

Address: 300 S. 2 nd St., Richmond, CA	
Price: \$925,000	Cost per sq.ft.: \$115.63
Building Size: 8,000 sq. ft.	Parcel Size: Approx. 29,635 sq. ft.
Close Date: May 27, 2015	On Market: 4 months
Terms, Conditions, Comments: Buyer paid all cash. SBA Cal Bank and Trust loan. Took building in "as-is" condition. Reason for extended escrow time was due to an IRS lien that complicated title and took over 4 additional months to remove. Please note that this property had additional land – larger parcel than average for building.	
Seller: Robert Lane	Buyer: Le Chat Nail Products
Listing Broker: Scott Robinson & Ben Enos, Robinson Real Estate	Selling Broker: Same as listing

Industrial Sale Comp



**RICHMOND
WAREHOUSE**

300 S. 2nd St, Richmond

*Property extends all the way through to S. 3rd St and along Maine Ave
Approximately ±8,000 sq.ft. High Clear Industrial Building on a total of 3 parcels
totaling 29,635 sq.ft. of land as follows:*

*Parcel 1 – 15,000 sq.ft. – APN #550-110-017 & Parcel 2- 9,931 sq.ft. – APN#550-110-018
& Parcel 3 - 4,704 sq.ft. – APN#550-110-019*

- *Approx. 1,000 sq.ft. offices*
- *Great Natural Light*
- *High Clear*
- *Easy freeway access – I-580*
- *Power 3 Phase (to be verified)*
- *4 large drive in doors*
- *Warehouse is in 3 sections*
- *Large off St yard paved/fenced*

Sale Price - \$ 999,000

Lease Price - \$ 6,800/Month Gross

FOR SALE