700-702 NATIONAL COURT
RICHMOND, CA

JLL | EQT REAL ESTATE

New 4,000 amps @480v Upgrade in Progress



±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 ±17,000 SF (office only)
702 ±250,500 SF

4,000 amps total (in progress)
500 amps (office only)

702 NATIONAL COURT

±250,500 SF

Building Size
±250,500 SF

Building Dimensions
683’ x 362’

Power
4,000 amps total

Office Size
±7,000 SF

Loading
Single loader

Grade Level Doors
2

Dock-High Doors
20 with levelers

Clear Height
22’

Column Spacing
40’ x 60’

HVAC
Roof mounted packaged units, split systems & heat pumps

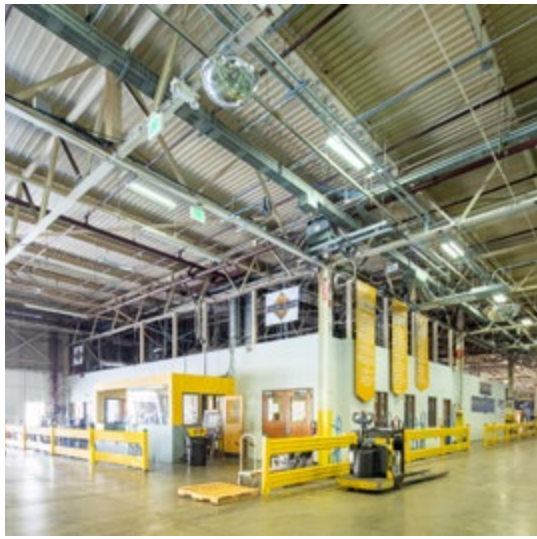
Truck Court
131’

