

700-702

NATIONAL
COURT
RICHMOND, CA



**±267,500 RSF INDUSTRIAL WAREHOUSE DISTRIBUTION
SUBLEASE OPPORTUNITY WITH AMPLE FREEWAY VISIBILITY**

Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260



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DIRECT DEAL WITH EXETER POSSIBLE

SITE INFORMATION



FULL SITE

SIZE	± 267,500 SF on ±12.29 acres
PARKING	165 stalls
DOORS	20 Dock with Levelers / 3 Grade / 4 Rail Doors
AVAILABLE DATE	Immediately
EXPIRATION DATE	06/11/2025
BUILDINGS	2
TOTAL RSF	±267,500 RSF
POWER	2,500amps - Back up generator at 16kW for emergency power

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PROPERTY TYPE	Office
RENTABLE SF	± 17,000 SF
DIMENSIONS	280' X 60'
FLOOR SLAB	4"
HVAC	Central HVAC
POWER	800amps, 480/277v, 3ph, 4w - excess of 500amps
NOTES	Recently renovated office building

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PROPERTY TYPE	Warehouse and Office
RENTABLE SF	± 210,565 SF Warehouse ± 13,000 SF Office
DIMENSIONS	680' X 360'
CLEAR HEIGHT	18' (Ceiling Height 23'8")
HVAC	Roof mounted packaged units, split systems & heat pumps
POWER	1,200amps, 480/277v, 3ph, 4w
FLOOR SLAB	6"
TRUCK COURT	131'
COLUMN SPACING	40' x 60'
DOORS	20 Dock with Levelers / 3 Grade / 4 Rail Doors
NOTES	± 23,520 SF cold storage room (38-42°F)

CORPORATE NEIGHBORS

1. E-commerce Company
2. Easton Malloy
3. Whole Foods
4. E-Commerce Company
5. Restoration Hardware
6. Williams Sonoma, Inc.
7. Bio-Rad Laboratories, Inc.
8. UPS
9. Lawrence Berkeley National Labs
10. International Delicacies
11. Excellent Packaging and Supplies
12. American Tire Distributors
13. Tempur Sealy International
14. Cordata Corporation
15. HelloFresh
16. West Oakland Movement Factory
17. **Chevron**
18. Bay Area Beverage Company
19. The Chef's Warehouse
20. Nutiva
21. Cemex
22. Wine Warehouse
23. UC Berkeley
24. Galaxy Desserts
25. Conoco Philips
26. Moxion
27. Moxion
28. Hopsy
29. ReadySpaces



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WHY RICHMOND

Richmond has a strong industrial heritage and was once home to a large number of shipyards during World War II, which played a vital role in the war effort. Today, the city is still home to a number of manufacturing and industrial businesses, but it is also known for its cultural diversity, natural beauty, and community-driven initiatives.

Sustainability, smart growth, transit-oriented development and New Urbanism guide the design and development of Richmond and it is a key location for industrial tenants.

Fast Facts



117,351

Number of Residents Projected by 2027



34,083

Number of Employees in Richmond



32

Miles of Shoreline



40,442

Housing Units



31

Miles of San Francisco Bay Trail



6,495

Acres of Public Parks

REVITALIZED RICHMOND



THE BART/AMTRAK INTERMODAL STATION PROVIDES EASY ACCESS TO BERKELEY, OAKLAND, SAN FRANCISCO, AND SACRAMENTO FOR TALENT.



RESIDENTIAL COMMUNITIES IN THE HILLTOP, MARINA BAY AND BRICKYARD COVE AREAS PROVIDE ACCESS TO A STRONG CONSUMER BASE.



THE RICHMOND-TO-SAN FRANCISCO FERRY PROVIDES SERVICE TO SAN FRANCISCO IN 35 MINUTES



LANDMARK BUILDINGS SUCH AS THE CIVIC CENTER, RICHMOND PLUNGE AND FORD ASSEMBLY BUILDING HAVE BECOME ADVANCED MANUFACTURING HUBS IN RICHMOND.

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ACCESS TO TALENT & CONSUMERS

Within 30 minutes



Total Population
1,313,758



Total Households
521,196



Millennial Population
(Born 1981 to 1998)
340,739



Median Home Value
\$808,819



Ordered item
online in last 12
months
638,908



Spent \$500+ online
in last 12 months
348,063



Median Household
Income
\$92,664



Median Disposable
Income
\$74,055



Household Income
100K+
226,785

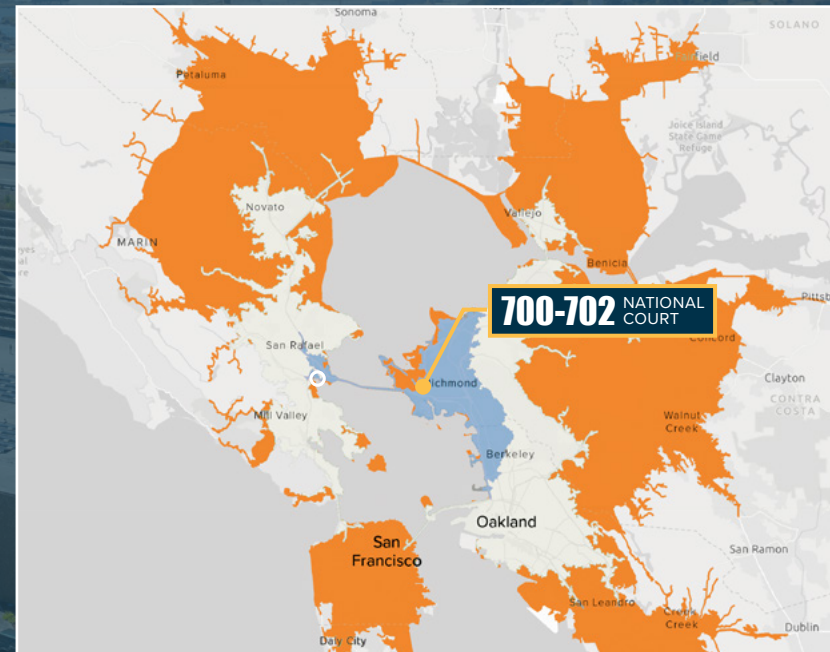


Manufacturing
Employees
28,517



Warehousing
& Distribution
Employees
27,679

Drivetime Map



15 min 30 min 45 min

CENTRAL LOCATION

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MASS

TRANSPORTATION

Richmond BART	2.2 miles
Richmond Amtrak	2.2 miles
Richmond Ferry	2.6 miles

MAJOR ROADS

I-580	0.1 miles
I-80	3.4 miles

PORTS

Port of Richmond	3.6 miles
Port of Oakland	13.5 miles

CITIES

Marin County	7.0 miles
Oakland	13.5 miles
San Francisco	19.6 miles
Walnut Creek	24.6 miles





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