



# LogistiCenter® at Richmond Innovation Hub

3450 Collins Ave, Richmond, CA

**D** | DERMODY

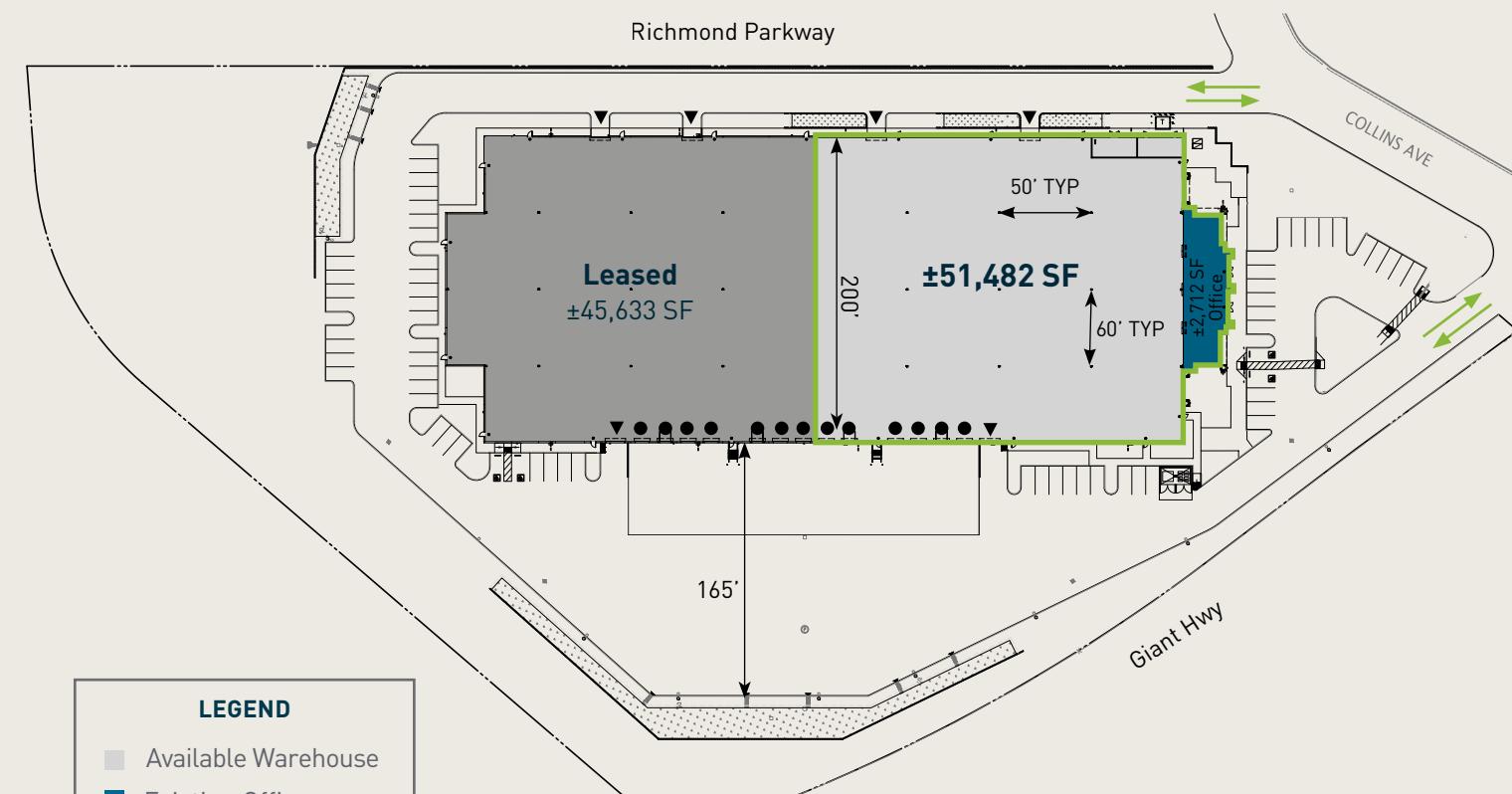
**JLL**

[Dermody.com](http://Dermody.com)

