

Portside Commerce Center

1411 HARBOUR WAY S, RICHMOND, CA

Property Highlights

202,371 SF
AVAILABLE

45 total
DOCK & GRADE DOORS

6,757 SF
OFFICE AREA

15.97 AC Site
PROJECT SIZE

12.5kVA available
in building
THREE - 4,000 AMP
SWITCHBOARDS

Dedicated deep
water port access
SPEC #6

UNDER CONSTRUCTION,
DELIVERING Q1 2025

**Unique 202,371
SF Industrial
Development
with maritime
access on the
Port of Richmond**



Building Specifications

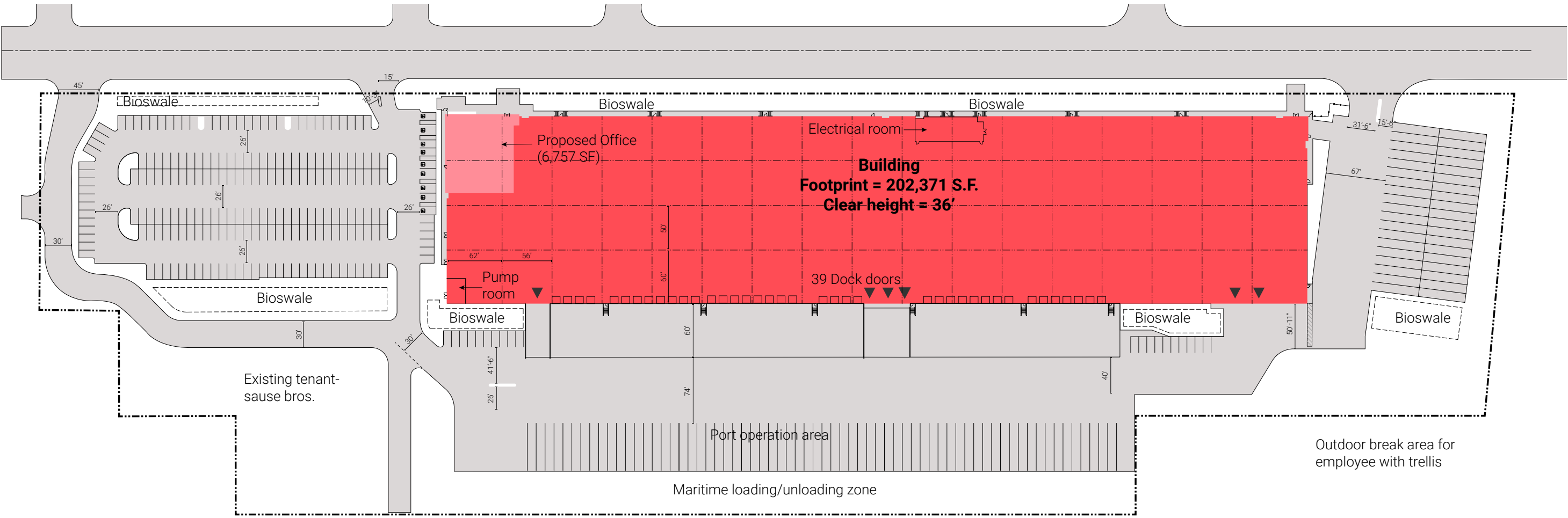
Building

6,757 SF
OFFICE

195,614 SF
WAREHOUSE

202,371 SF
TOTAL

Under Construction
Q1 2025
Delivery Date



Potential office Warehouse Grade level door

Site Area

Project	15.97 AC
Construction Type	Concrete tilt-up
Clear Height	36' clear
Dimensions	210 ft. deep x 964 ft.
Grade Level Doors	6

Sprinklers	ESFR Fire Suppression
Column Spacing	56' X 50'
Dock Doors	39 each - 9'x10'
Truck Court	185' (including trailer parking)
Zoning Ordinance for City	Industrial, Water-Related

Trailer & Auto Parking

Auto	237 stalls
Truck	104 stalls



Dedicated deep water port access



1,000+ ft dock capable of docking 2 Handymax vessels on site



Existing depth is 31 ft but can be dredged up to 37 ft



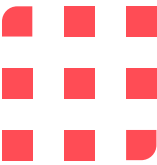
Rail access is possible - BNSF/UPSP



12.5kVA available in building (Three-4,000 Amp switchboards)