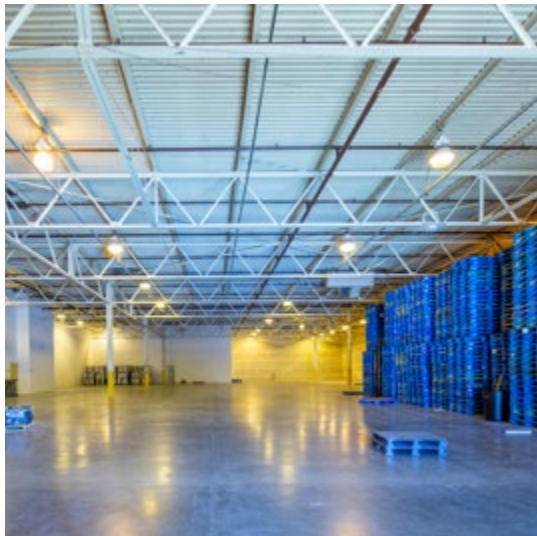
Auto Parking
75 spaces

Fire Suppression
Standard wet system

EXTENSIVE MARKET-READY IMPROVEMENTS UNDERWAY



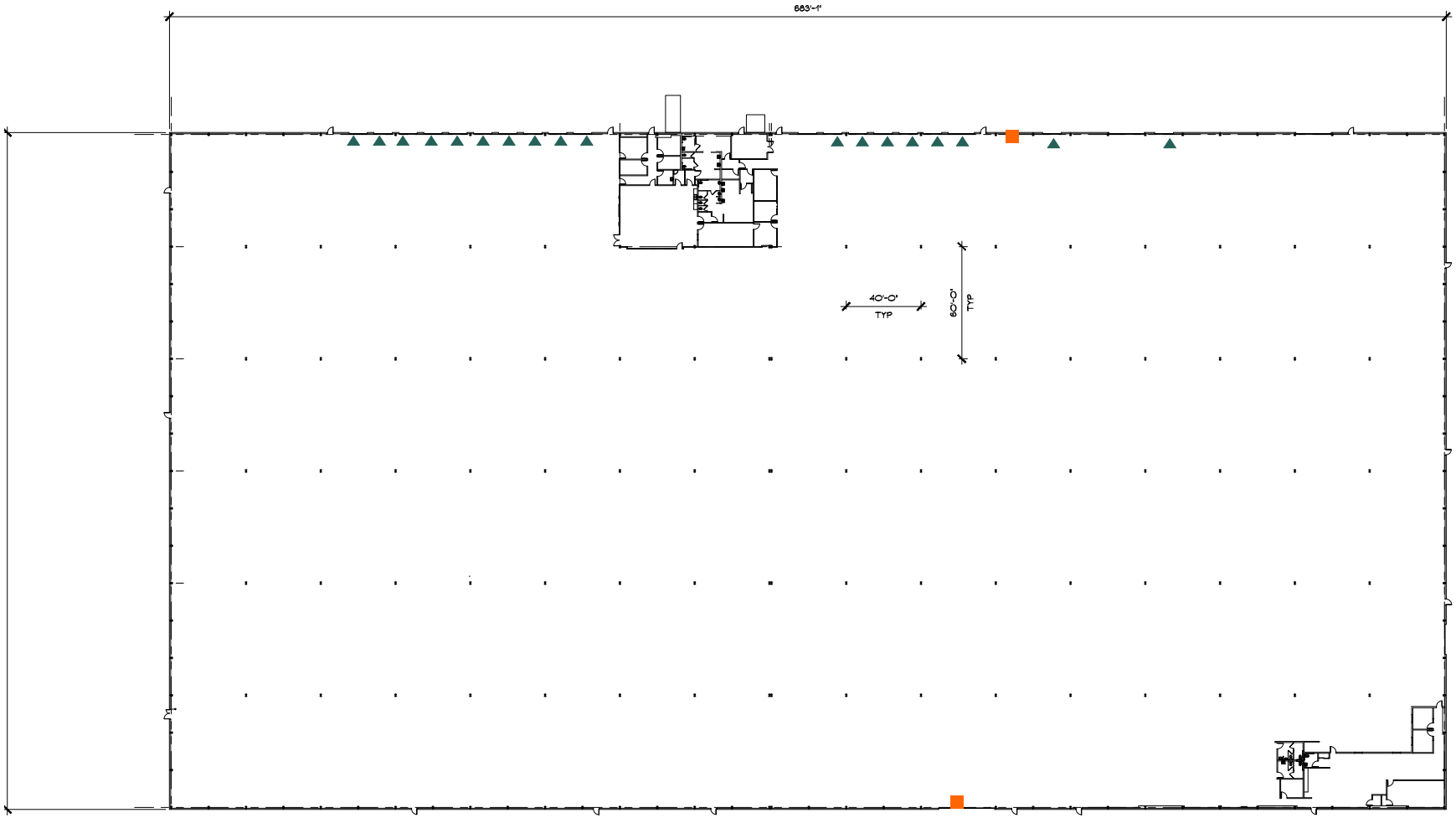




702 NATIONAL COURT

±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
500 amps@ 480v, 3-phase 4W

Floors
4” slab

Building Dimensions
280’ x 60’

