

TED GALLAGHER

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CUSHMAN & WAKEFIELD

OFFERING HIGHLIGHTS

CITY PARCEL

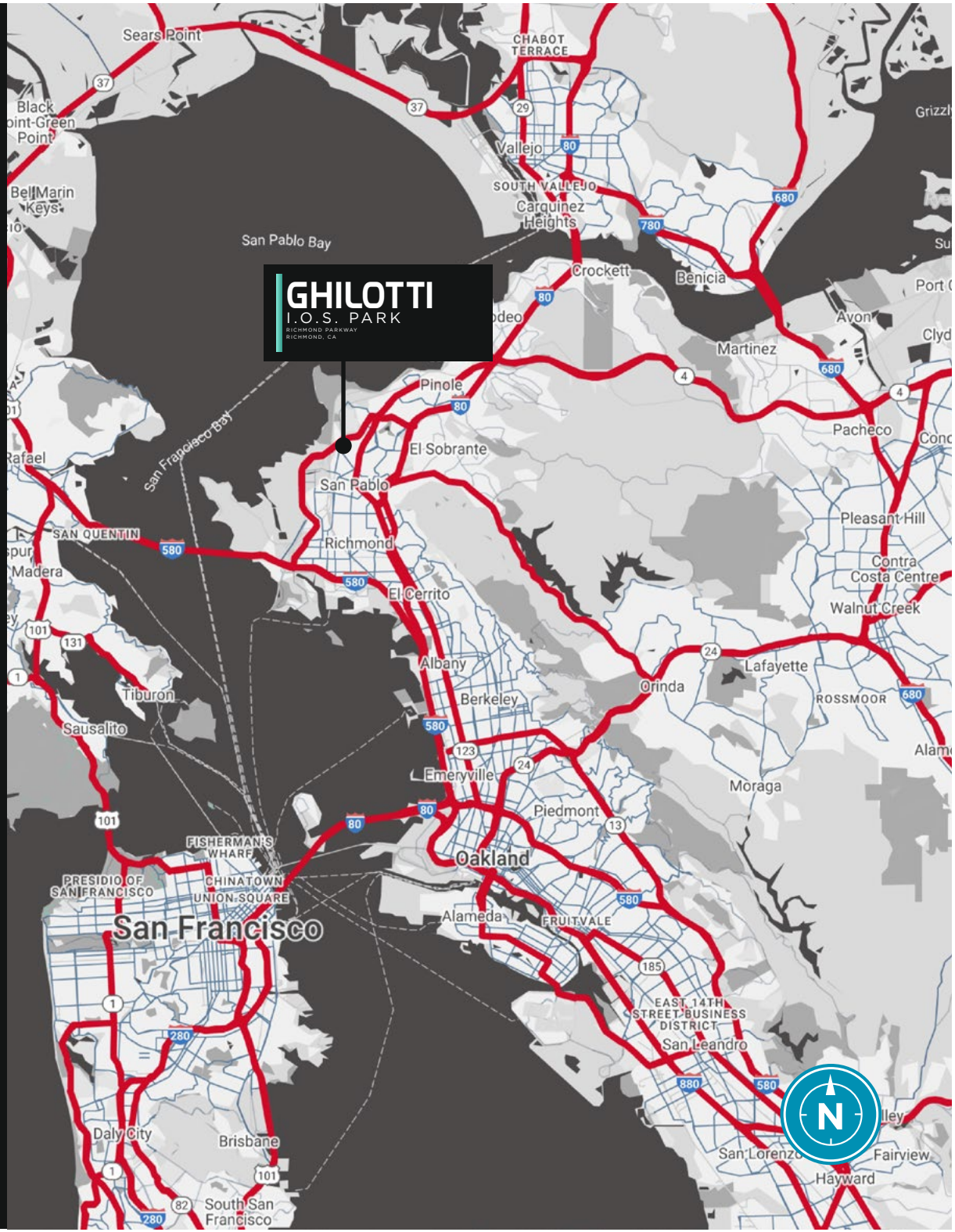
- ±12 Net usable acres
- Compacted asphalt grindings surface
- Available 10/01/2025 (possibly sooner)
- Light Industrial zoning (check with City of Richmond for allowed uses)
- Utilities: Two (2) water meters on-site. Sewer line runs through property. Overhead electrical line. No meter or panel in place.
- Fencing and gate in place

COUNTY PARCEL

- Gross ±19.5 acres
- ±10.3 Net usable acres (after retention/ detention basins)
- Light Industrial zoning (check with Contra Costa County for allowed uses)
- Still under permitting and grading operations
- Deliverable in 2028/2029
- Will be compacted asphalt grindings surface
- Sewer and overhead power exist on property easements. New water line will be installed and stubbed to property line.

