

3-Building Class A Logistics Campus Opportunity

±555,510 SF Total
Q2 2020

 **CenterPoint® Gardens**

AT BROOKSIDE INDUSTRIAL PARK

506 Brookside Dr. | Richmond, CA



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	Building 1	Building 2	Building 3	TOTAL
Building Area (SF)	234,613	208,927	111,970	555,510
Office	12,989	12,830	6,982	32,801
Warehouse	221,624	196,097	104,988	522,709
Dock Doors	25	21	26	72
Auto Parking	151	173	123	447
Trailer Parking	90	129	27	246





PORT OF OAKLAND

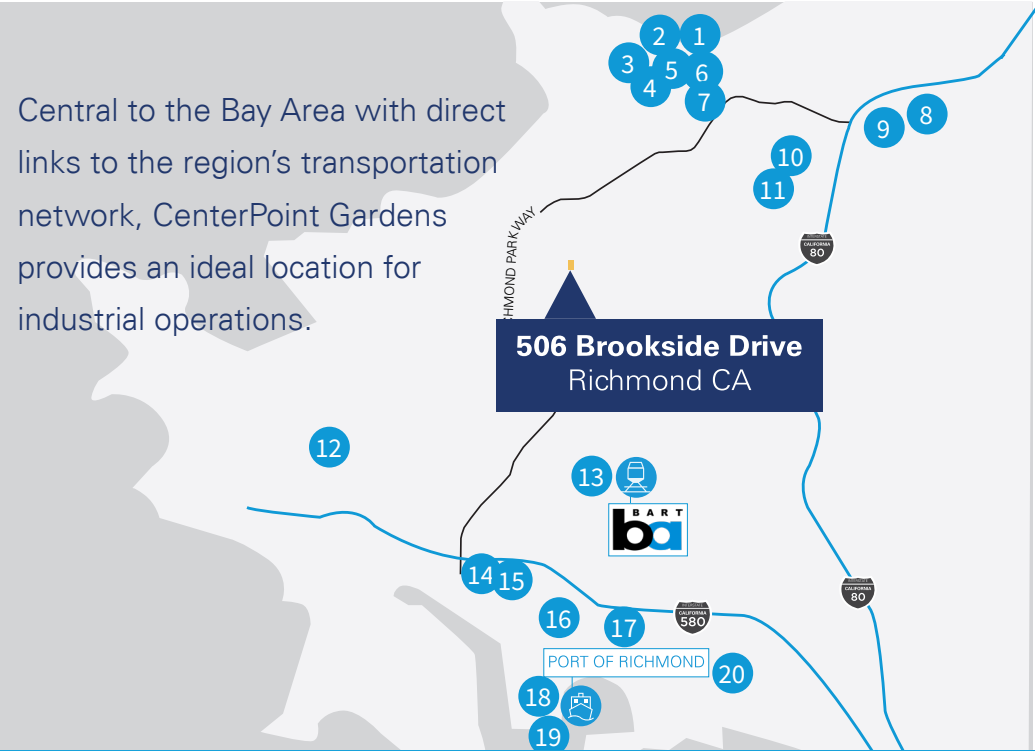
PORT OF RICHMOND

RICHMOND PARKWAY

FRED JACKSON WAY

506 Brookside Drive
Richmond CA

Central to the Bay Area with direct links to the region's transportation network, CenterPoint Gardens provides an ideal location for industrial operations.









506 Brookside Drive
Richmond CA

- | | |
|---------------------------------|--------------------------------|
| 1. Williams-Sonoma | 11. Hilltop Mall |
| 2. Whole Foods | 12. Chevron |
| 3. Restoration Hardware | 13. Kaiser Permanente |
| 4. International Delicacies | 14. Sasol |
| 5. Broadline Medical | 15. Nutiva |
| 6. Amazon | 16. Cemex |
| 7. UPS | 17. Kaiser Permanente |
| 8. Pinole Vista Shopping Center | 18. BP West Coast Distribution |
| 9. Pinole Vista Crossings | 19. ConocoPhillips |
| 10. Sears | 20. Berkeley University |