Loading
1 grade-level door

Ideal for
R&D, assembly, office, showroom

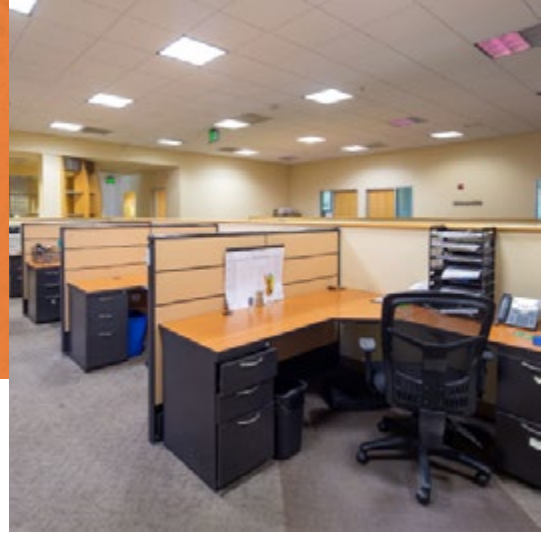
HVAC
Central HVAC

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





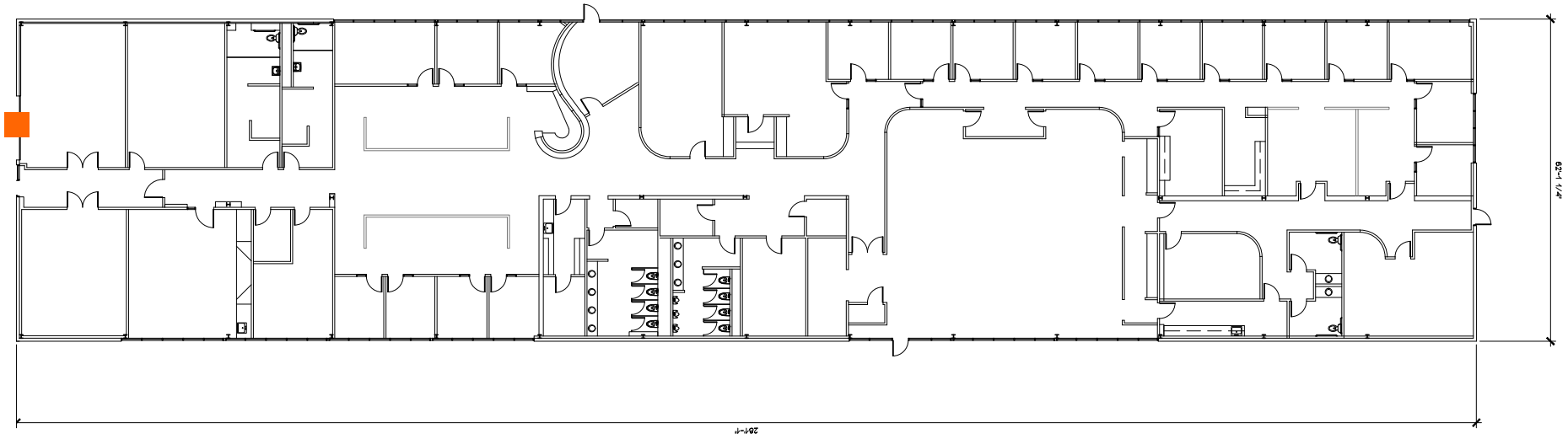


700 NATIONAL COURT

±17,000 SF

AS-BUILT OFFICE PLAN





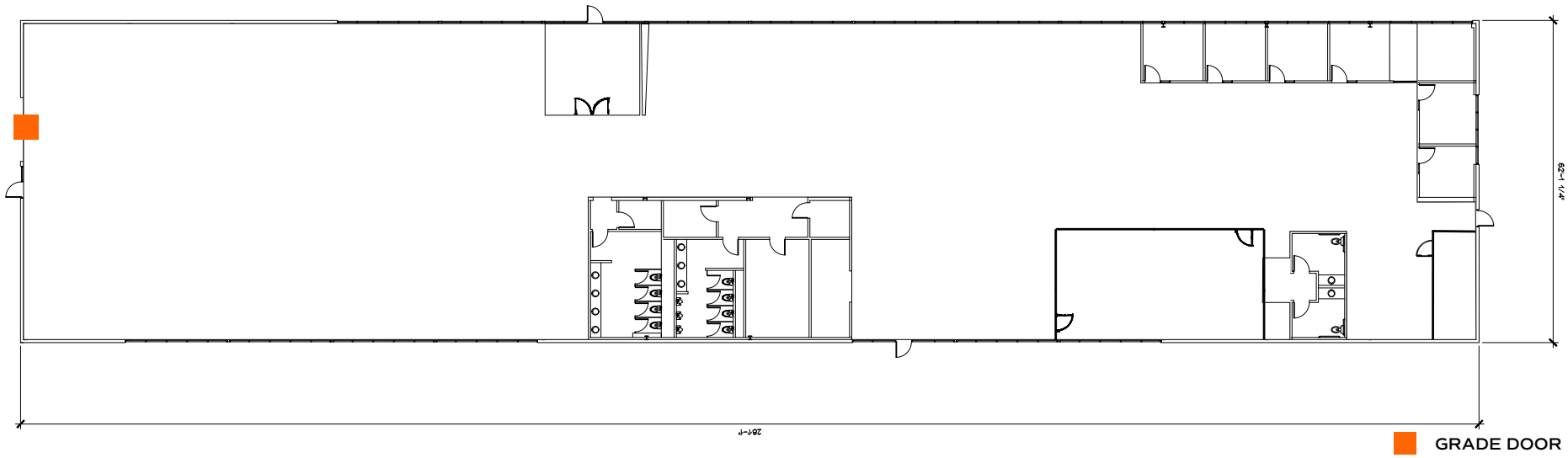
