

Industrial Lease Comp

Address: 867 S. 19 <sup>th</sup> Street, Richmond	
Price: \$7,300/mo gross	Cost per sq.ft.: \$0.66/sq.ft.
Unit Size: 11,000 sq.ft.	Yard Size: 8,500 sq.ft.
Start Date: June 2014	On Market: 6 months
Terms, Conditions, Comments: 3 year lease with 3% annual increases. Property accepted in "as is" condition.	
Landlord: Christine Firstenberg	Tenant: Jered's California LLC
Listing Broker: Scott Robinson Robinson Real Estate	Selling Broker: Same



**I-580 Warehouse with Big Yard for Lease**  
**867 S. 19<sup>th</sup> Street, Richmond - Take the Marina Way S. Exit**

***Approximately 11,000 sq. ft. Warehouse and ± 8,500 sq.ft. yard:***

*2 Drive-in Doors  
 ± 2,200 Sq. Ft. Nice Offices  
 Excellent Natural Light*

*Minimum 400 amp 3 phase power  
 Very High Clearance  
 3 Cranes – 2, 3, 3 tons*

**Lease Price: \$8,150/month gross**  
**(approx \$0.69/sq.ft. for building and \$0.06/sq.ft. for yard)**  
*Information Herein Deemed Reliable but not Guaranteed.*