

# POINT RICHMOND COMMERCE CENTER

*Richmond* | CA



## GET TO *THE POINT*

**JASON OVADIA**  
+1 510 285 5360  
jason.ovadia@am.jll.com  
CA Lic. #01742912

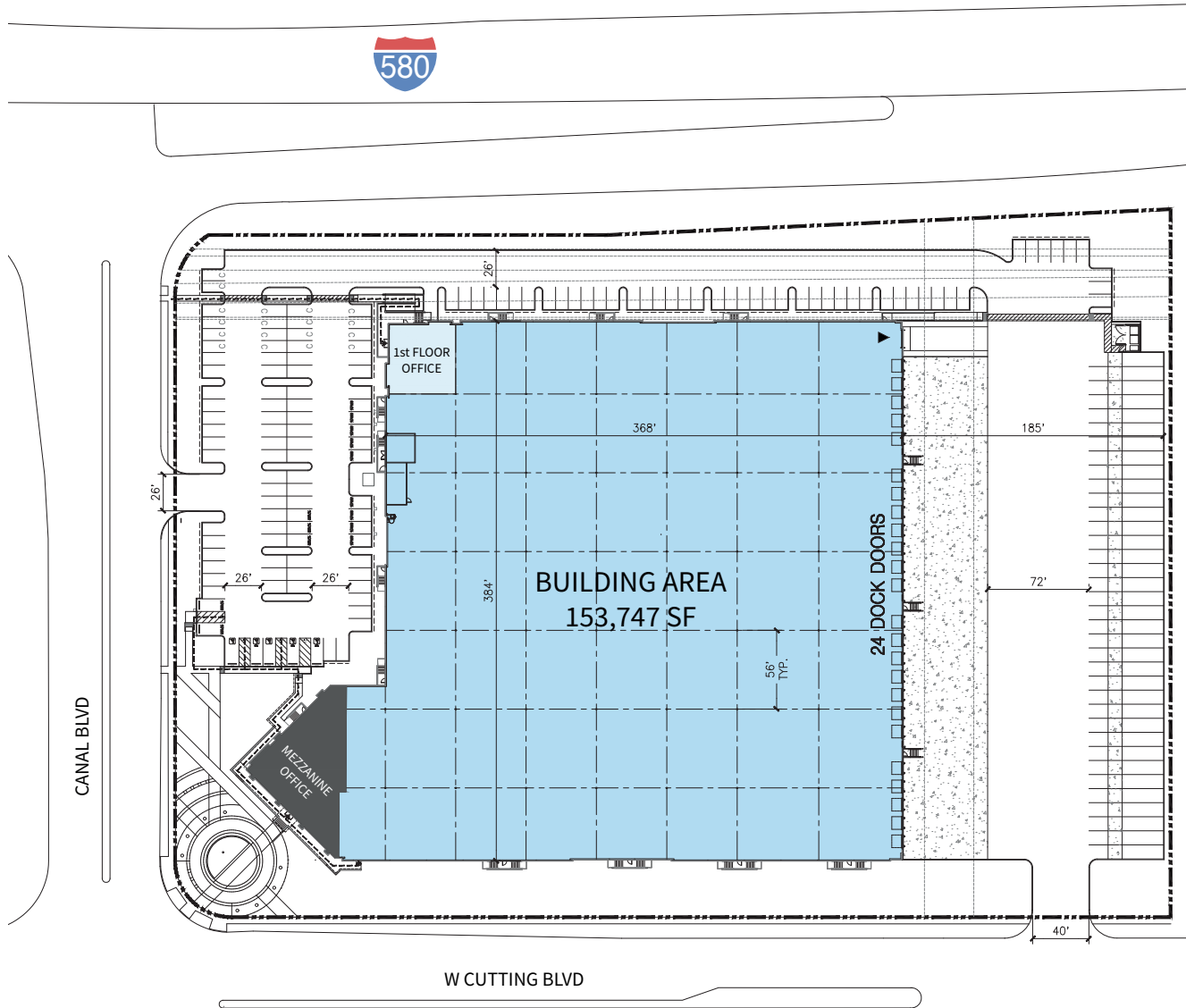
**GREG MATTER**  
+1 650 480 2220  
greg.matter@am.jll.com  
RE Lic #: 01380731

