



Easy Loading Roll Up Door



Direct Access



Off Street Parking



Seamless Office/Warehouse



Customer Facing Entryway



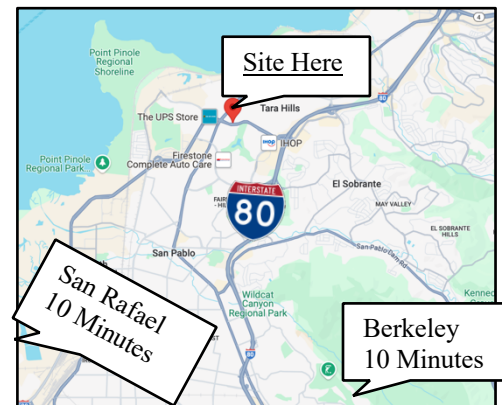
Flexible Open Office Space

INDUSTRIAL, OFFICE, or SERVICE SPACE

**4,166 sf - Phase 3 Power
3095 Richmond Pwky #202**

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

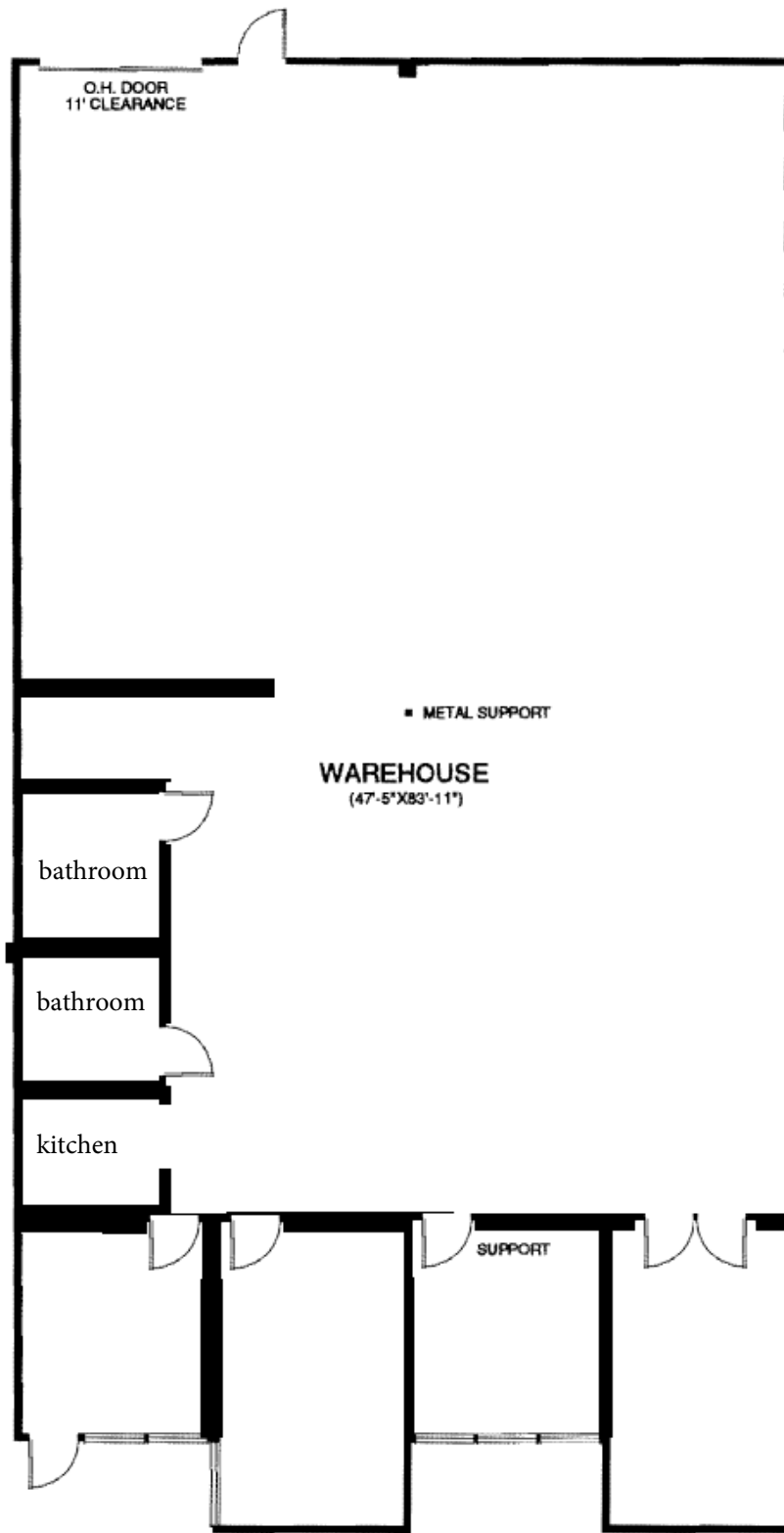


\$1.25/Sq. Ft. Monthly NNN + 40¢ OpEx.

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.



3095 Richmond Parkway, Suite 202		4,166 S.F.
OFFICE SPACE N/A	WAREHOUSE 4,166 S.F.	WAREHOUSE CEILING HEIGHT 14 FEET
PARKWAY BUSINESS CENTER		

NOTE: All information represented on this drawing is believed to be accurate. However, tenant should verify all pertinent information prior to committing to a lease.

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