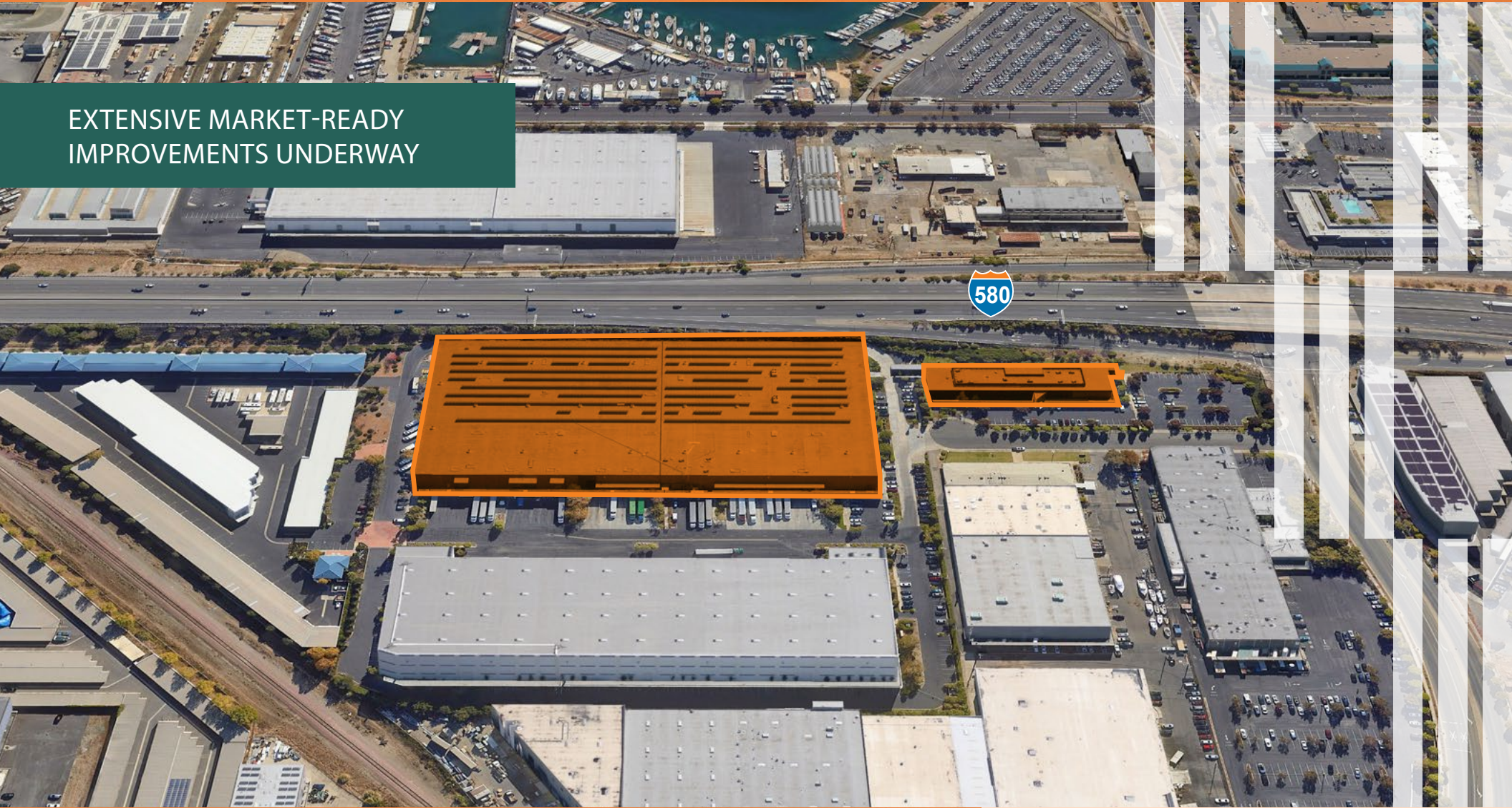


700-702

NATIONAL COURT
RICHMOND, CA



EXTENSIVE MARKET-READY
IMPROVEMENTS UNDERWAY



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

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

700-702 NATIONAL COURT

±267,500 SF Industrial Warehouse Distribution
Opportunity with Ample Freeway Visibility