±97,115 Total SF  
±51,482 SF Available  
State-of-the-Art Building

# Building Specifications

## Site Plan



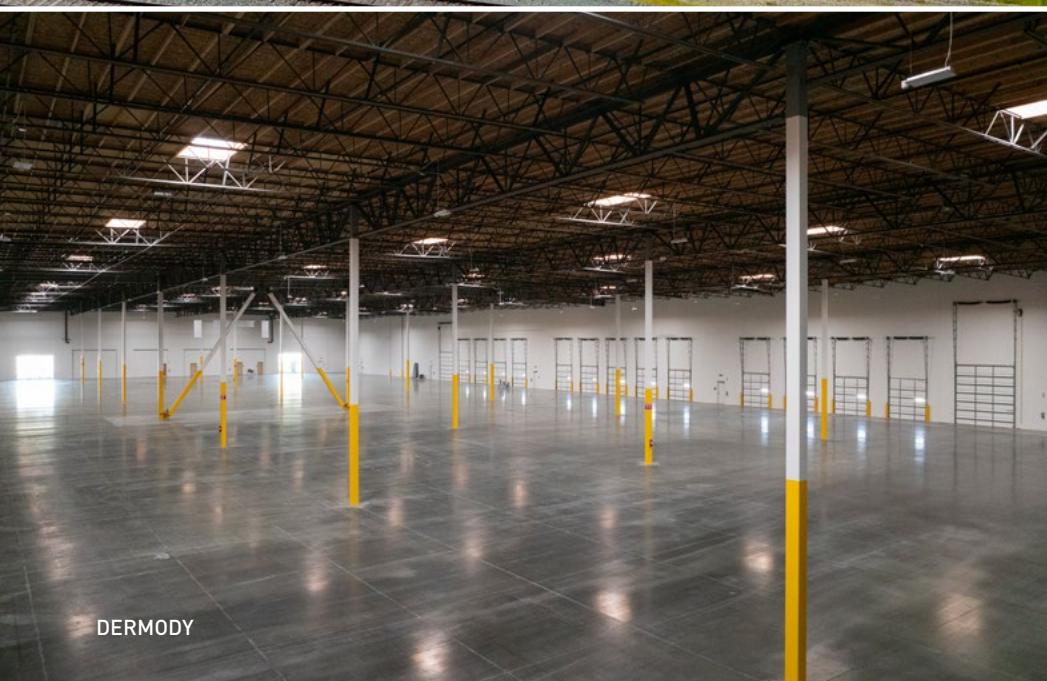
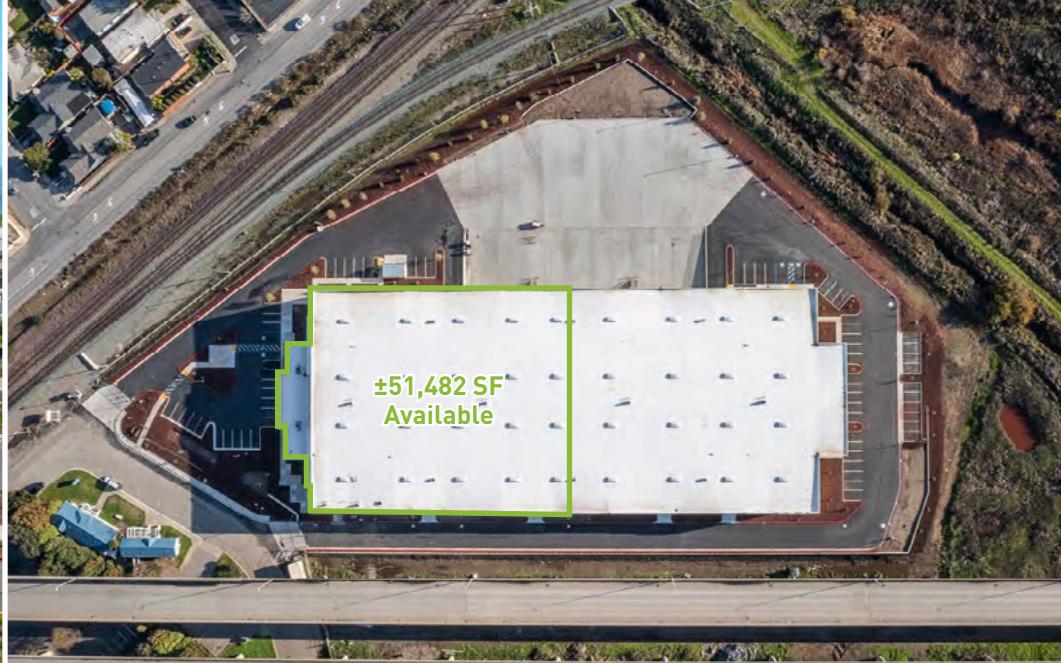
## Property Specs

- 97,115 SF Class A Industrial Building
- ±51,482 SF available for lease
- 2,712 SF spec office
- 1,600 amps, 277/480 v power (ability to upgrade)
- 32' clear height
- 60' x 50' column spacing
- 455' x 50' speedway
- (6) 9' x 10' dock high doors
- (3) 12' x 14' grade-level doors
- 7" slab thickness
- 65 parking stalls (up to 132 stalls with super parking plan)
- Skylights throughout
- LED warehouse lighting
- ESFR sprinklers
- Fully secured, fenced and paved
- 7.26 acre parcel

[VIEW SUPER PARKING PLAN](#)



# New Construction



# Manufactured in Richmond

Access to the talent you want to reach

Catering to a Diverse Set of Tenants and Industries:



Drone  
Technology



Medical  
Device



R&D



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**



# Regional Access

Ports	
Port of Richmond	<b>7.2 Miles</b>
Port of Oakland	<b>16.3 Miles</b>
Port of San Francisco	<b>21.0 Miles</b>
Port of Redwood City	<b>47.7 Miles</b>