GRADE DOOR

700 NATIONAL COURT

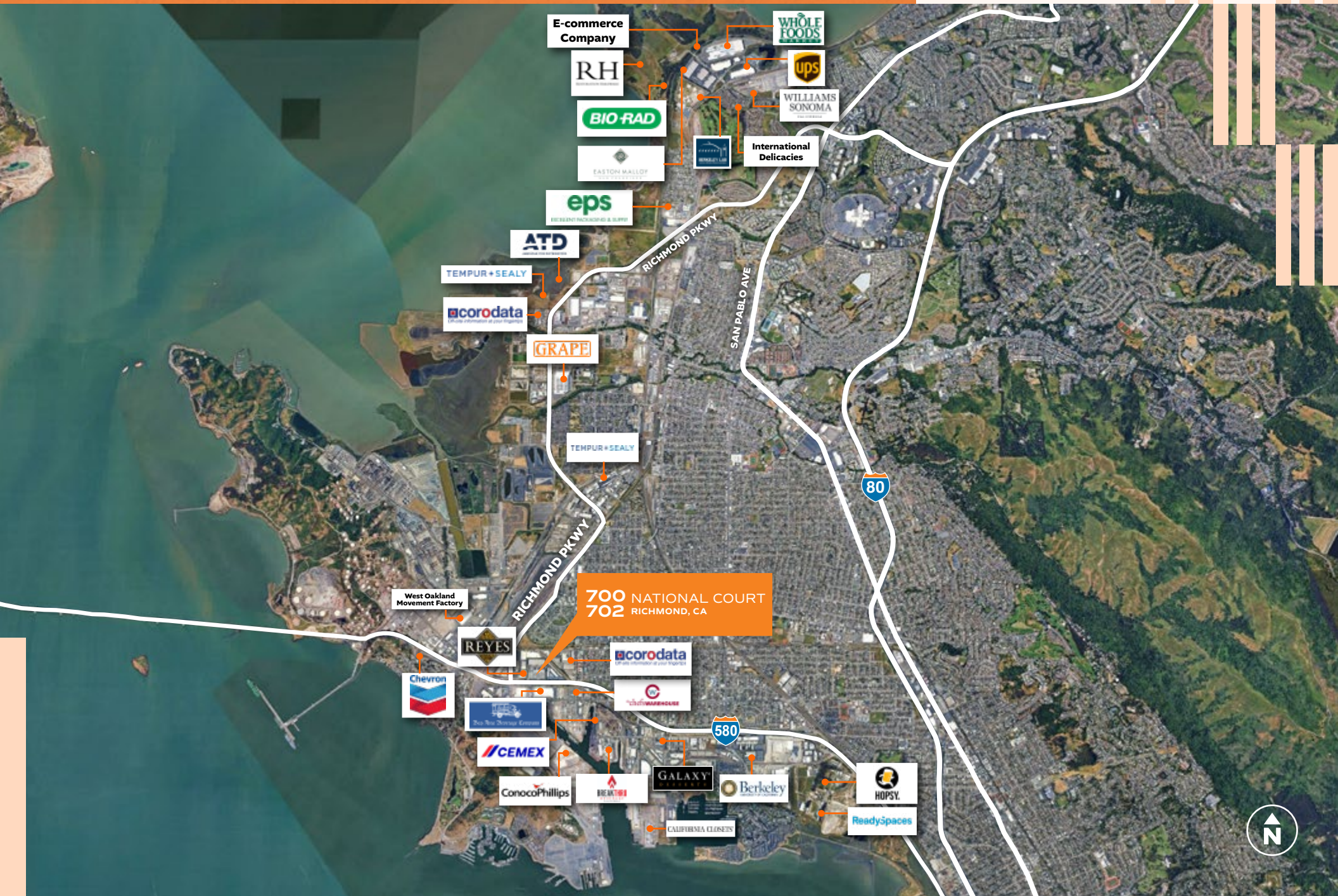
±17,000 SF

FLEX R&D PLAN - ALTERNATIVE OPTION





CORPORATE NEIGHBORS



DELIVERY DRIVE TIMES

To Cities

Fresno
175 miles

Los Angeles
380 miles

Las Vegas
569 miles

Phoenix
759 miles

Reno
218 miles

Salt Lake City
745 miles

Boise