Located directly
on I-580 with
immediate access



700 divisible to ±17,000 SF
(office only)
702 divisible to ±125,000 SF



700: 800amps @ 480v
702: 1,200amps @ 480v
(to be verified)

702 NATIONAL COURT

±250,500 SF

Building Size
±250,500 SF

Building Dimensions
683' x 362'

Divisible to
±125,000 SF

Office Size
±7,000 SF

Loading
Single loader

Grade Level Doors
2

Dock-High Doors
20 with levelers

Clear Height
18' (Ceiling Height 23'8")

Column Spacing
40' x 60'

HVAC
Roof mounted packaged units, split systems & heat pumps

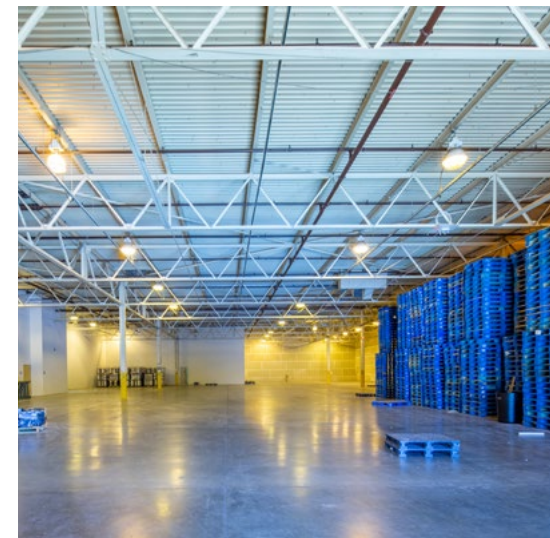
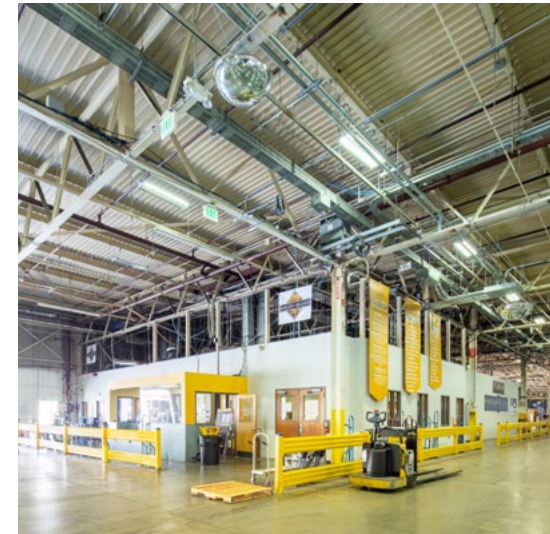
Truck Court
131'