LEASE RATE: $0.20 PSF/MONTH, IG

SALE PRICE: $30.00/SF



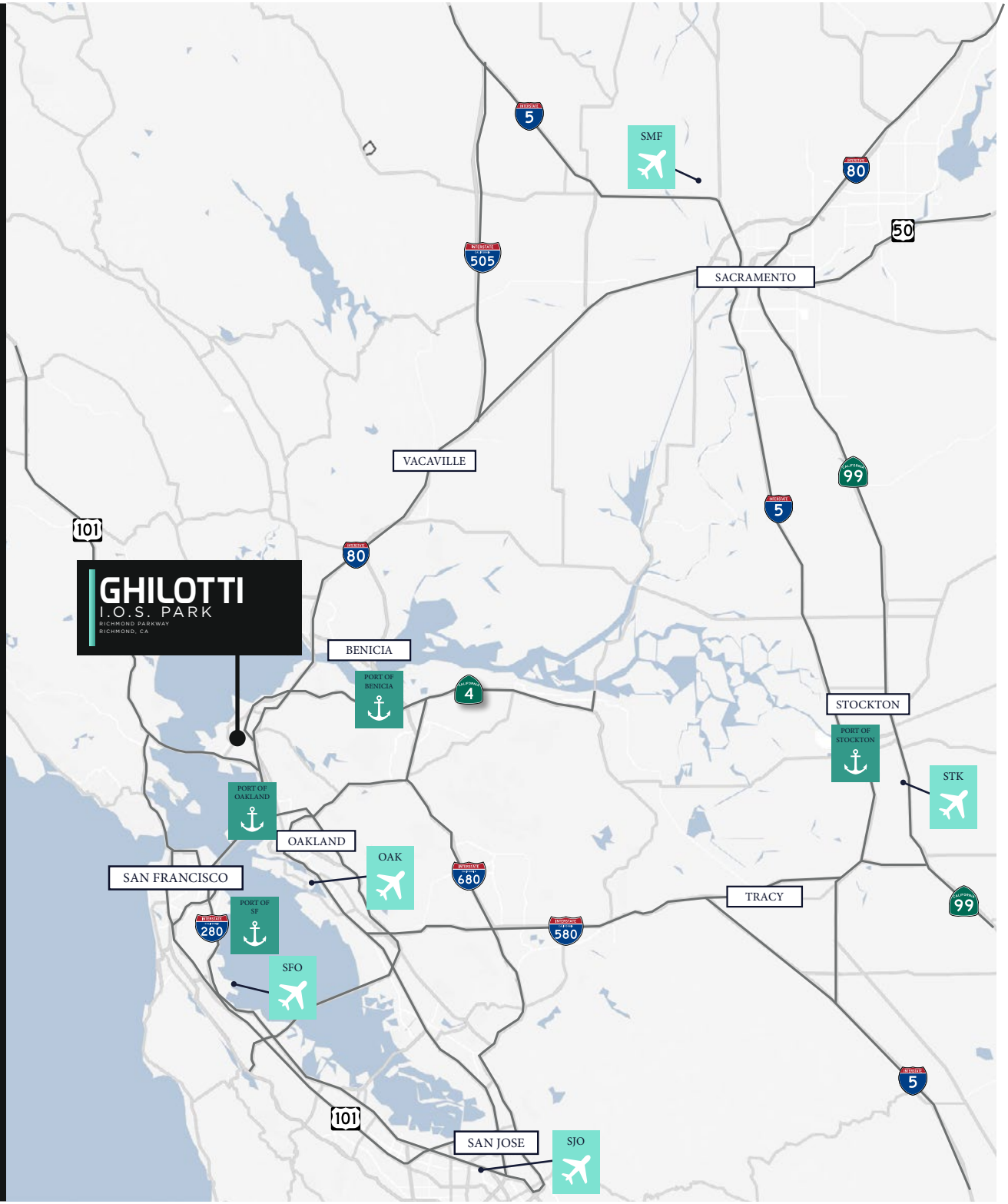
REGIONAL AERIAL



STRATEGICALLY LOCATED

DRIVE TIMES

OAKLAND	33 MIN
SACRAMENTO	1 HR 51 MIN
SFO	57 MIN
STOCKTON	1 HR 44 MIN
SILICON VALLEY	1 HR 32 MIN
RENO	3 HR 48 MIN
LOS ANGELES	6 HR 28 MIN



GHILOTTI

I.O.S. PARK

RICHMOND PKWY
RICHMOND, CA

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