668 miles

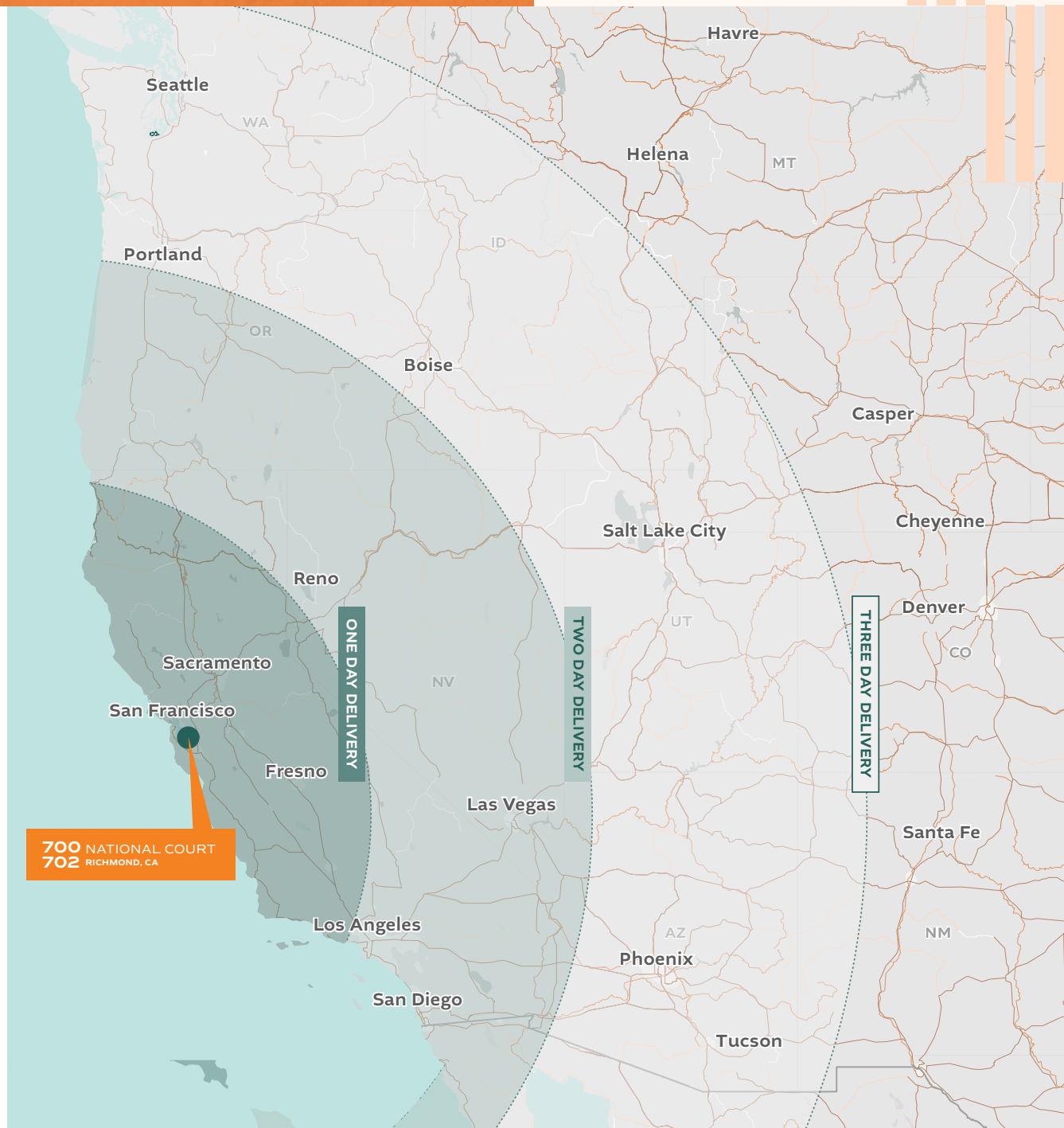
Portland
635 miles

Seattle
839 miles

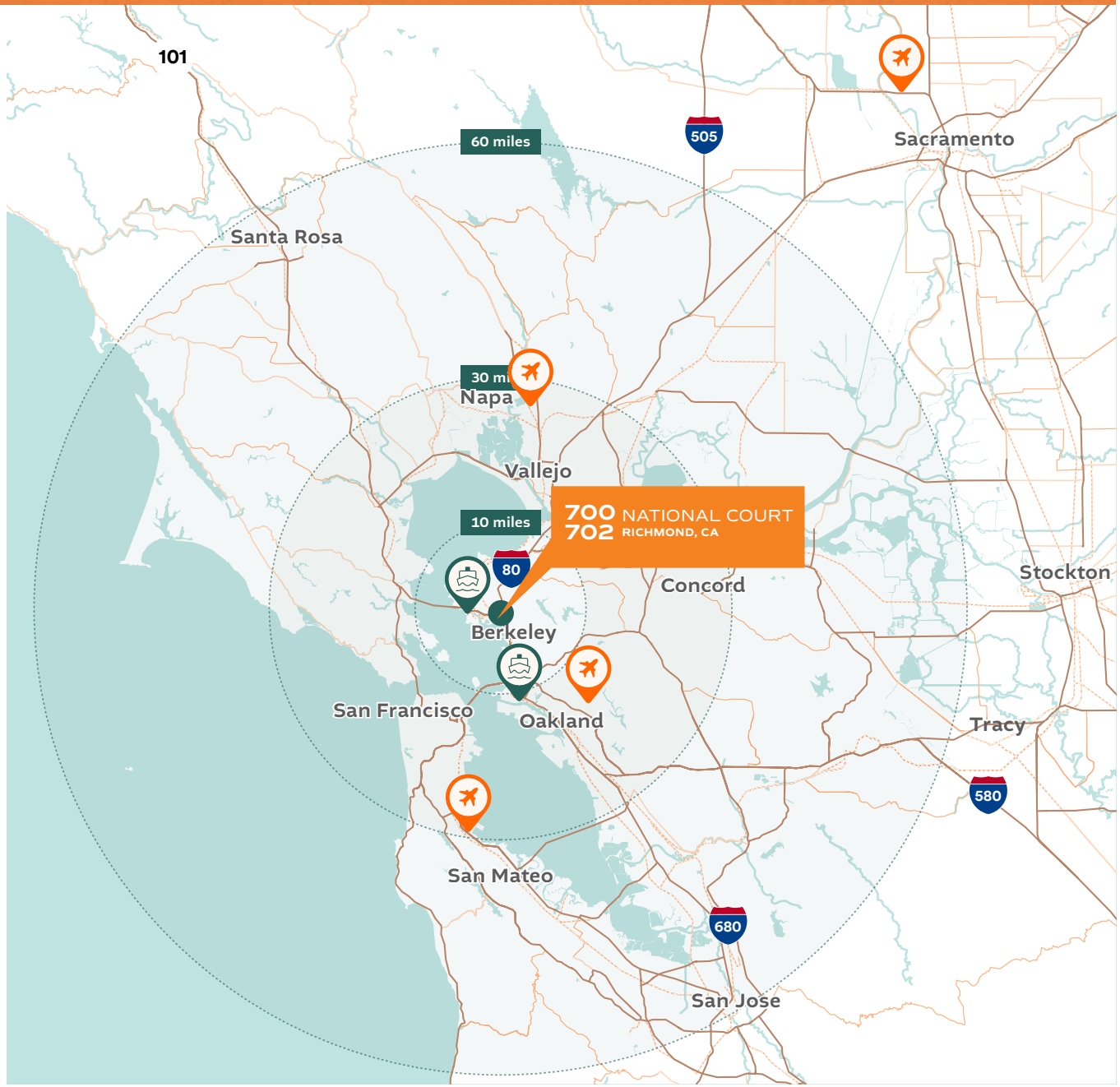
Denver
1,254 miles

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 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.

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ACCESS TO TALENT & CONSUMERS