Auto Parking
75 spaces

Fire Suppression
Standard wet system

Power
1,200amps@ 480v,
3-phase

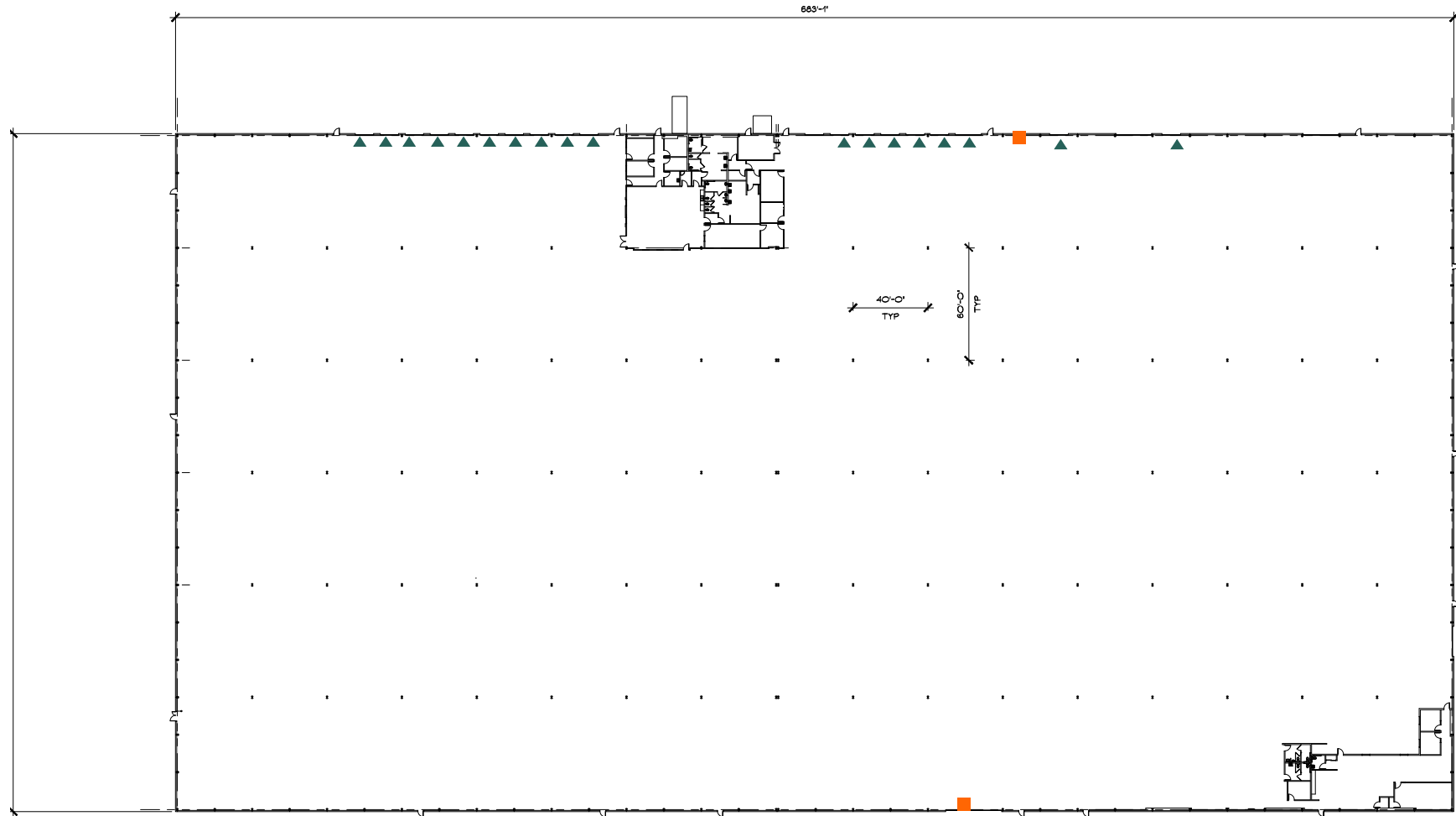
Power Expandable
to 8,000 - 10,000amps



EXTENSIVE MARKET-READY
IMPROVEMENTS UNDERWAY

702 NATIONAL COURT

±250,500 SF



▲ DOCK DOORS

■ GRADE DOORS

700 NATIONAL COURT

±17,000 SF

Building Size
±17,000 SF

Office
Spec office buildout

Clear height
16'-18'

Power
800amps@ 480v, 3-phase
4W

Floors
4" slab

Building Dimensions
280' x 60'

