



Keegan & Coppin
COMPANY, INC.

FOR SALE

2258 CENTRAL STREET
RICHMOND, CA

Central Industrial Center

REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM



LIGHT INDUSTRIAL CONDO FOR SALE



2258 CENTRAL STREET
RICHMOND, CA

CENTRAL INDUSTRIAL
CENTER

PROPERTY INFORMATION

HIGHLIGHTS

- "Turn-Key" Cold Storage
- High Clear Height
- On-Site Parking
- Efficient Office Space
- Best Richmond Location
- Extremely Well Maintained
- Fully Sprinklered
- Flexible Zoning

DESCRIPTION

Keegan & Coppin Co., Inc. is pleased to offer the unique opportunity to acquire this 5,186 square foot industrial condominium located in the Central Industrial Center. With 4,736 square feet of ground floor space and a well appointed 450 square foot permitted mezzanine office, this fully sprinkled warehouse condo currently houses a local wine import business and represents a rare opportunity to acquire a turn-key cold storage unit. The high clear height (24.5' at the eave and 19.5' at the gable), a wide open span, and efficient nearly square dimensions, this extremely well maintained industrial condominium is well poised to accommodate of variety of industrial businesses including cold storage, manufacturing, shipping and distribution, storage, automotive, contractors, and a wide variety of other industrial or light industrial businesses (please contact listing agent for zoning details). The Central Industrial Center is a secure industrial condo project in North Richmond with abundant on-site parking, well maintained buildings, and convenient access.

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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SALE TERMS

APNs

408-260-014

Sale Price

\$1,695,000

Parking

6 spaces

Size

5,186+/- sq ft

Zoning

P-1 (HI)



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CENTRAL INDUSTRIAL
CENTER

DESCRIPTION OF AREA

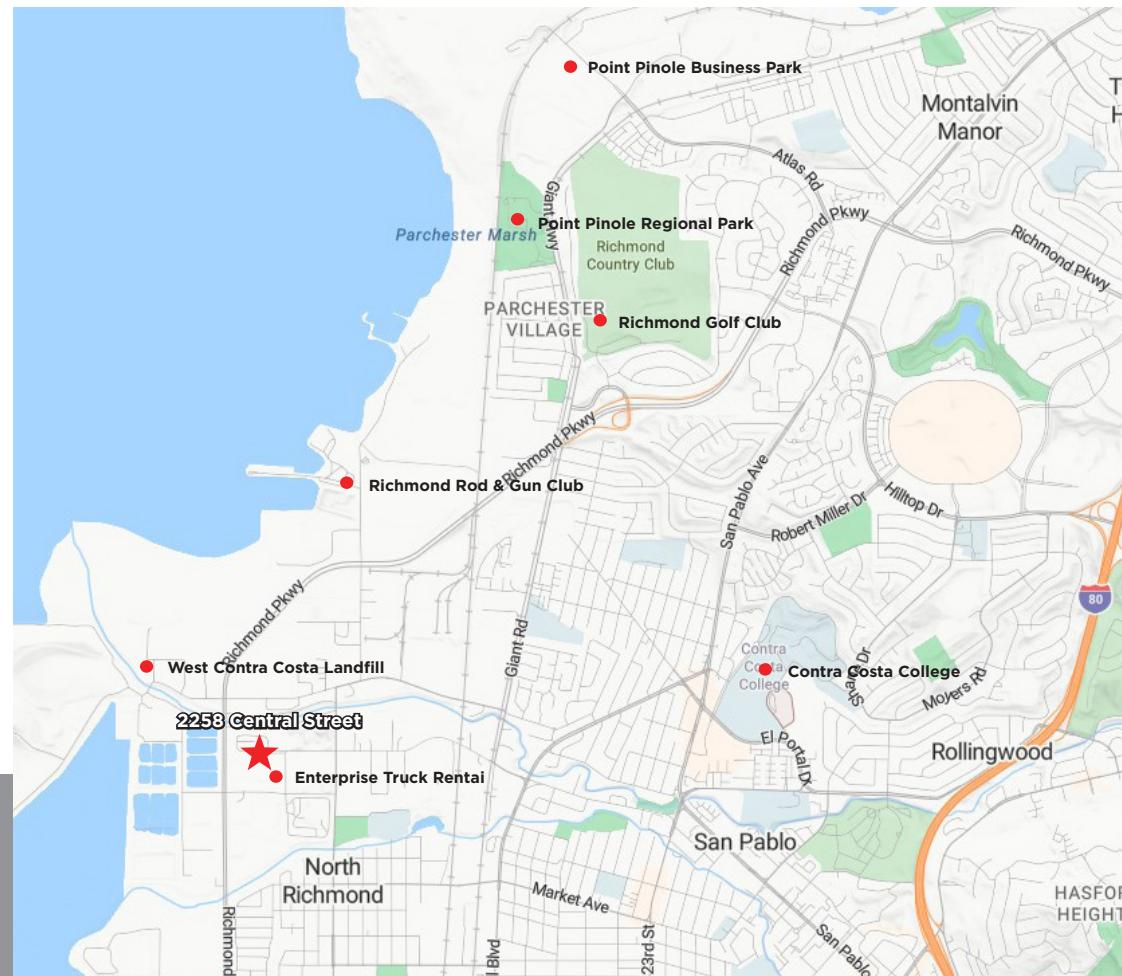
Best North Richmond area located immediately off of the Richmond Parkway and strategically between Interstates 80 and 580. Just 16.5 miles from the Port of Oakland and situated in the heart of North Richmond's thriving industrial area in close proximity to many other large companies like Golden Brands, UPS, DHL, Amazon, and Whole Foods. This key industrial area in Western Contra Costa County provides easy access to Solano County, Marin County, San Francisco, and points beyond.