Adjacent ferry terminal access





Key Location for Transportation

Oakland Airport	21 mi
San Francisco Airport	28 mi
San Jose Airport	54 mi
I - 580	0.6 mi
I - 80	3 mi
Port of Richmond	onsite
Port of Oakland	13 mi
Port of San Francisco	17 mi
Port of Redwood City	44 mi

Easy Access to the Bay Area

Marin County	8 mi
Oakland	12 mi
San Francisco	19 mi
Vallejo	21 mi
San Mateo	38 mi
San Jose	53 mi
Sacramento	77 mi

Portside Commerce Center benefits from a central location in the Bay Area – from Portside Commerce Center, occupiers have access to the high-earning populations of Marin, Alameda and Contra Costa County. These populations have demonstrated a propensity for ecommerce and are an attractive consumer base for occupiers.



Access to Consumers and Cost Savings

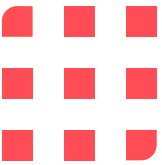
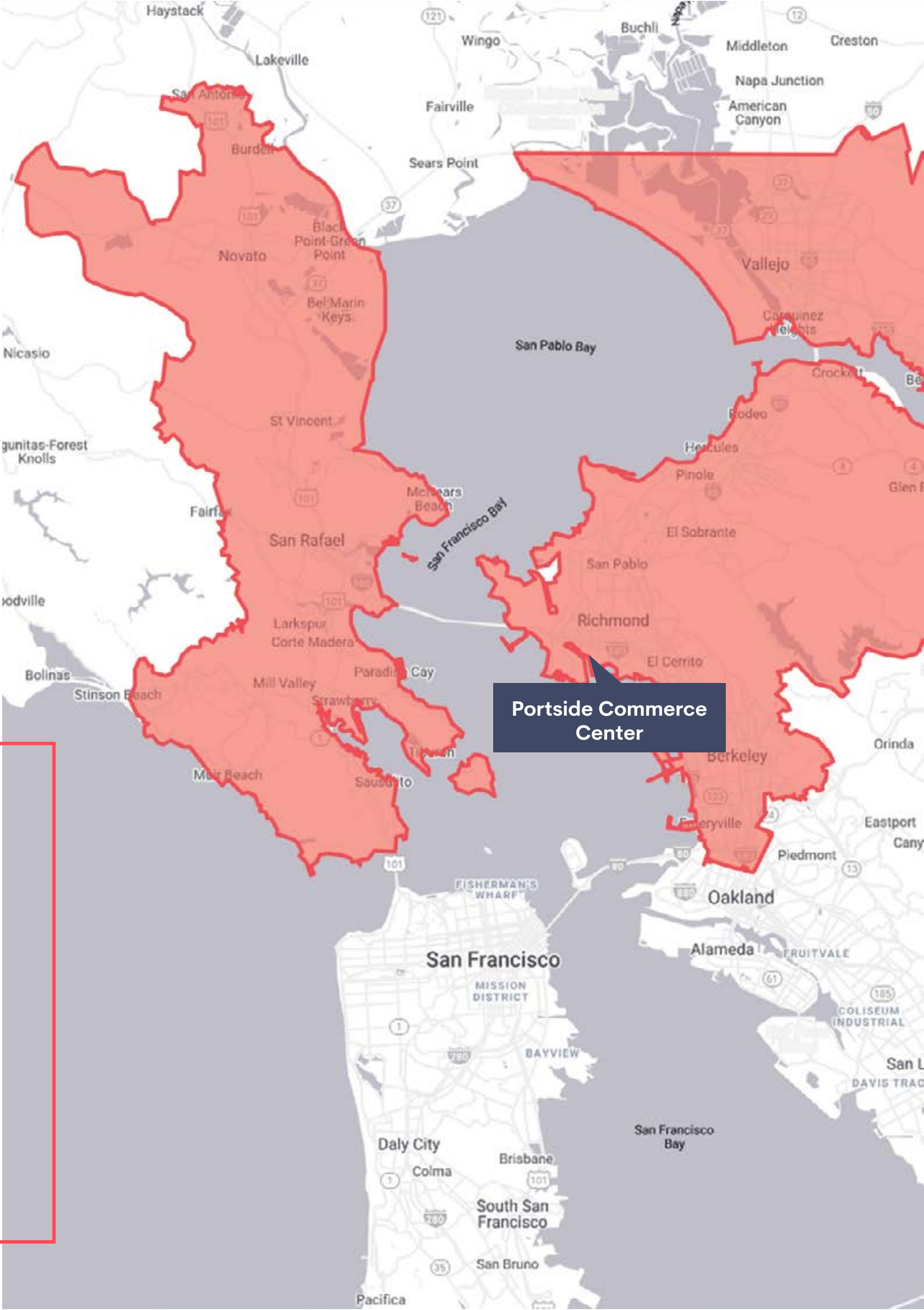
Operational Cost Savings

