

# Portside Commerce Center

1411 HARBOUR WAY S, RICHMOND, CA

## Property Highlights

**202,371 SF**  
AVAILABLE

**45 total**  
DOCK & GRADE DOORS

**6,775 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

**Unique 202,371 SF**  
**industrial development**  
**with maritime access on**  
**the Port of Richmond**



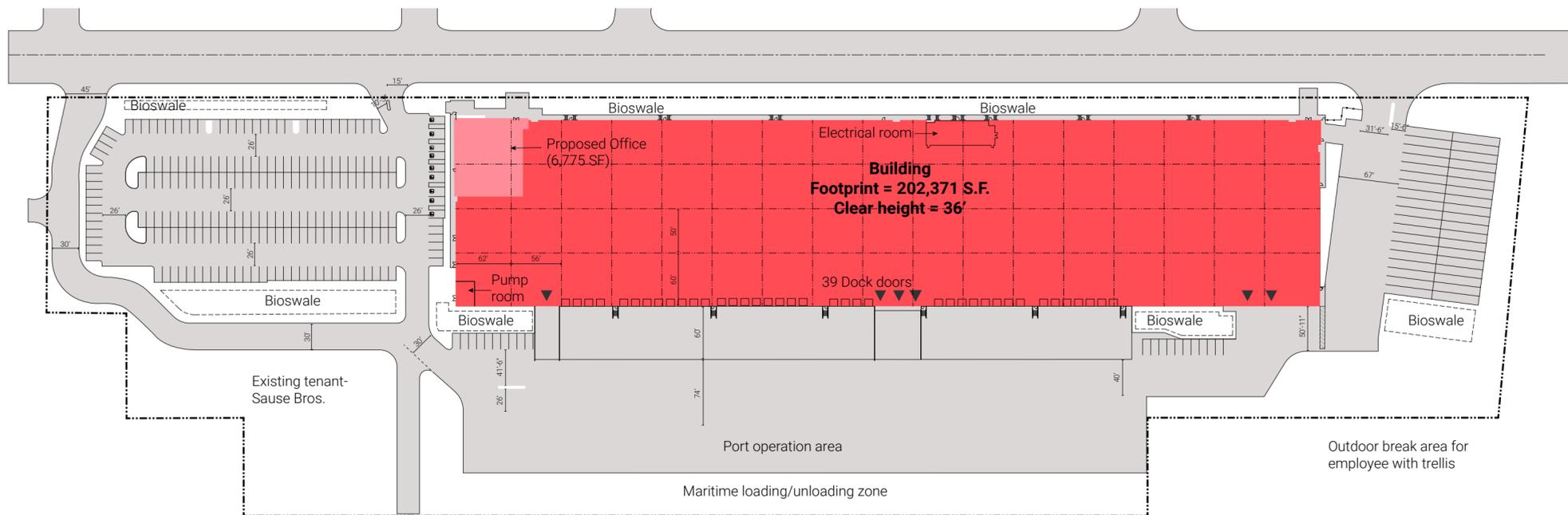
# Building Specifications

## Building

**202,371 SF**  
TOTAL

**6,775 SF**  
OFFICE

**LEED Gold**  
Seeking certification



## Site Area

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

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

## Trailer & Auto Parking

<b>Auto</b>	232 stalls (12 EV charging stalls)
<b>Trailer</b>	37 stalls (10' X 55' spaces)



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

<u>Port of Richmond</u>	<u>On-site</u>
<u>I - 580</u>	<u>0.6 mi</u>
<u>I - 80</u>	<u>3 mi</u>
<u>Port of Oakland</u>	<u>13 mi</u>
<u>Port of San Francisco</u>	<u>17 mi</u>
<u>Oakland Airport</u>	<u>21 mi</u>
<u>San Francisco Airport</u>	<u>28 mi</u>
<u>Port of Redwood City</u>	<u>44 mi</u>
<u>San Jose Airport</u>	<u>54 mi</u>