**PATRICK METZGER**  
+1 510 285 5362  
patrickj.metzger@am.jll.com  
RE Lic. #01888895

**MIKE MURRAY**  
+1 510 285 5361  
mike.murray@am.jll.com  
RE Lic. #01758816



# BUILDING SPECIFICATIONS



Gross site area  
7.9 acres



Total s.f.  
±153,558 s.f.



Warehouse  
±144,752 s.f.



Office s.f.  
First Floor ±4,750 s.f.  
Mezzanine ±4,245 s.f.



Building depth  
368'



Clear height  
36'



Truck court depth  
185'



Column Spacing  
56' TYP



Power  
4,000 Amps



Total dock high doors  
24



Trailer parking  
40 Spaces



Slab  
8"



Sprinklers  
ESFR



Auto parking  
137 Spaces

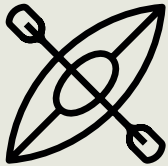
# EXCEPTIONAL AMENITIES



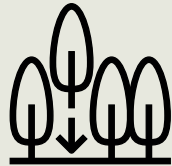
*Direct Bay Trail Access*



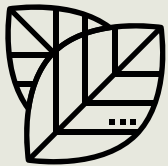
*Water Views*



*Public Boat Launch*



*Extensive Landscaping*



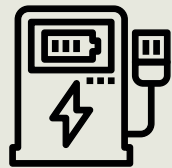
*LEED Silver Certified*



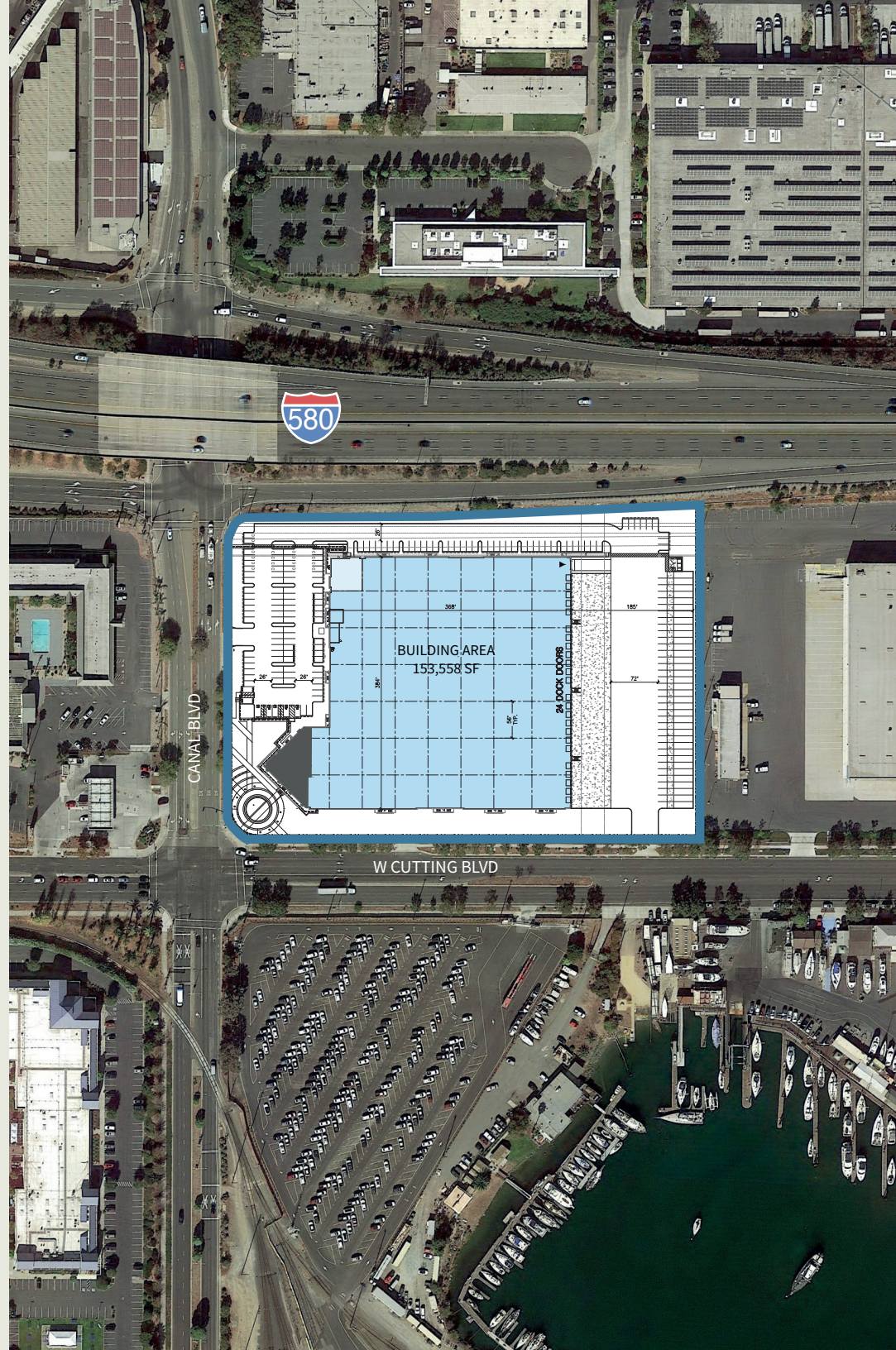
*Freeway Visibility*



*Solar Ready*



*Charging Stations*



# RICHMOND

## Downtown Point Richmond & Nearby Amenities



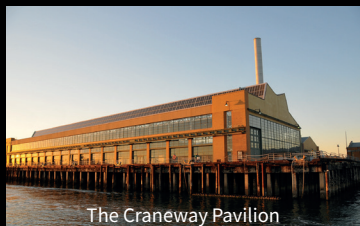
Kaleidoscope Coffee



Up & Under Bar & Grill



