

FOR SALE

2600 HILLTOP DRIVE, RICHMOND, CA 94804



PROPERTY OVERVIEW

LOCATION:	Great urban industrial location on Hilltop Drive between the Richmond Parkway and San Pablo Avenue
PARCEL NUMBER:	405-050-052
ACREAGE:	+13.0593 AC (ALTA Survey)
PROPERTY DESCRIPTION:	An industrial zoned vacant land site with gradual elevation contours.
ZONING:	Light Industrial (IL) zoning accommodates a wide variety of uses. Uses allowed include general service, research and development, warehousing, and service commercial uses. It includes industrial complexes, flex space, and industrial buildings for single or multiple users, warehouses, mini-storage, wholesale, commercial recreation, and other related uses. Small-scale retail and ancillary office uses are also permitted.
VISIBILITY:	High visibility frontage on Richmond Parkway and Hilltop Drive
ACCESS:	Easy site access through signalized intersection on Hilltop Drive
PRICE:	\$15,500,000

Michael Walker
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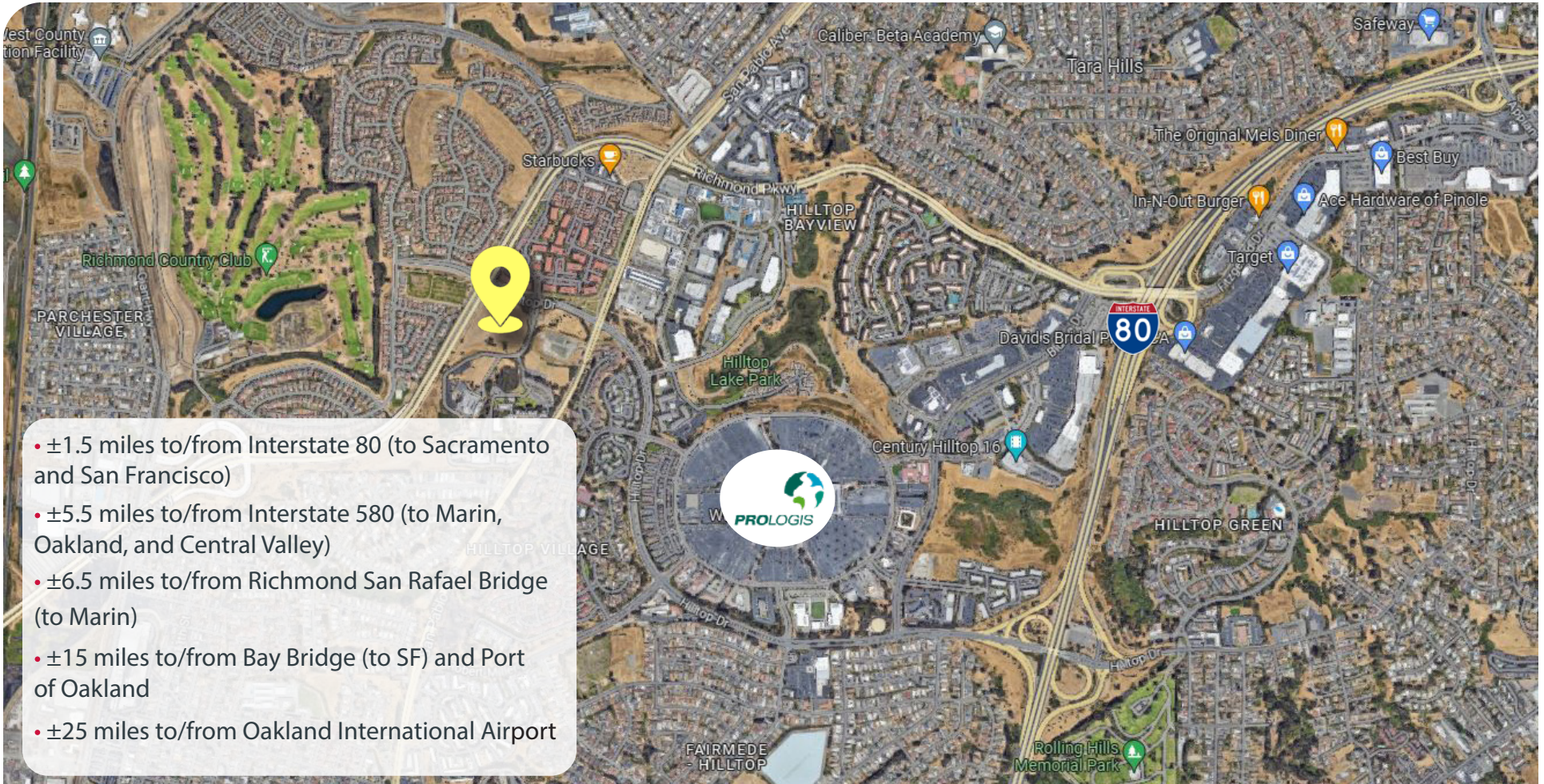
ALTA SURVEY



