

FOR LEASE

3049 RESEARCH DRIVE, RICHMOND, CA 94806



PROPERTY OVERVIEW

SIZE:	±3,878 SF
OFFICE:	Approximately 1,700 SF
POWER:	100 A @ 480 V (Estimated E-Mon D-Mon share of shared 200 A service. Confirm)
LOADING:	1 drive-in door
CLEAR:	±18'
COLUMNS:	±40' x ±24 (typical)
PARKING:	Ample
SRINKLERS:	Yes
ZONING:	IB, Industrial Business This district is intended to accommodate a diverse range of business and light industrial uses, including office, general service, research and development, biotechnology, small-scale wholesale and warehousing facilities, and service commercial uses. It includes flex space, and industrial buildings for single or multiple users, limited personal services such as health and fitness studios, and other related uses. Small-scale retail and certain institutional uses are also permitted.
LEASE RATE:	\$1.05 PSF NNN per month OpEx estimated at \$.35 PSF per month

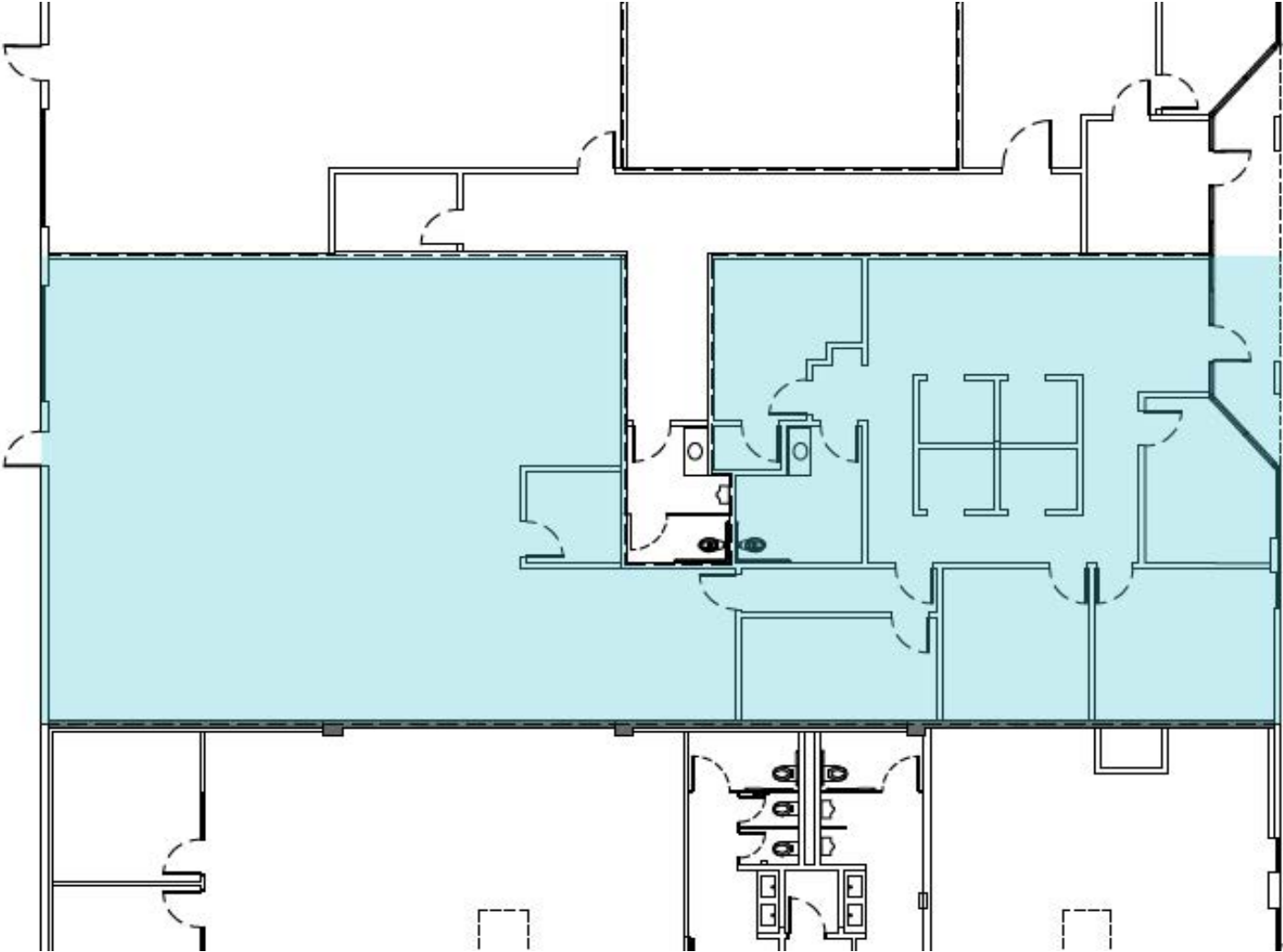
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FLOOR PLAN