Raymond's Pizzeria



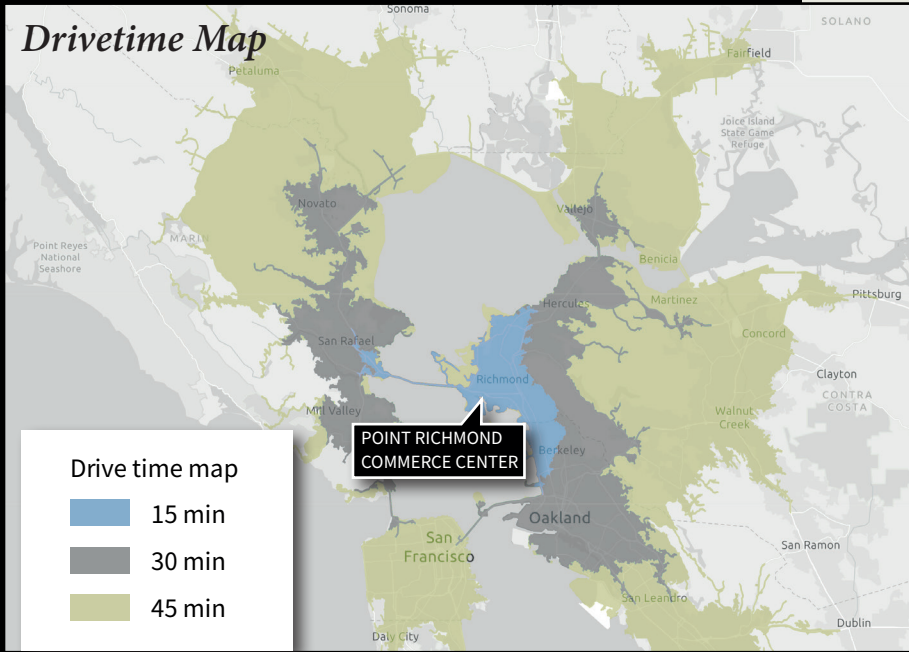
The Craneway Pavilion



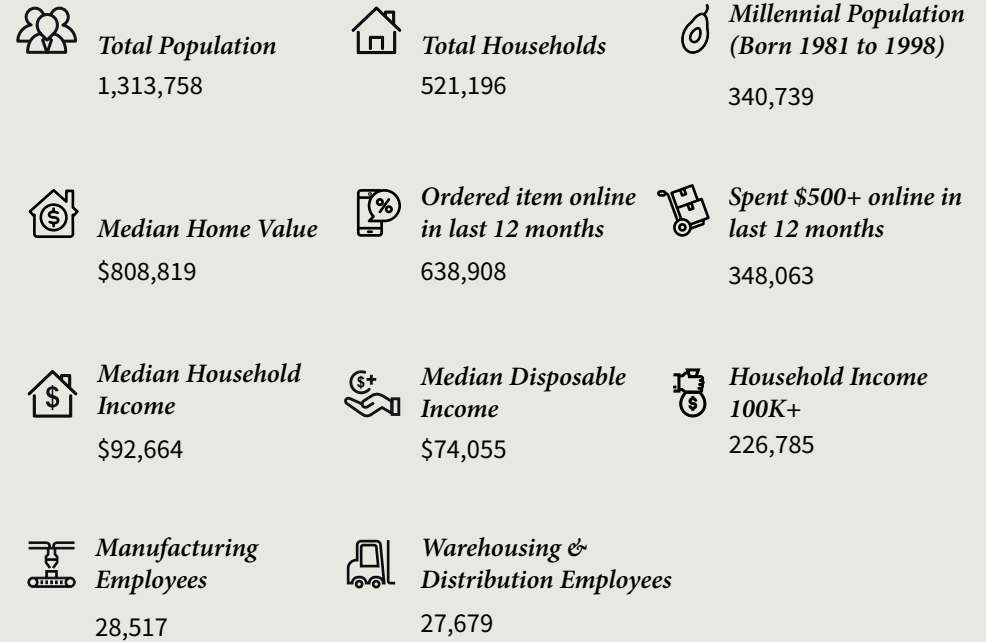
The Richmond Plunge



# STRATEGIC LOCATION & COST SAVINGS



## Access to consumers and talent in 30 minutes (2020)



## Operational cost savings

R/T cost per cargo van run\*

	W CUTTING	PORT OF OAKLAND	SAN LEANDRO
<b>\$ OVER BASE</b>	\$0	\$2,398,490	\$4,259,306
<b>COST SAVINGS ON 150,000 SF</b>		\$1.33 sf/mo	\$2.37 sf/mo

**Point Richmond Commerce Center can save you \$2.37 SF/month to service consumers in Marin compared to a warehouse in San Leandro.**