Loading
1 grade-level door

Ideal for
R&D, assembly, office,
showroom

HVAC
Central HVAC

Gated Parking
120 spaces

Ceilings
Exposed ceilings
throughout

Outdoor space
Garden patio

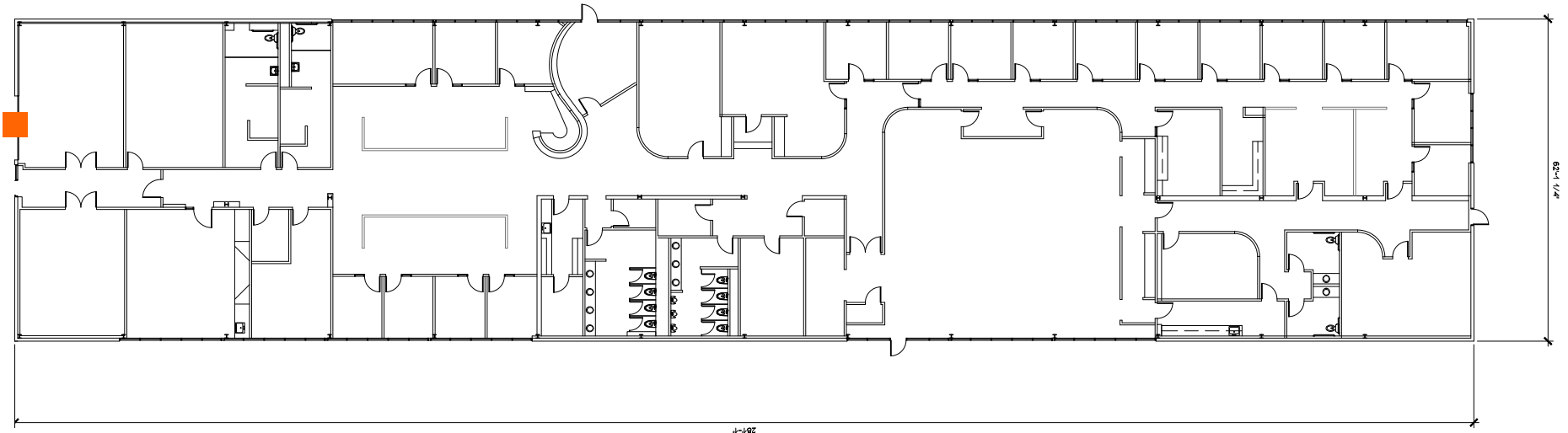


FLEX R&D SPACE MARKET-READY
IMPROVEMENTS INCLUDING RENDERINGS
