

# GIANT RD

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RICHMOND, CA

*For Sale*

Development Site Available

Site Area  
±5.86 acres

Richmond Pkwy

Giant Rd



**Mike Murray**  
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**Jason Ovdia** Executive  
Managing Director  
510 285 5360  
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## Property Features:

- ±5.86 acres of developable land
- Warehouse, light industrial, distribution or manufacturing potential
- Central to the Bay Area with direct link to the region's transportation network
- Strong work force demographics - access to skilled labor from the East Bay & North Bay
- Light industrial zoning:  
Limited industrial, R&D / Flex, Wholesale, Commercial Recreation, Construction & Material Yard, Collection Facilities, Indoor Warehousing & Storage, Indoor Agriculture, Utilities (minor), Government Buildings, Micro-brewery, Community Garden (CUP), Chemical, Mineral & Explosive Storage (CUP), Mini-storage (CUP), Antennas & Transmission Towers (CUP), Light-Fleet Based Service (CUP), Utilities, Major (CUP)



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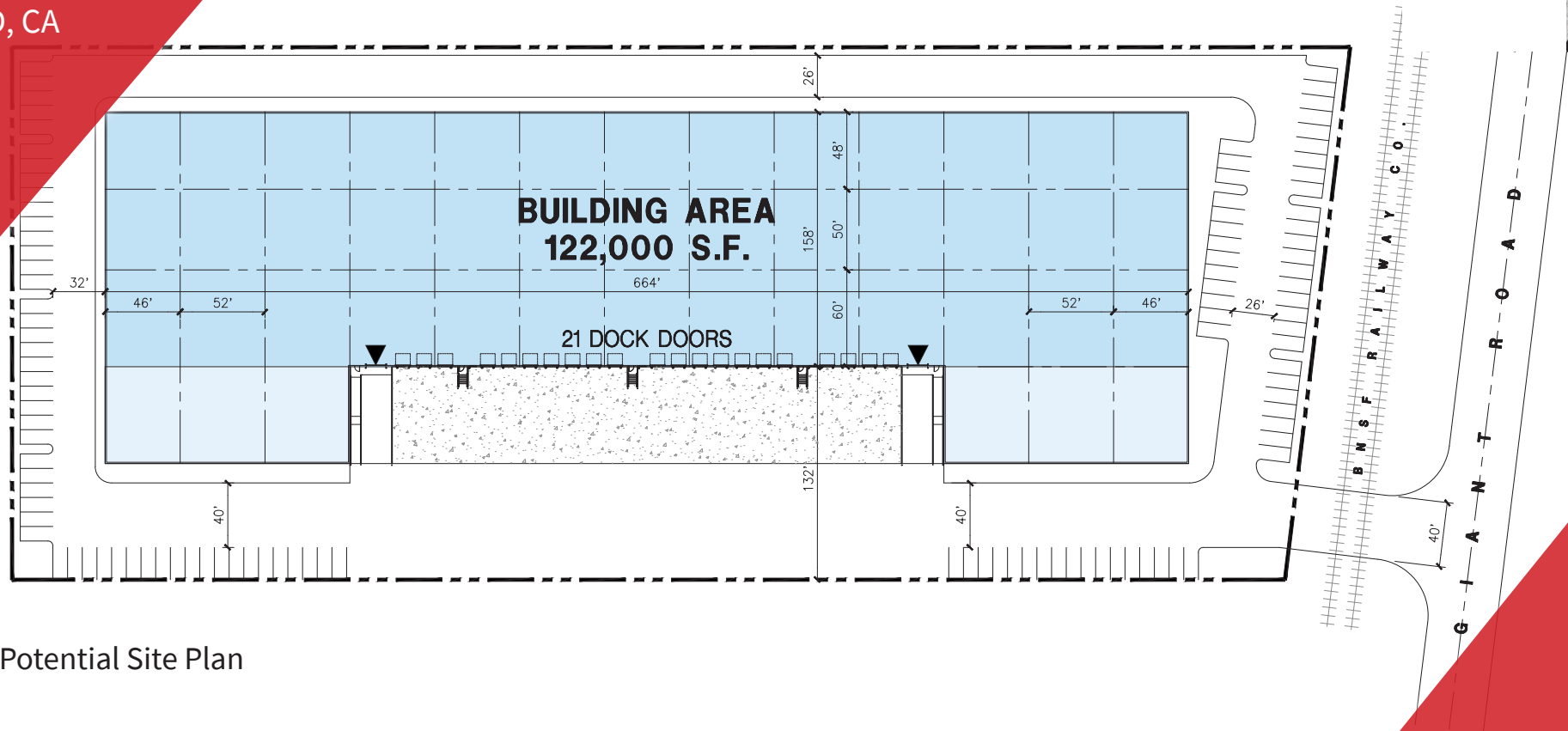
### Jason Ovadia