## Easy Access to the Bay Area

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



**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 E-commerce 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

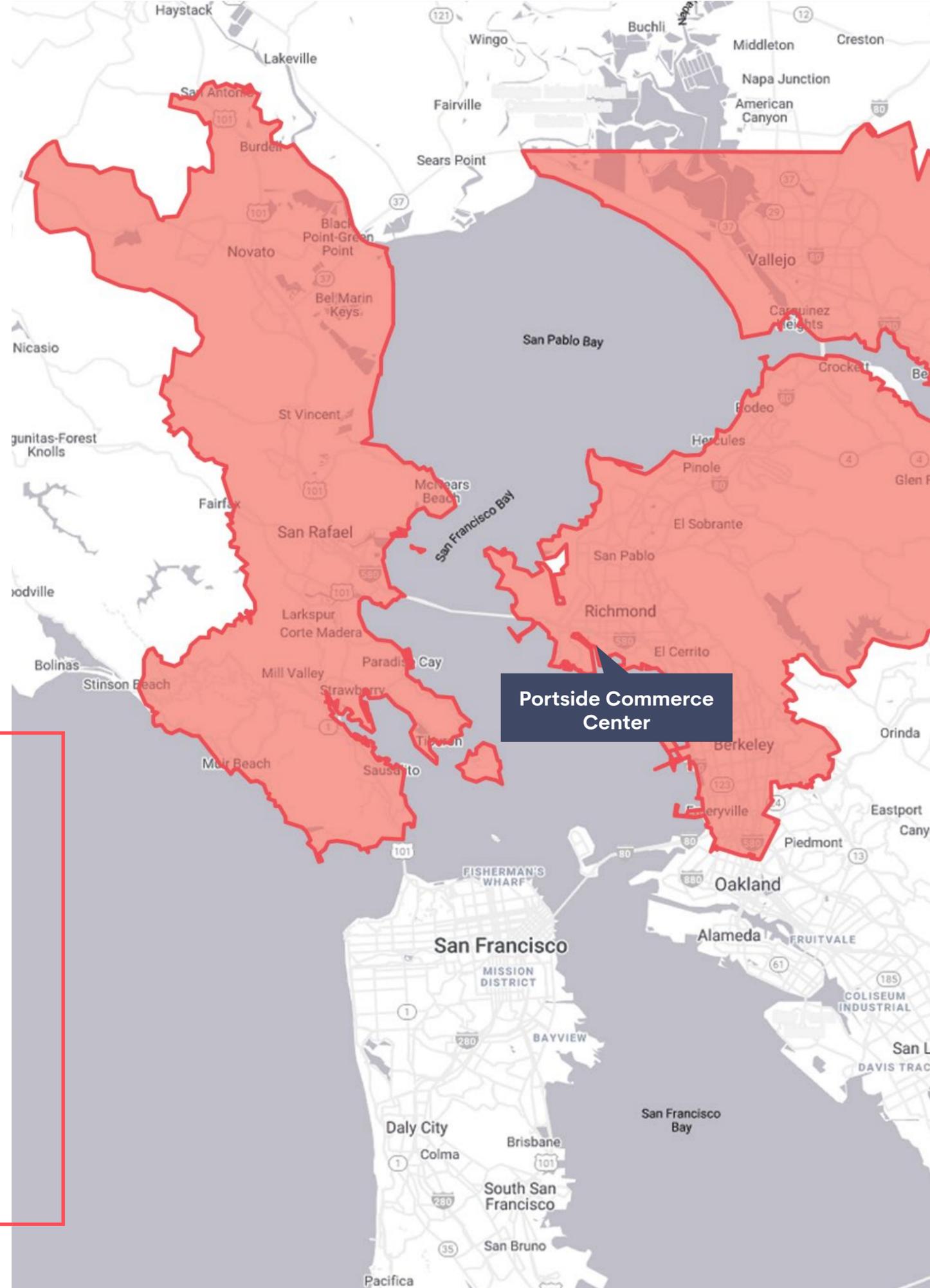
**\$957,108**  
Median Home Value

### 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.

56M+

square feet of logistics space

400+

warehouse, distribution and cold storage properties

89M+

square foot development pipeline



### Tailored to your needs

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



### 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.



### The Brookfield advantage

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



### 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.



# Portside Commerce Center

1411 HARBOUR WAY S | RICHMOND, CA



Ferry  
Terminal

15.97 acres

## Leasing Contacts



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