AND PLANS AVAILABLE UPON REQUEST

700 NATIONAL COURT

±17,000 SF

AS-BUILT OFFICE PLAN

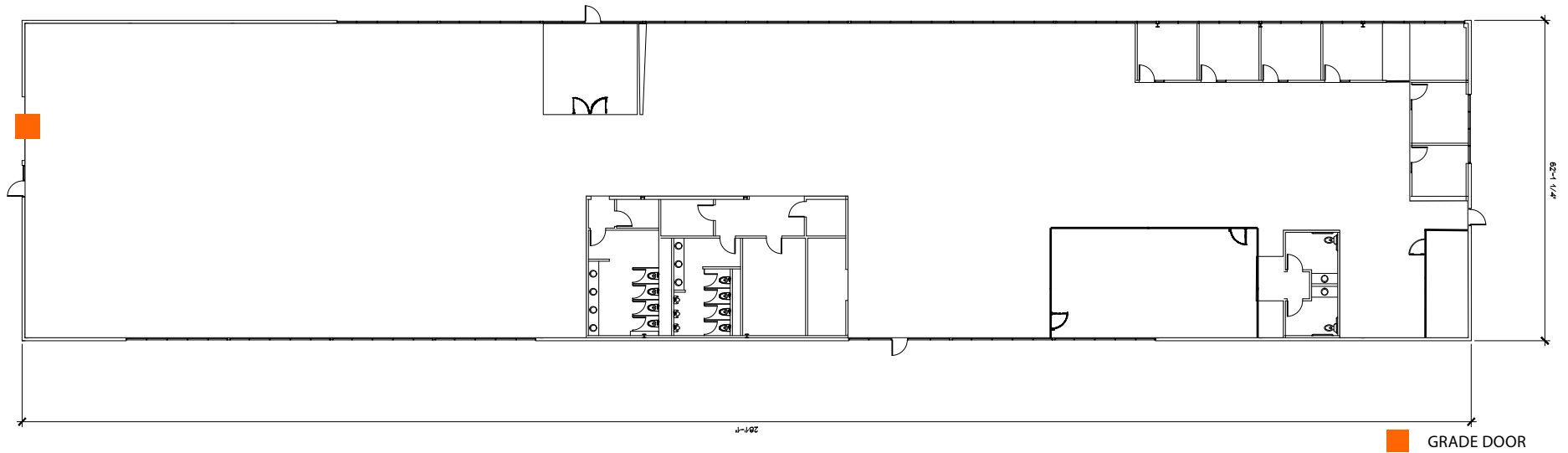


 GRADE DOOR

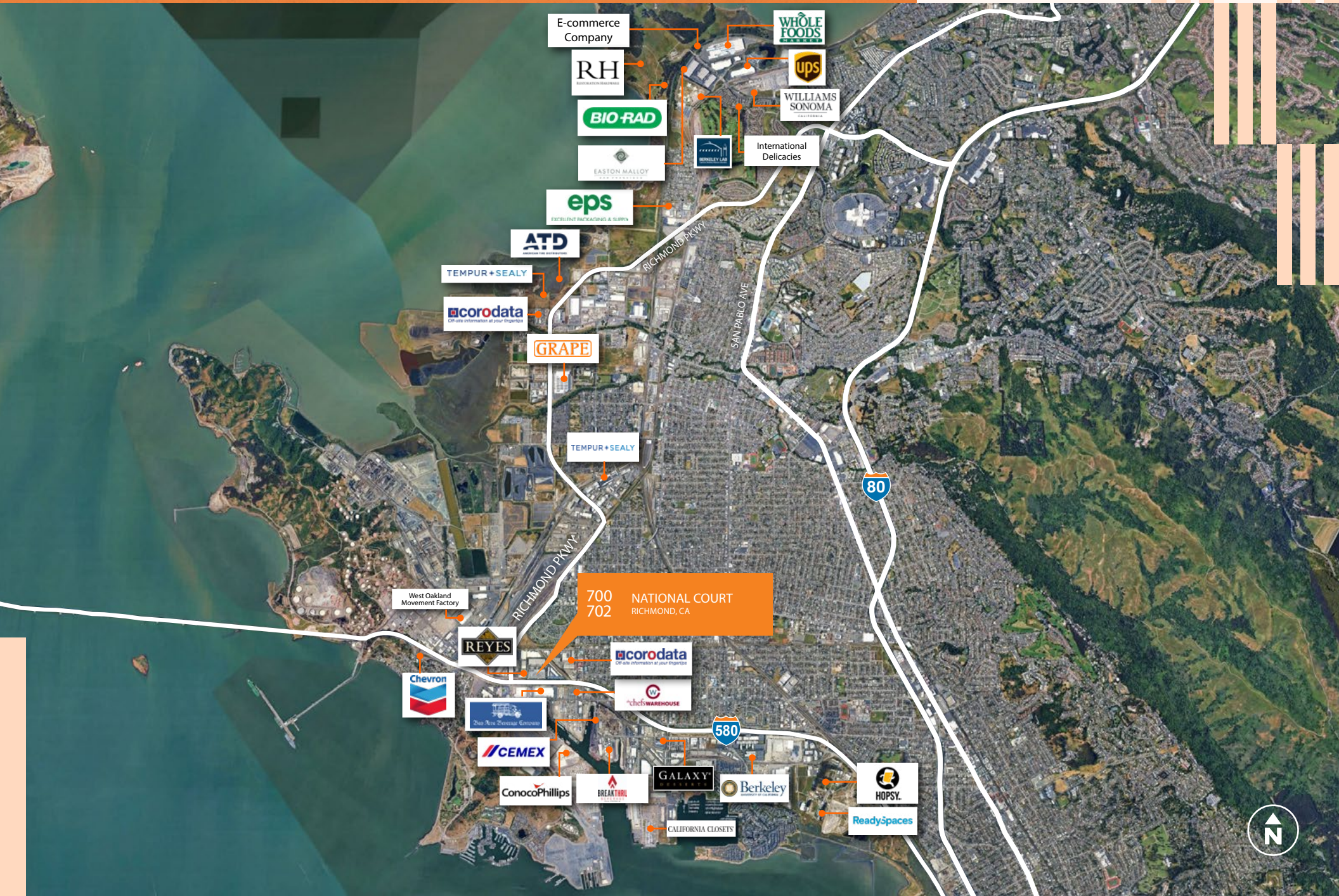
700 NATIONAL COURT

±17,000 SF

FLEX R&D PLAN - ALTERNATIVE OPTION 1