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Potential Site Plan



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Giant Rd, Richmond

### Location Highlights:

- Near the Richmond - San Rafael Bridge/ I-580
- Within 5 miles of 2 major California highways
  - 2 miles West of I-80
  - 5 miles West of I-580
  - 8 miles East of US-101
- More than 2.1 million residents within a 30-mile radius
- New Richmond-to-San Francisco Ferry
- Proximate to Oakland International Airport
- Access to Ports of Oakland and Richmond City



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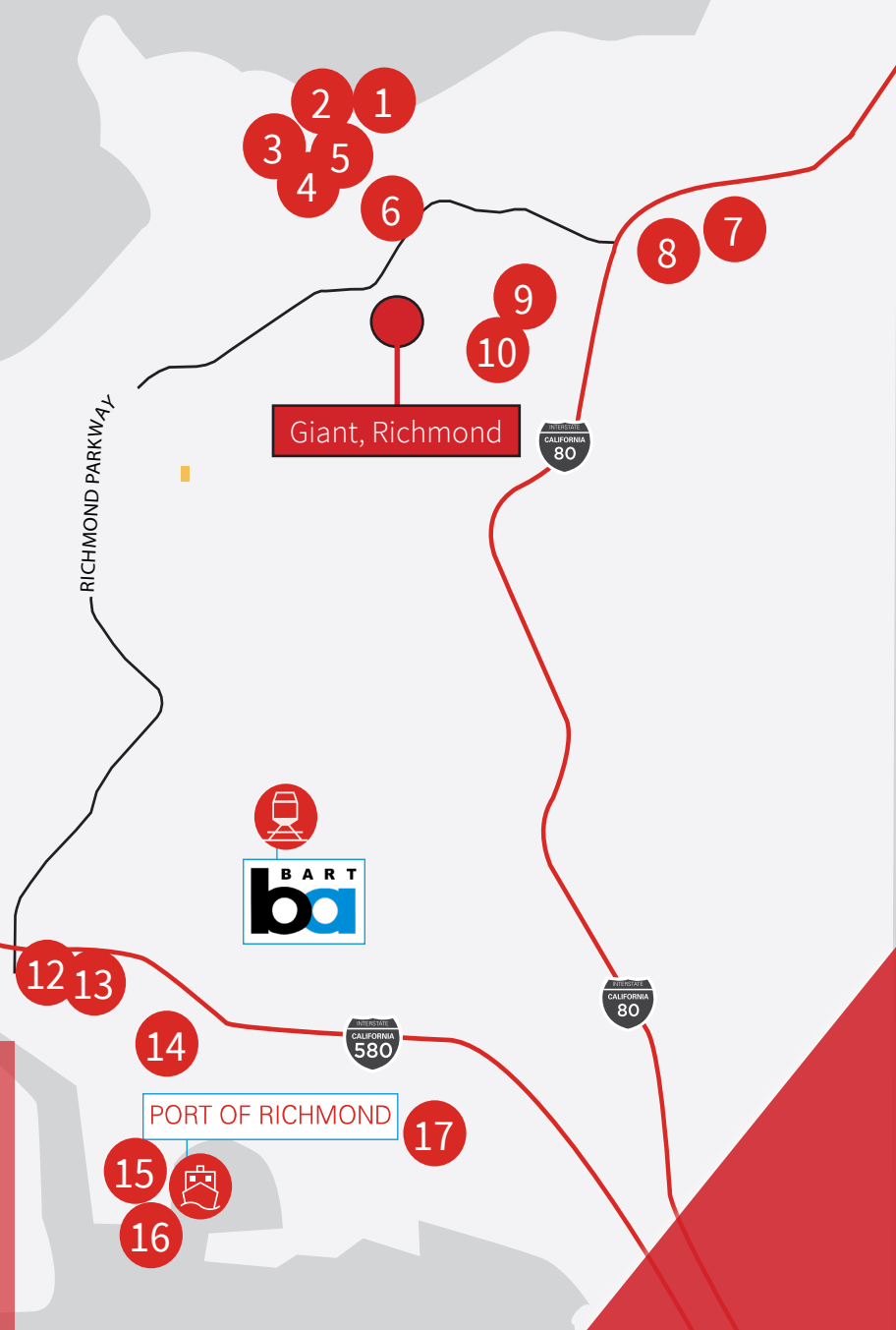
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*Close proximity* to many large companies

- |                         |                           |                  |                         |
|-------------------------|---------------------------|------------------|-------------------------|
| 1. Williams-Sonoma      | 5. Broadline Medical      | 9. Sears         | 14. Cemex               |
| 2. Whole Foods          | 6. UPS                    | 10. Hilltop Mall | 15. BP West Coast       |
| 3. Restoration Hardware | 7. Pinole Vista Shopping  | 11. Chevron      | Distribution            |
| 4. International        | Center                    | 12. Sasol        | 16. ConocoPhillips      |
| Delicacies              | 8. Pinole Vista Crossings | 13. Nutiva       | 17. Berkeley University |



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