Airports	
OAK Airport	<b>24.1 Miles</b>
SFO Airport	<b>31.4 Miles</b>
SJC Airport	<b>56.6 Miles</b>

Major Freeways	
I-80	<b>3.0 Miles</b>
I-580	<b>11.0 Miles</b>

Cities	
Berkeley	<b>10.8 Miles</b>
Oakland	<b>15.1 Miles</b>
Alameda	<b>18.7 Miles</b>
San Francisco	<b>21.9 Miles</b>



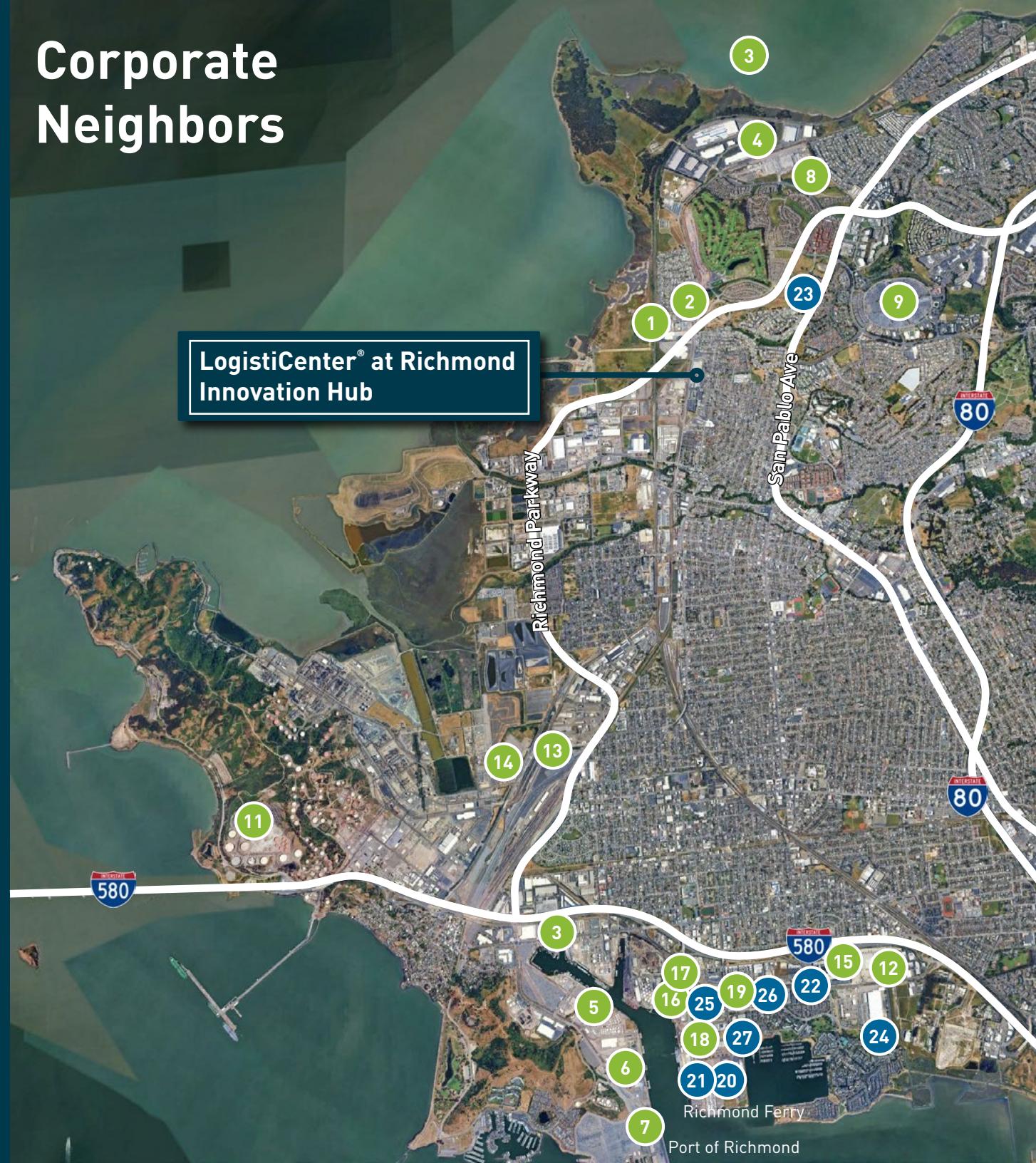
# Corporate Neighbors

## Warehouse & Distribution

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

## Advanced Manufacturing

- 20 Ocean Power
- 21 Treasure 8
- 24 Bedrock Oceanic Exportation
- 25 Joinn Biologics
- 26 Bio-Rad
- 27 Berkeley Biologics
- 28 Dicon Fiberoptics, Inc.
- 27 Galaxy Desserts





## LogistiCenter® at Richmond Innovation Hub

3450 Collins Avenue  
Richmond, CA 94806

## 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, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit [www.Dermody.com](http://www.Dermody.com).

## About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

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