



±38,920 SF Available

[Virtual Tour](#)

2589 Goodrick

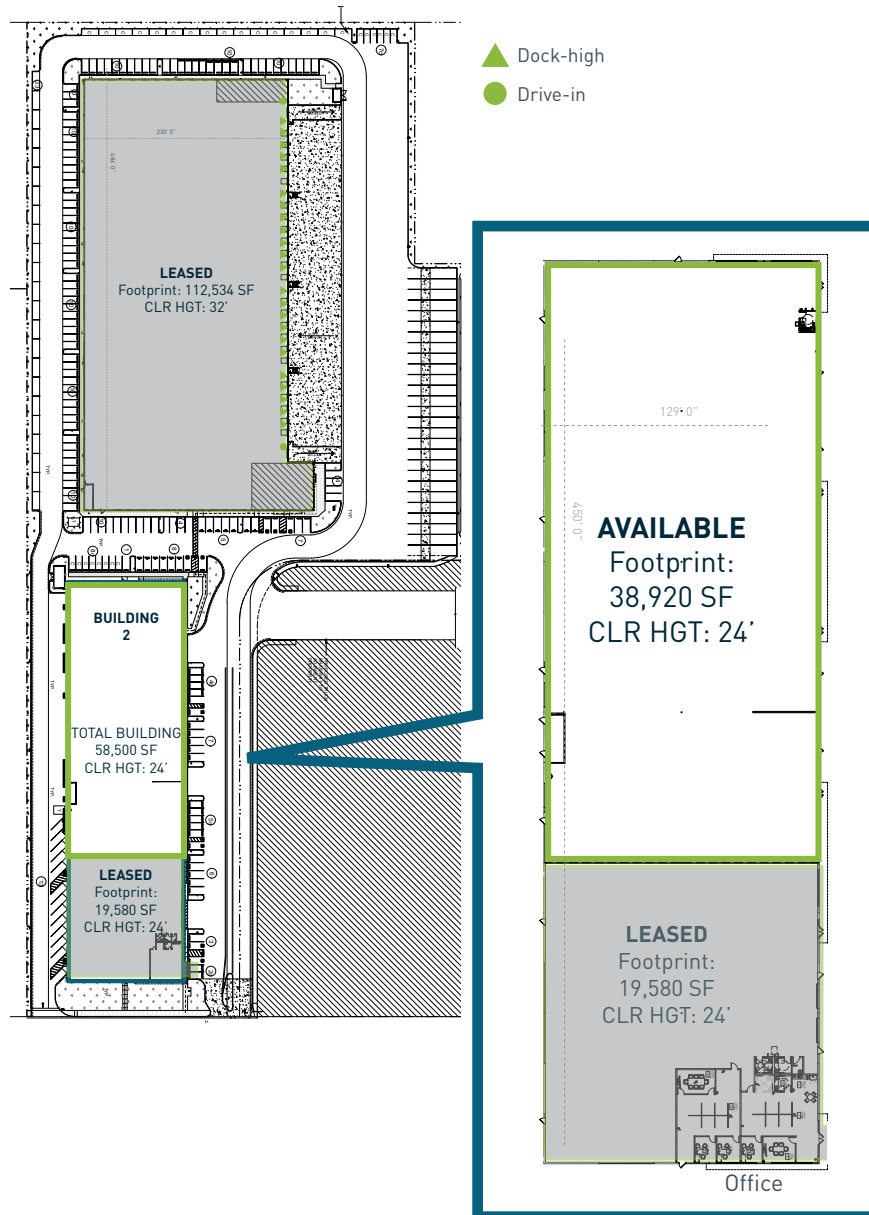
Richmond, CA

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JLL

Building Specifications

±38,920 SF Available



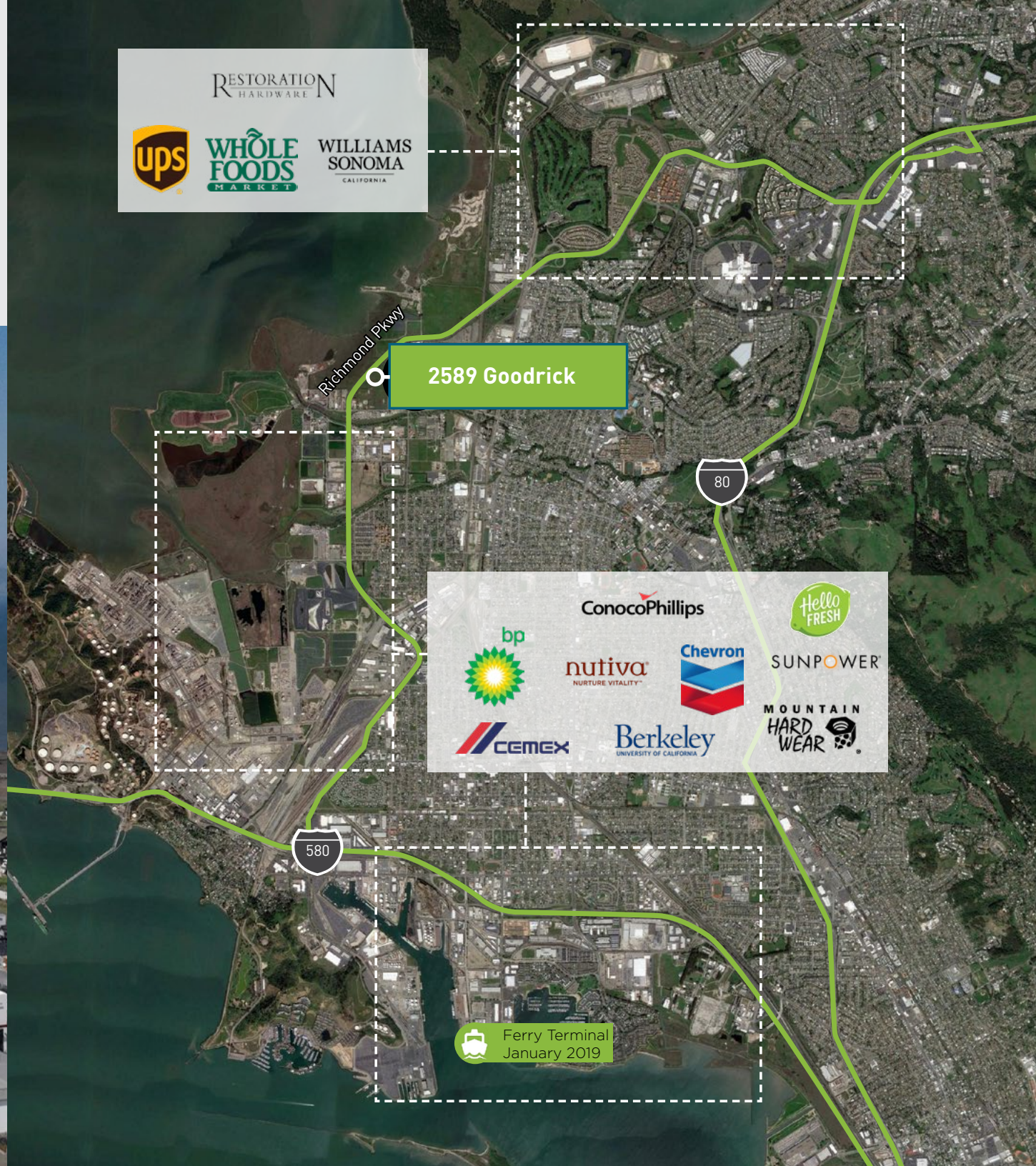
Property Specifications

Size	±38,920 SF (divisible)
Office	Spec office underway
Available	2/1/2027
Clear height	24'
Column Spacing	75' x 65' (typ)
Exterior wall construction	Concrete tilt
Car parking	28 auto stalls
Drive in doors	5
Roof systems	Single-ply
Fire protection	ESFR
Lighting	New energy efficient T-5 lights
Power	±1,400 amps at 277/480V solar-ready
Restrooms	Existing



