



Industrial Flex Lease Comp

Address: 1401 Marina Way S, Richmond, CA	
Price: \$5,578 per month NNN	Cost per sq.ft.: \$1.20/sq.ft. NNN Net to GR \$0.42/sq.ft.
Unit Size: 4,648 sq. ft.	Yard/Parking Area: 12 parking spaces
Start Date: August 1, 2017	On Market: 8 months
Terms, Conditions, Comments: 5 year lease –Base rent is adjusted annually by 3.0%. Owner is building out industrial infrastructure for winery – power, drains, sinks, flooring, etc \$140,000 tenant improvement costs paid by Landlord. One, five (5) year option to renew lease at Fair Market Value.	
Landlord: Marina Westshore Partners, LLC	Tenant: Purity Wine
Listing Broker: Lee & Associates, Dave McCarty & Joe McGlynn, Ben Jones	Leasing Broker: Robinson Real Estate, Scott Robinson & Ben Enos



OFFICE/FLEX SPACE AVAILABLE FOR LEASE
1401 MARINA WAY SOUTH | RICHMOND, CA