CORPORATE NEIGHBORS



DELIVERY DRIVE TIMES



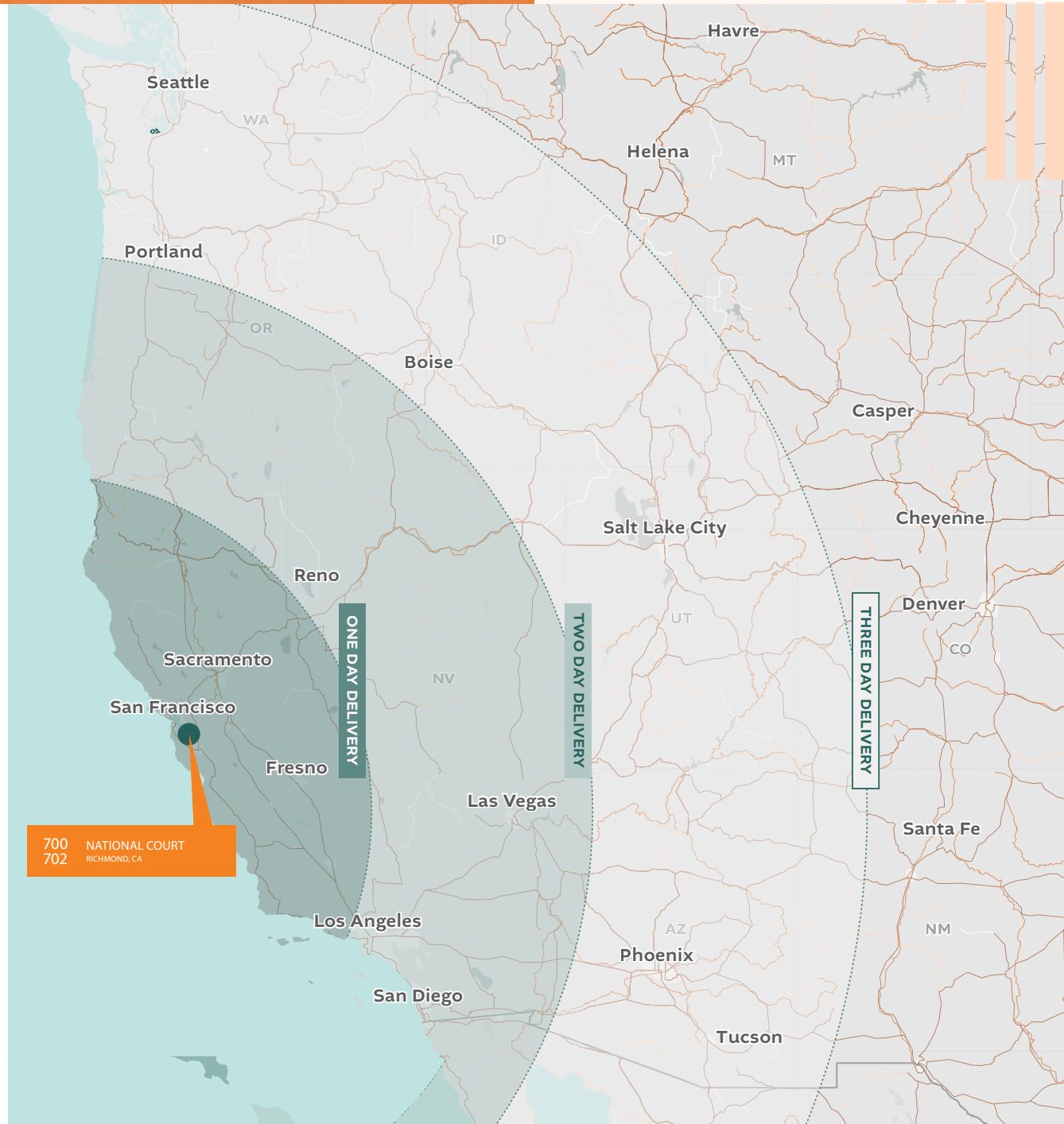
To Cities

Fresno 175 miles	Salt Lake City 745 miles
Los Angeles 380 miles	Boise 668 miles
Las Vegas 569 miles	Portland 635 miles
Phoenix 759 miles	Seattle 839 miles
Reno 218 miles	Denver 1,254 miles