Location

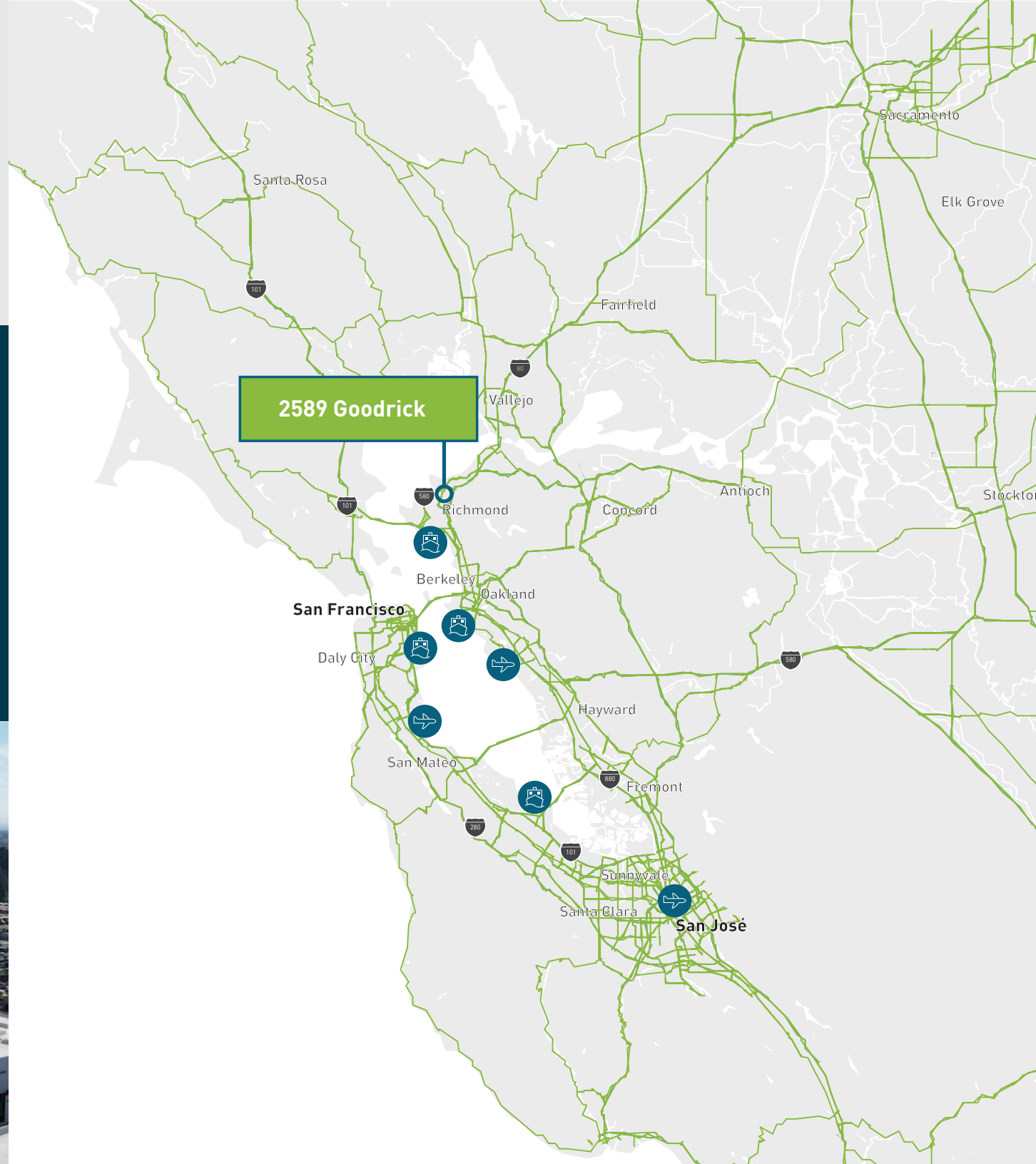
Ideally located close to all major regional transportation links



Location

Ideally located close to all major regional transportation links

Ports & Transportation	Miles
Port of Richmond	4
Port of Oakland	16
Oakland Airport	24
SFO International Airport	31
Napa Airport	27
Bart Station	3



Demographics

Access to attractive consumers and
reliable workforce



	15 min drive	30 min drive	45 min drive	East Bay
Total Population	215,839	1,002,707	2,110,452	
Millennial Population (% of total)	21.80%	22.50%	22.30%	
Median Disposable Income	\$52,362	\$63,175	\$66,055	
Average Disposable Income	\$66,887	\$83,616	\$84,773	
Total Workforce	104,393	517,911	1,131,929	
College Graduates (% of total)	29.10%	51.50%	46.40%	
Transportation/Warehouse employees	5,554	18,124	50,842	
Transportation/Warehouse wage				\$18.24
Manufacturing employees	6,130	29,556	68,857	
Manufacturing wage				\$21.13

High-Growth Community

Great amenities and development

Live.

Catering to a projected 118,000 resident population in 2020, new communities are under construction at the Hilltop, Marina Bay and Brickyard Cove.



Work.

Richmond's commuter transit-oriented developments include new Richmond-to-San Francisco ferry service and BART/Amtrak intermodal station.



Play.

Employees at Goodrick Logistics Center have access to dozens of mainstream dining/retail establishments including Costco, Starbucks, Chipotle, and Target.







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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has deployed more than \$11 billion of total capital across all platforms nationwide, having acquired and developed approximately 125 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit Dermody.com.

About JLL

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