\*assuming 200 round trips

# REGIONAL ACCESS

## POINT RICHMOND COMMERCE CENTER

### Mass Transportation

Richmond BART	2.5 miles
Richmond Amtrak	2 miles
Richmond Ferry	2.5 miles

### Major Roads

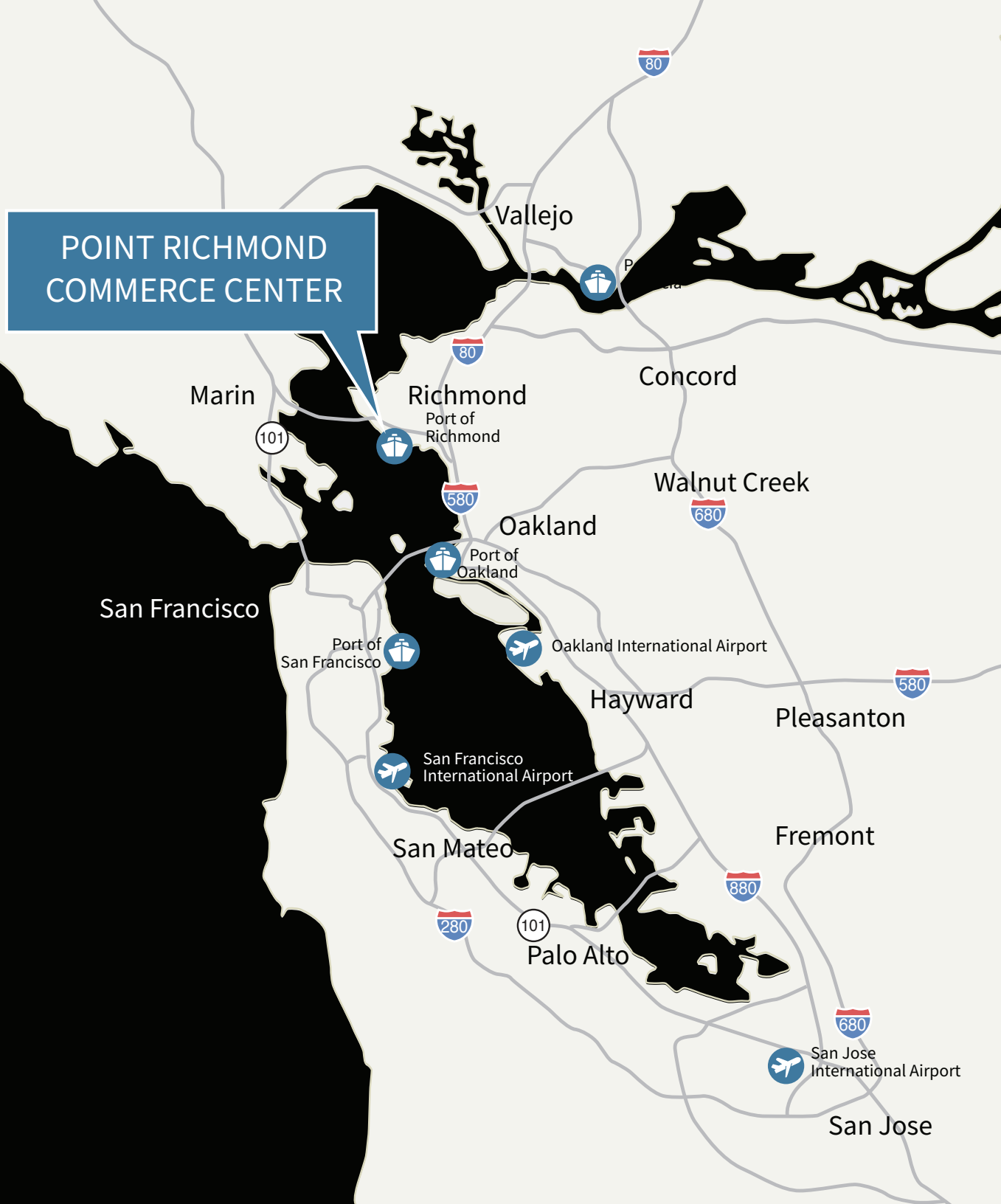
I-580	0.2 miles
US 80	4.5 miles

### Ports

Port of Richmond	2 miles
Port of Oakland	13 miles

### Cities

Marin county	14 miles
Oakland	14 miles
San Francisco	19 miles
Walnut Creek	26 miles





**JASON OVADIA**  
+1 510 285 5360  
jason.ovadia@am.jll.com  
CA Lic. #01742912

**GREG MATTER**  
+1 650 480 2220  
greg.matter@am.jll.com  
RE Lic #: 01380731

**PATRICK METZGER**  
+1 510 285 5362  
patrickj.metzger@am.jll.com  
RE Lic. #01888895

**MIKE MURRAY**  
+1 510 285 5361  
mike.murray@am.jll.com  
RE Lic. #01758816