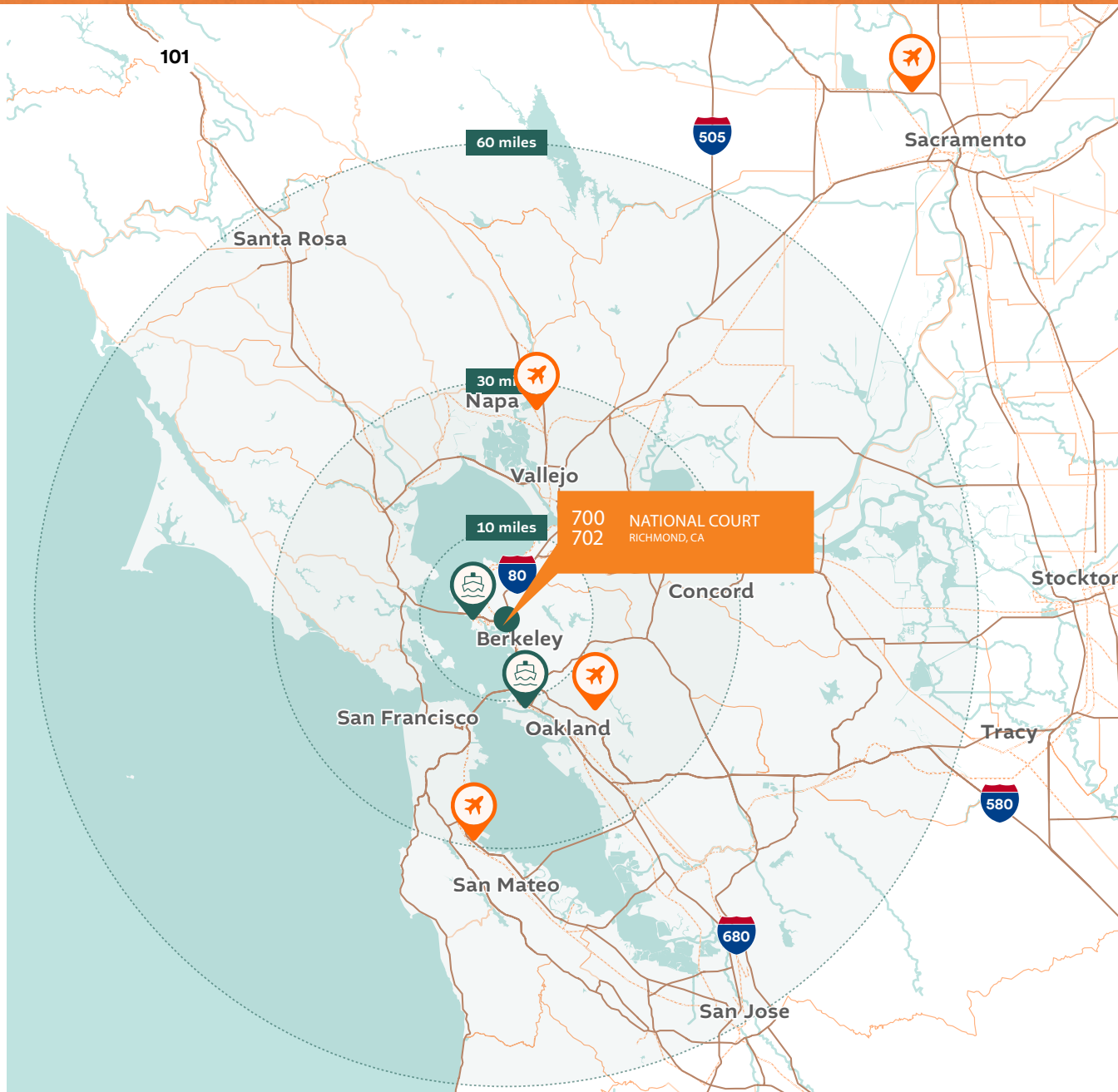


Transit Days From 702 National Court

- 1 day delivery
- 2 day delivery
- 3+ day delivery



ACCESS TO THE BAY



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

Ports of Richmond 3.6 miles

Ports 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

700-702 NATIONAL COURT



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



116,814

Number of Residents
Projected by 2027



57,423

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.

