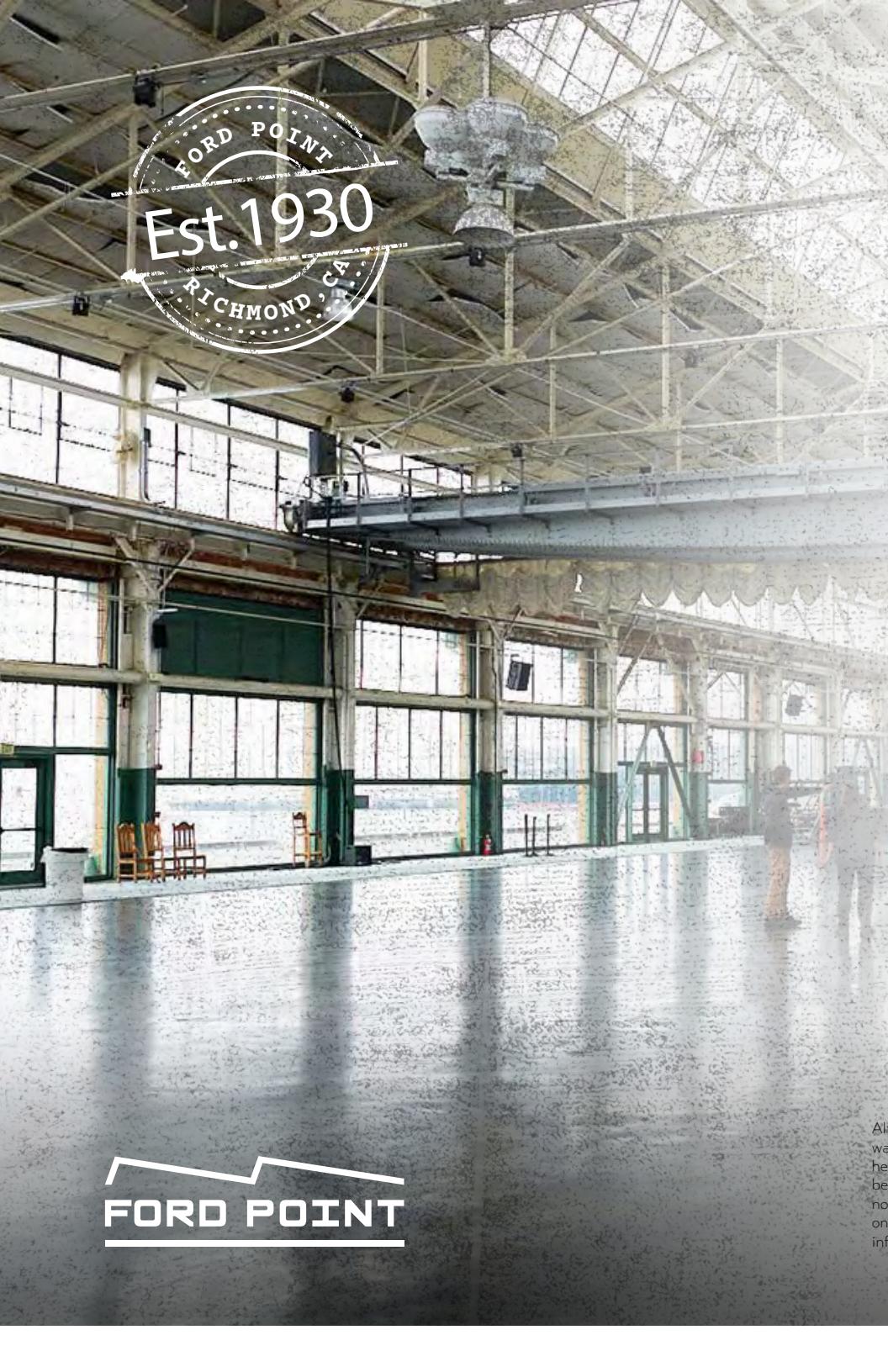


Cultural & recreation

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

Culinary Scene

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



MADISON
CAPITAL

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

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FORD POINT