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- ±1.5 miles to/from Interstate 80 (to Sacramento and San Francisco)
- ±5.5 miles to/from Interstate 580 (to Marin, Oakland, and Central Valley)
- ±6.5 miles to/from Richmond San Rafael Bridge (to Marin)
- ±15 miles to/from Bay Bridge (to SF) and Port of Oakland
- ±25 miles to/from Oakland International Airport

AERIAL OVERVIEW

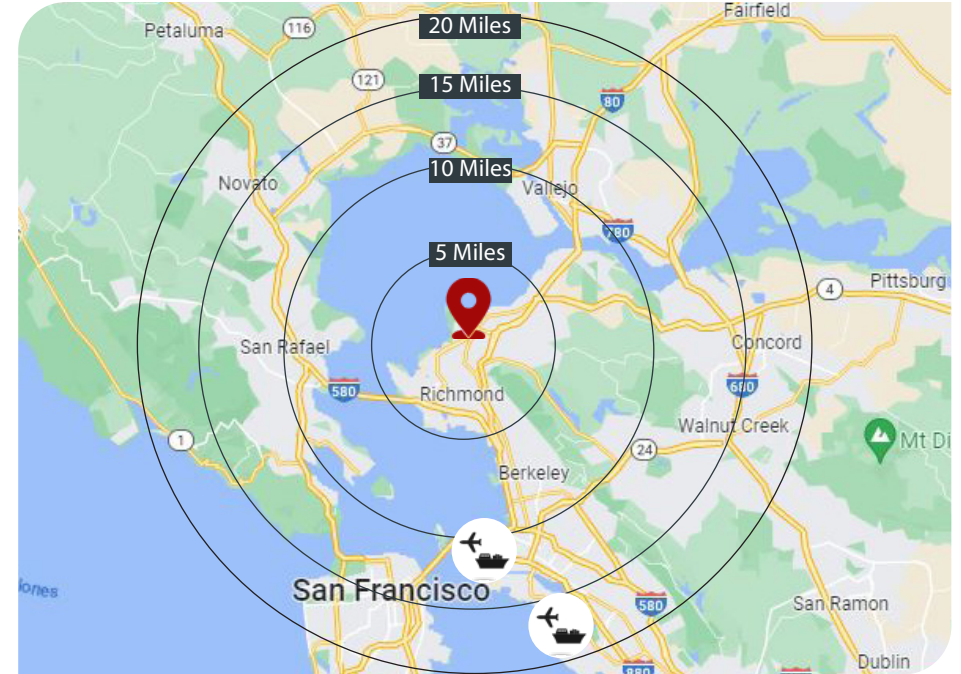
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AERIAL MAP



DISTANCE MAP

Richmond, California is one of the last urban core Bay Area locations to offer industrial zoned land for development. 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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