



Easy Loading Roll Up Door



Direct Access



Off Street Parking



Seamless Office/Warehouse



Customer Facing Entryway



Flexible Open Office Space

INDUSTRIAL, OFFICE, or SERVICE SPACE

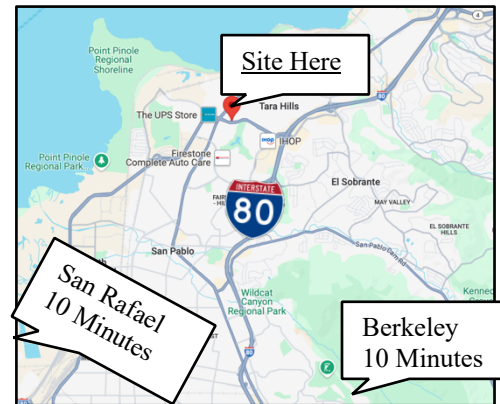
17,600 sf - Phase 3 Power
3065-95 Richmond Pkwy

Open Industrial, Office, or Medical space featuring

- Huge Roll-up Door
- Off Street Parking
- Flexible Configurations
- Convenient Truck Loading
- 150 Amps Phase 3 Power
- 16' Clear Height
- Powered Secure Driveway Gate
- Plenty of Office or Storage Space

Spaces Available: (See Plan on Page 2)

3065 #100	- 1,422 S.F.	3095 #202	- 4,166 S.F.
3065 #103	- 1,569 S.F.	3095 #207	- 3,239 S.F.
3065 #109	- 3,715 S.F.	3095 #213	- 3,489 S.F.



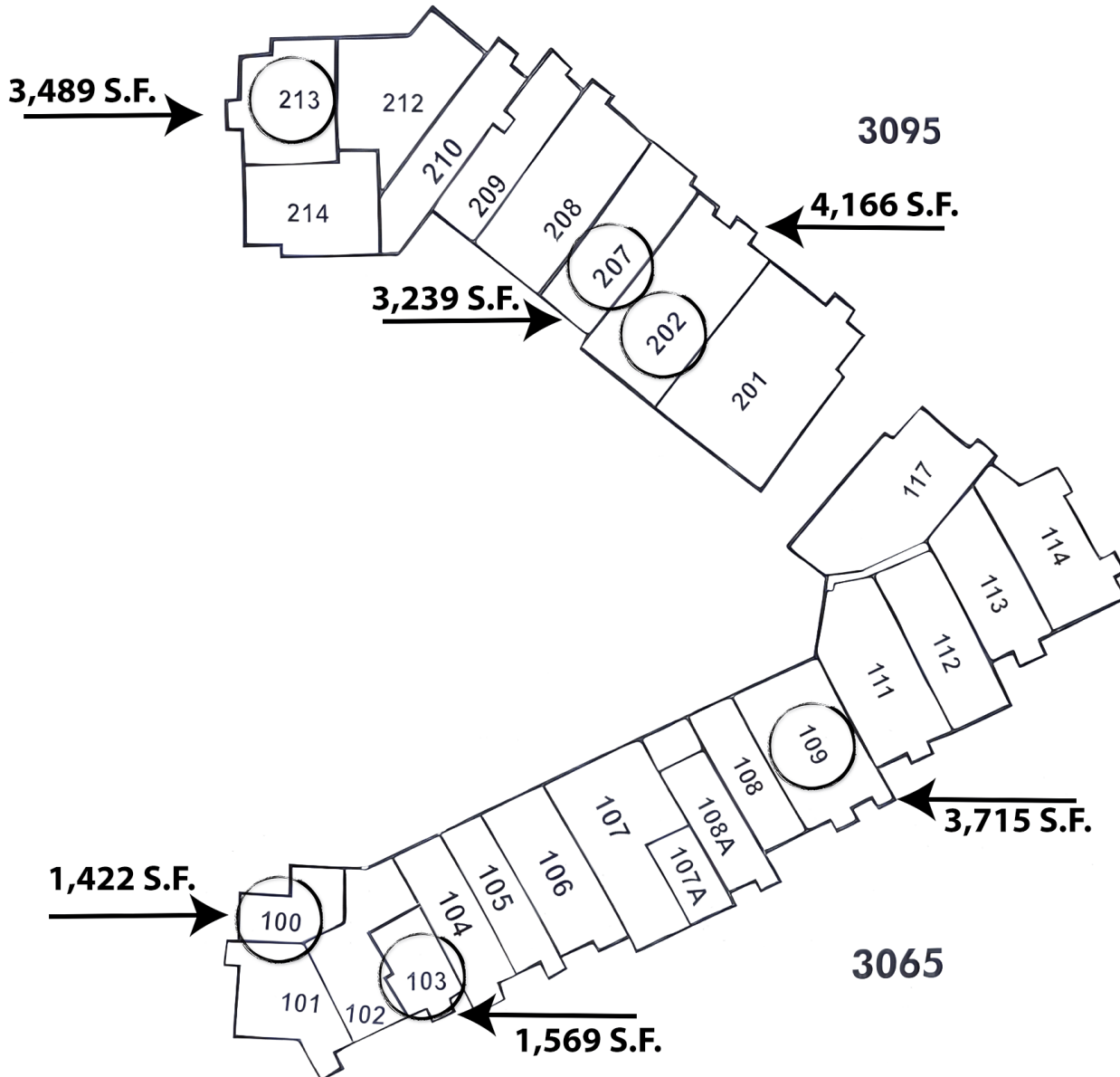
\$1.25/Sq. Ft. Monthly NNN + 40¢ OpEx.

FOR FURTHER INFORMATION PLEASE CONTACT Peter McNally 510/848-6007

CITY	<i>Pt. Richmond</i>	LISTING CO.	<i>McNally Realty Advisors</i>
ADDRESS	<i>3095 Richmond Pkwy - Unit 202</i>	LISTING AGT.	<i>Peter McNally</i>
CROSS ST.	<i>Richmond Parkway</i>	PHONE #	<i>510/848-6007</i>
SPACE AVAIL.	<i>4,166 Sq. Ft.</i>	LIST DATES	<i>2/25</i>
Monthly RENT	<i>from 1.65¢ p.s.f. all-in</i>	DRE #	<i>982919</i>
PROP. TYPE	<i>Industrial, Office, or Service</i>	FEE TO S.O.	<i>3% base rent stream</i>

Information Herein Deemed Reliable but not Guaranteed.

PARKWAY BUSINESS CENTER



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