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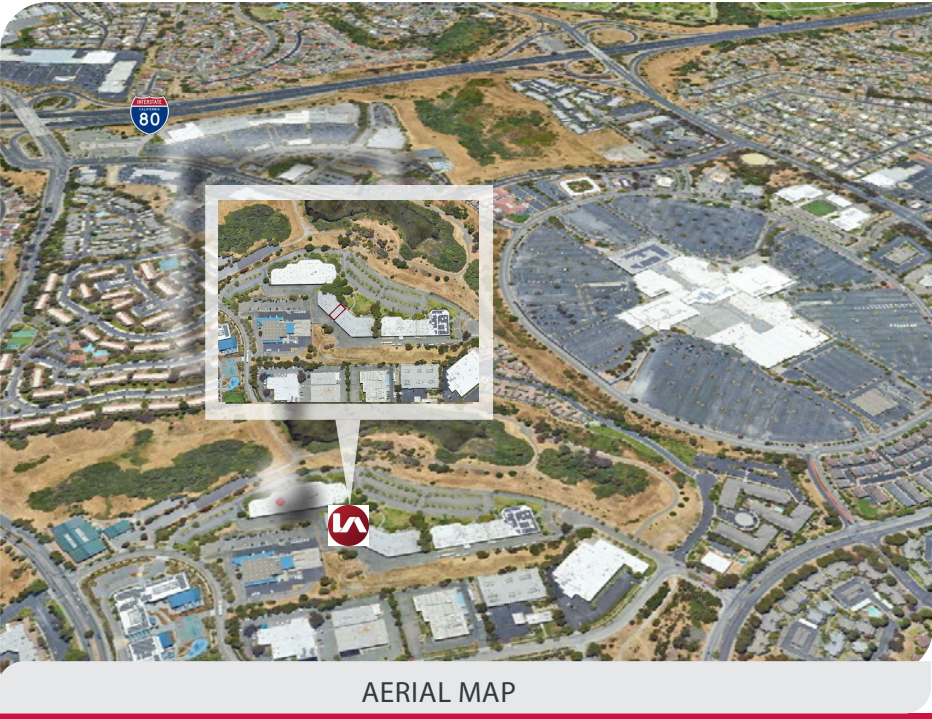


NEARBY AMENITIES

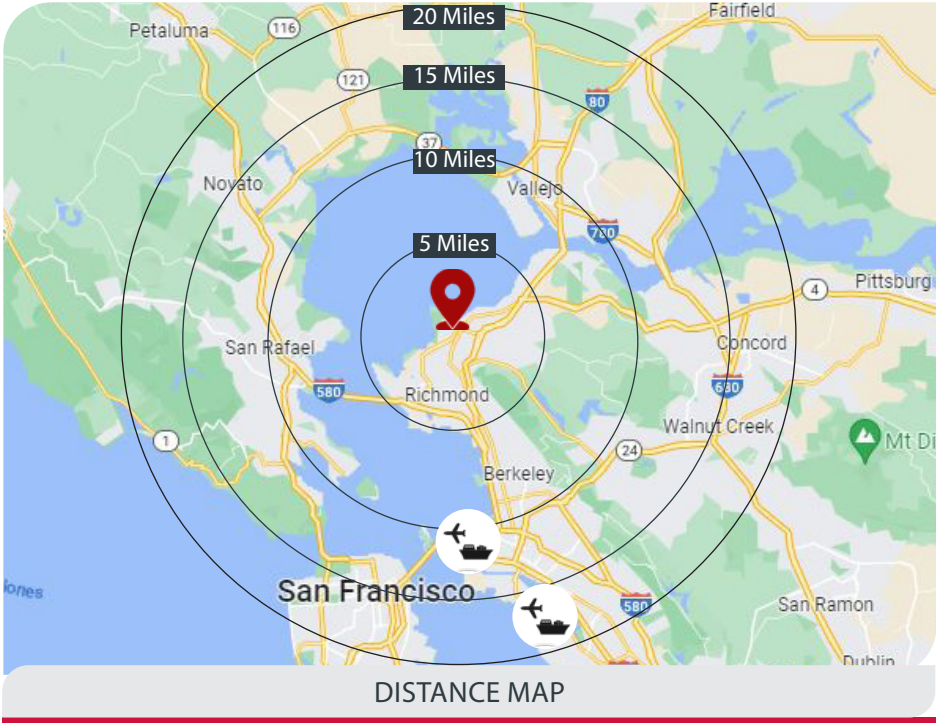
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AERIAL MAP



DISTANCE MAP

Richmond, California is a well located industrial/office location. With close proximity to the Bay Area population, it is well located for distribution, and a reasonable commute from many nearby communities using I-80, I-580, Hwy 4, and the Richmond Parkway. Richmond is home to heavy industry, biotech and electronics, food manufacture, and e-commerce 'last mile' distribution. FedEx has recently joined UPS, Amazon, Restoration Hardware, USPS, Sealy, Chevron, and Whole Foods using Richmond as a local base serving their operations.

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