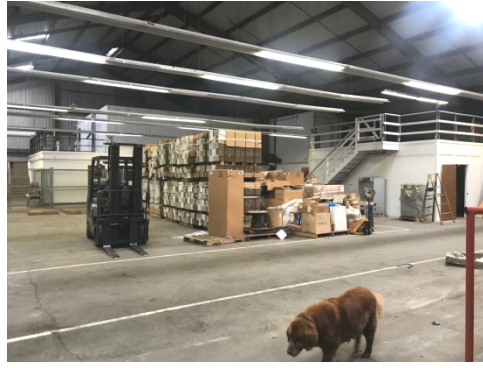




New Reflective Roof



Wide Open, 100' clear span



Mezzanine Lofts



Secure Paved Yard



Open Office



Gas Space Heaters

FOR LEASE:

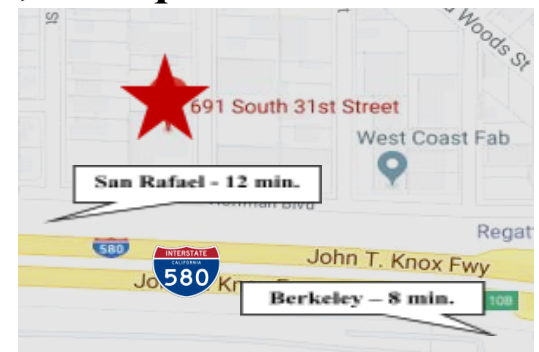
SPACIOUS INDUSTRIAL SHOP BUILDING

691 South 31st Street: ±15,250 Sq. Ft.

Open Industrial, Fabrication, or Storage Space featuring:

- ±3,750 Sq. Ft. offices
- Abundant Natural Light
- Off Street Parking
- Fully Sprinklered
- Secure Fenced Yard
- 3Φ 400 amp switch gear
- Apartment w/ Kitchen & Shower
- Lot Size: ±Half-Acre

Available w/30 days notice.



\$1.34 per Sq.Ft. Industrial Gross

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

CITY	<i>Richmond</i>	LISTING CO.	<i>McNally Realty Advisors</i>
ADDRESS	<i>691 South St.</i>	LISTING AGT.	<i>Peter McNally</i>
CROSS ST.	<i>Hoffman/I-580</i>	PHONE #	<i>510/848-6007</i>
SPACE AVAIL.	<i>15,250 Sq. Ft.</i>	LIST DATES	<i>11/25</i>
PRICE	<i>\$20,500/month</i>	DRE #	<i>982919</i>
PROP. TYPE	<i>Industrial Shop</i>	FEE TO S.O.	<i>3%</i>

Information Herein Deemed Reliable but not Guaranteed.

