

Industrial Sale Comparable

Address: 1732-1776 Wright Ave. Richmond	
Selling Price: \$3,150,000	Cost per Sq. Ft.: \$78.75
Total Building Size: 40,000 sq. ft.	Parcel Size: 47,862 sq. ft.
Sale Date: December 5, 2011	On Market: 6 months
Terms, Conditions, Comments: Buyer purchased as a 50% (20,000 sq. ft.) Owner-occupant with 2 other Tenants in place for balance space of 20,000 sq. ft. Purchased "as-is" - financing through Citibank @ 3.3% fixed for 10 years	
Seller: Fire in the Hole, LLC	Buyer: AA Portable Power Corporation
Listing Broker:	Selling Broker: Robinson Real Estate - Scott Robinson

POTENTIAL MULTI-USE INDUSTRIAL PROPERTY I-580 VISIBILITY OFF MARINA BAY PARKWAY RICHMOND, CALIFORNIA

LOCATION: 1732 Wright Avenue, Richmond, California -- just off Marina Bay Parkway.

DESCRIPTION: Approximately 40,000 square feet of 580 freeway frontage warehouse. May be used for warehouse, light industrial, distribution, personal training, gym, retail and more. This is a very flexible space with dock-high roll-up, a couple of offices, adequate power, high ceilings and excellent light.

FACILITIES / FEATURES:

- Internal full-sized docking bay;
- Clear span;
- Very clean;
- ADA restrooms;
- Kitchenette;
- Break room;
- Conference room
- Office;
- Small yard;
- Great freeway access.

SIZE: 20,000 square feet available for owner/user. 13,000 and 7,000 square feet currently leased

SALE: \$4,000,000.