700-702 NATIONAL COURT



ACCESS TO TALENT & CONSUMERS

Within 30 minutes



Total
Population
1,422,882



Median Disposable
Income
\$93,881



Median Home Value
\$1,075,390



Warehousing
& Distribution
Employees
44,676



Median Household
Income
\$113,976



Millennial Population
(Born 1981 to 1998)
400,337



Manufacturing
Employees
44,914



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



Total
Households
549,877

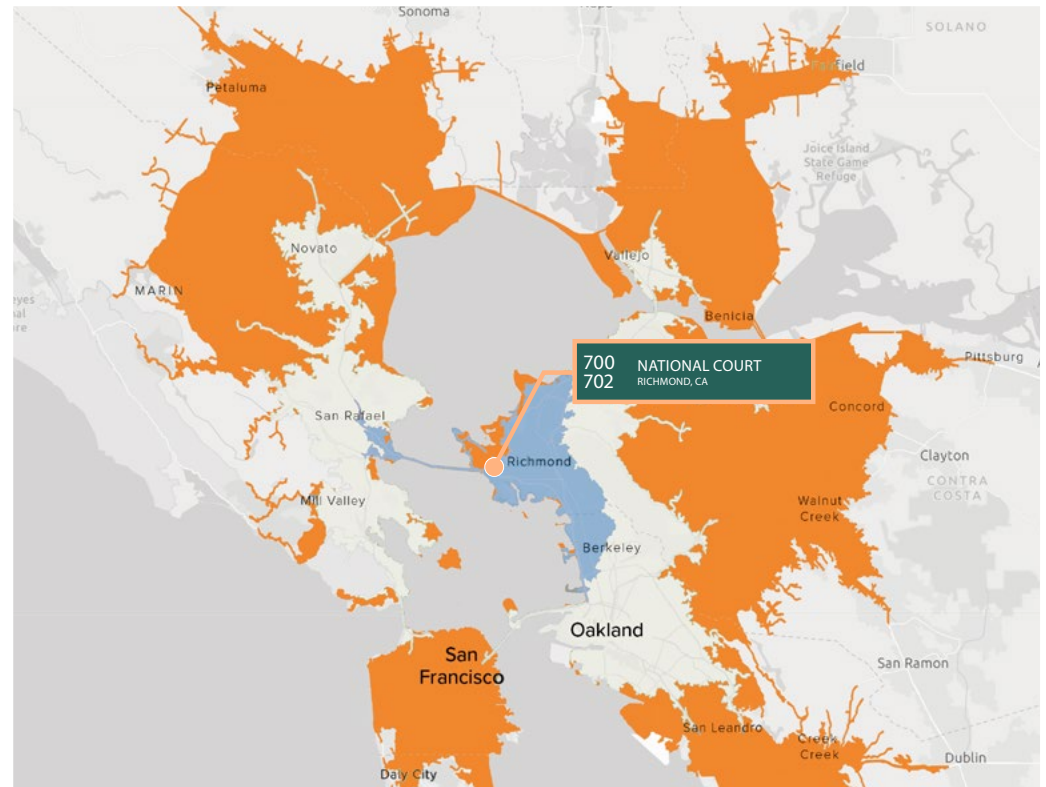


Household Income
100K+
304,808



Ordered item
online in last
12 months
1,031,149

Drivetime Map



15 min 30 min 45 min

700-702

NATIONAL COURT
RICHMOND, CA

Kristi Childers
+1 510 812 2878
kristi.childers@jll.com
RE Lic. #01997043

Eddie Shuai
+1 510 285 5368
eddie.shuai@jll.com
RE Lic. #01454419

Jason Ovidia
+1 510 285 5360
jason.ovadia@jll.com
RE Lic. #01742912

Matt Bracco
+1 925 200 3537
matt.bracco@jll.com
RE Lic. #01185434

Chad Rawlings
EQT Real Estate
+1 206 310 4229
chad.rawlings@eqtexeter.com



REAL
ESTATE

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025, Jones Lang LaSalle IP, Inc. All rights reserved.
Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260