Within 30 minutes

Total Population
1,422,882

Median Home Value
$1,075,390

Median Household Income
$113,976

Manufacturing Employees
44,914

Total Households
549,877

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

Median Disposable Income
$93,881

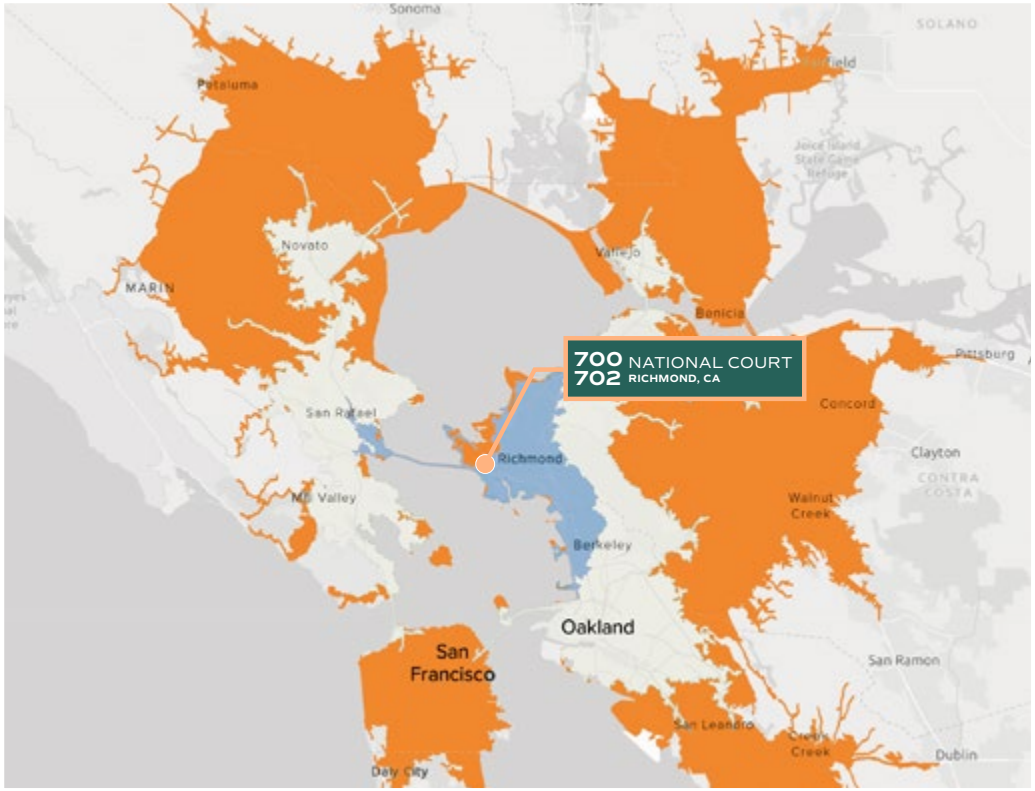
Warehousing & Distribution Employees
44,676

Millennial Population (Born 1981 to 1998)
400,337

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

Household Income 100K+
304,808

Drivetime Map



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RICHMOND, CA

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