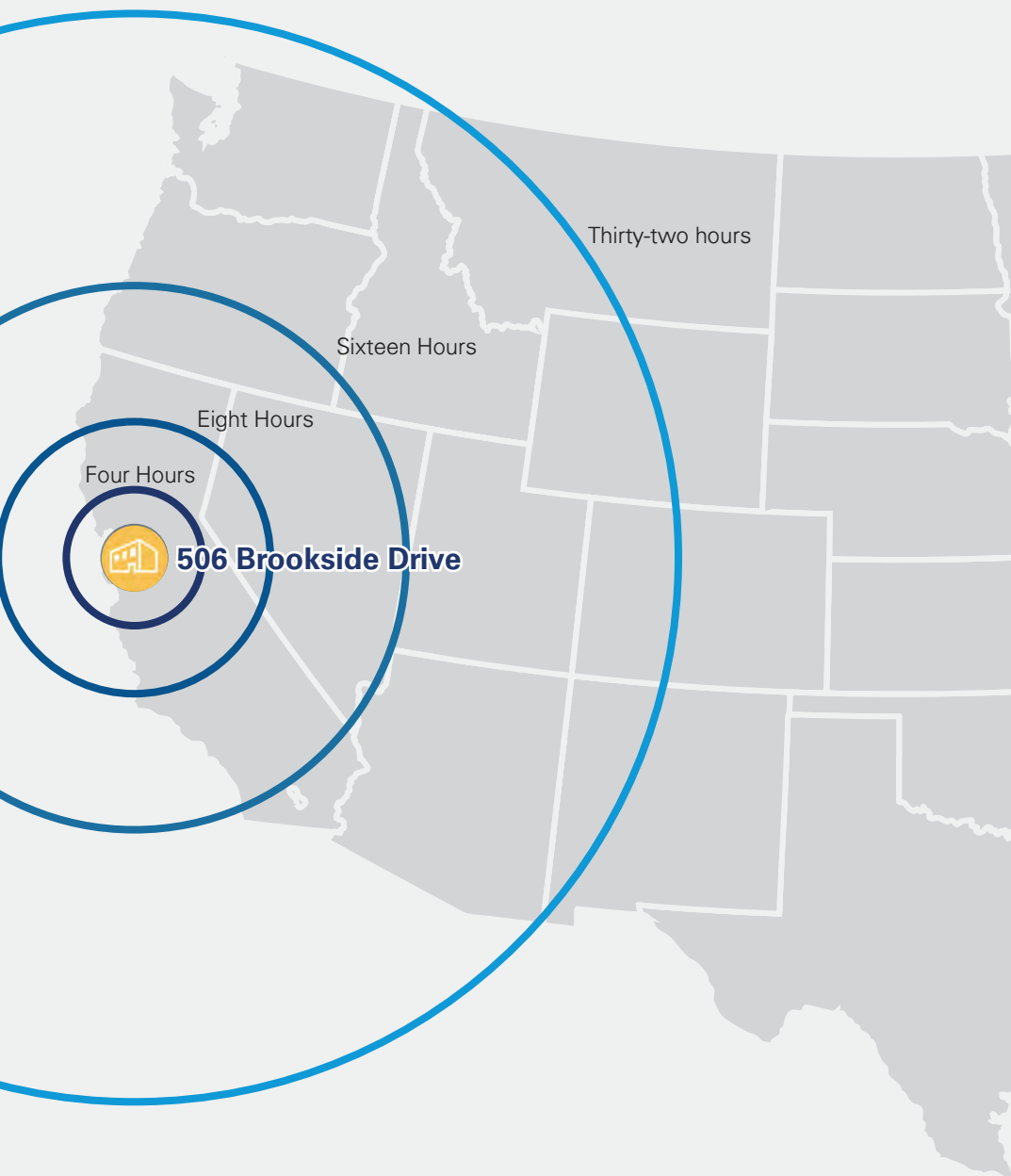
Amenities



Port, airport, and highway access

Ports & Transportation	Miles
 Port of Richmond	4
 Port of Oakland	16
 Oakland Airport	24
 SFO International Airport	31
 Napa Airport	27
 Bart Station	3





Streamlined Access to Local and National Consumers



Revitalized Richmond Community

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

New residential communities in the Hilltop, Marina Bay and Brickyard Cove Areas



Landmark buildings such as the Civic Center, Richmond Plunge and Ford Assembly Building have been rehabilitated as "green" buildings



The BART/Amtrak intermodal station is complete and in operation, paving the way for the Richmond Transit Village



“ **Tenants in Richmond benefit from tactical proximity to diverse workforce solutions and easy Prot access, all within a thriving and high-growth community.** ”

Macdonald Avenue is transitioning into and elegant urban boulevard



Richmond-to-San Francisco ferry service set to begin in January 2019



Fast facts



~118,000 residents projected by 2020



32 miles of shoreline



31 miles of San Francisco Bay Trail



6,495 acres of public parks



~40,000 housing units

*Statistics source: City of Richmond

*Image sources: Richmond Confidential, Radio Free Richmond, Archdaily



About CenterPoint

CenterPoint is a market leader in the development, redevelopment, acquisition and management of industrial real estate and transportation infrastructure to enhance business and supply chain efficiency. The Company invests in major coastal and inland port logistics markets anchoring North America's principal freight lanes.



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