NEARBY AMENITIES

- Point Pinole Business Park
- Richmond Golf Club
- Enterprise Truck Rental
- West Contra Costa Landfill
- Richmond Rod & Gun Club
- Contra Costa College
- Point Pinole Regional Park

TRANSPORTATION ACCESS

- Interstate 80 (4.2 miles)
- Port of Oakland (16.5 miles)
- Interstate 580 (3.2 miles)
- Port of Benicia (20.5 miles)
- Richmond Bart (3 miles)



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PARCEL MAP

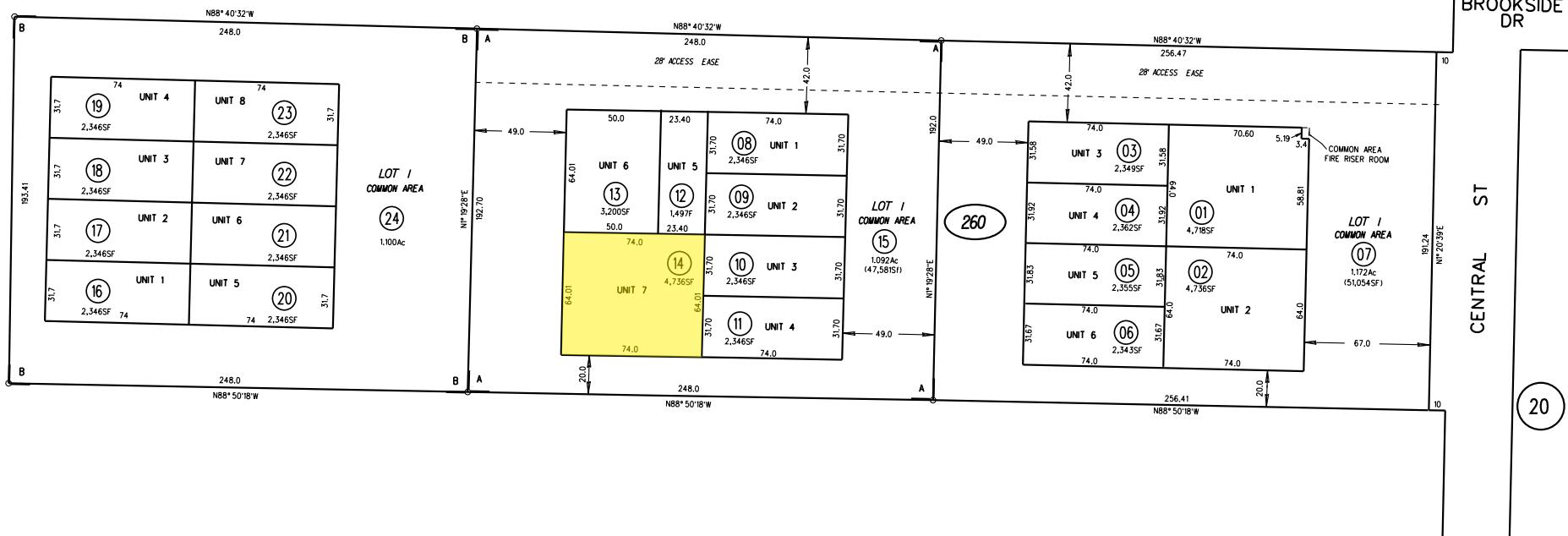


2258 CENTRAL STREET
RICHMOND, CA

CENTRAL INDUSTRIAL CENTER

| | | |
|----------|------|---|
| TRACT | 9054 | MB 499-1 11/6/06 (CENTRAL INDUSTRIAL CENTER CONDOMINIUMS) CC&R'S 2006-355731 11/6/06 |
| A- TRACT | 9055 | MB 503-43 10/4/07 (CENTRAL INDUSTRIAL CENTER II CONDOS) CC&R'S 2007-0286156 10/15/07 |
| B- TRACT | 9056 | MB 505-45 10/4/07 (CENTRAL INDUSTRIAL CENTER II CONDOS) CC&R'S 2007-0286156 10/15/07 |

(19)



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

FM PG 19 2/12/07
ASSESSOR'S MAP
BOOK 408 PAGE 26
CONTRA COSTA COUNTY, CALIF.

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