Portside Commerce Center can save you \$1.5M to service the consumers outlined below compared to a warehouse in the Port of Oakland and \$4.8M compared to a warehouse in San Leandro.*

*Operational cost savings assumes 250 sprinter van trips daily

	Portside CC	Port of Oakland	San Leandro
Annual total operating cost	\$4.2M	\$5.7M	\$9.0M

Consumer Trends and Key Indicators		
892,060 Population	331,138 Households	\$112,660 Median Household Income
0.12% 2024-2029 Annual Population Growth Rate	\$957,108 Median Home Value	
Purchasing Habits		
51.19% Spent \$500+ on online orders in the last 6 months	88.64% Ordered any item online in the past 6 months	\$93,887 Median Disposable Income



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

56M+

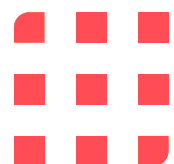
square feet of logistics space

400+

warehouse, distribution and cold storage properties

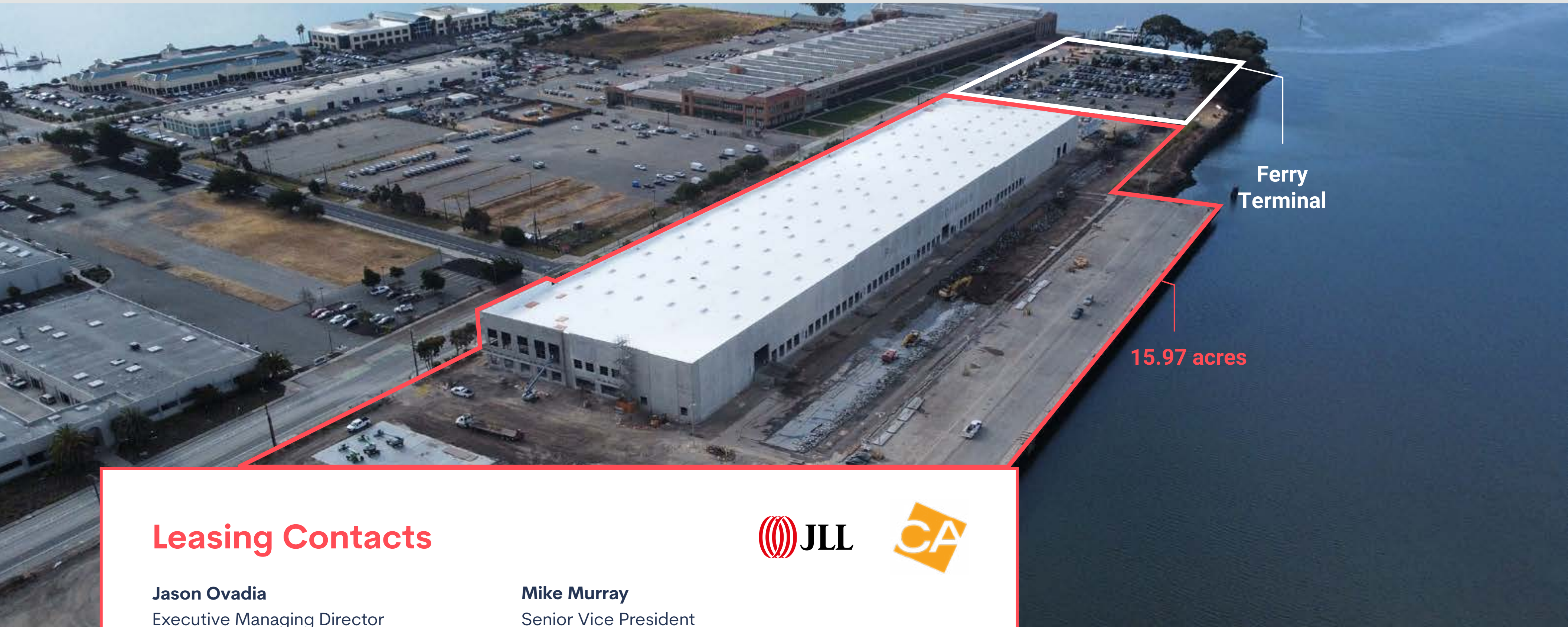
89M+

square foot development pipeline



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