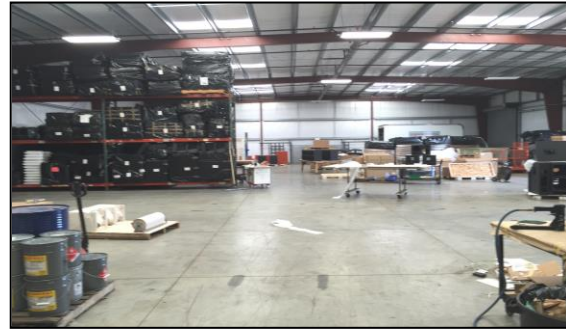




Production Set Up



New Warehouse Addition



Large Paved & Secure Yard



Heavy Power

For Sale: WAREHOUSE & SHOP BUILDING FOR SALE

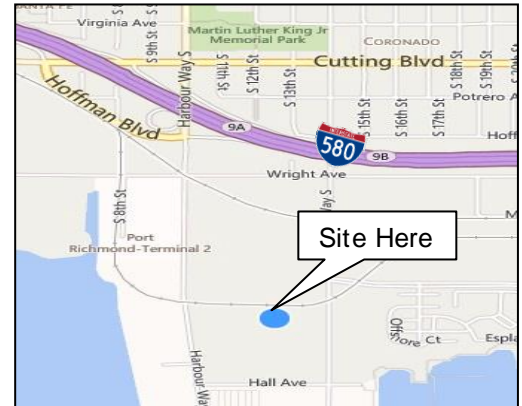
1143 Marina Way South, Richmond

An approximate 19,100 Sq. Ft. Warehouse on 1.29-Acre Lot Featuring:



Office & Breakroom

- ◆ Heavy Power 600 amp 3Φ
- ◆ Sprinklered
- ◆ Clear-span Space
- ◆ 18+' Clear Height
- ◆ Plenty of Natural Light
- ◆ Insulated Shell
- ◆ Steel Frame
- ◆ Two ADA Restrooms
- ◆ 3-14' ht. Roll-up Doors
- ◆ Office & Breakroom



Convenient Location

\$3,100,000

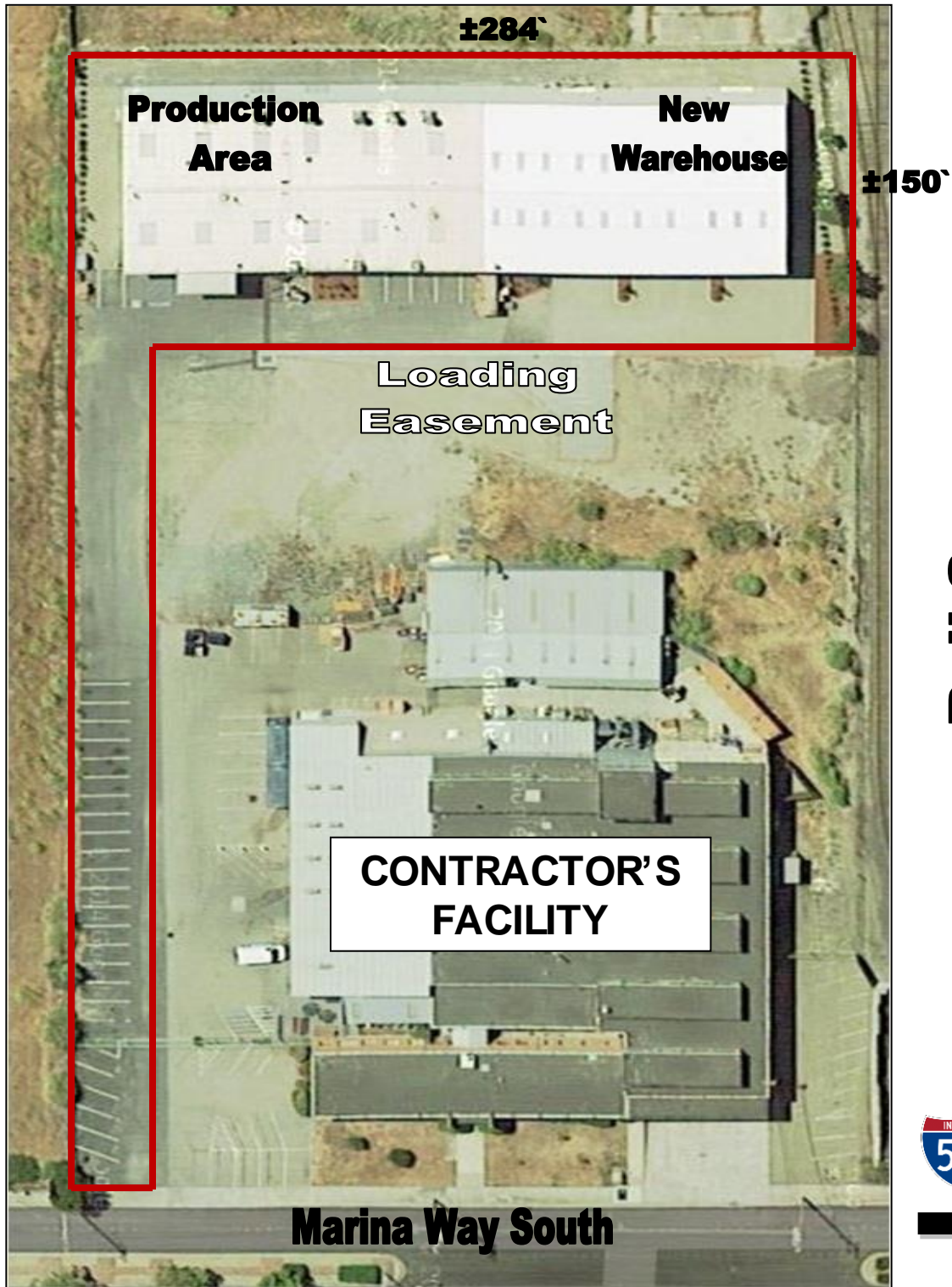
Paint Shop Business also Available, Proven Gross > \$1M/Year...ask for NDA to see #s

Please see aerial view on back and DO NOT DISTURB ON-SITE STAFF!

SHOWING by APPT

CITY:	<i>Richmond</i>	LISTING CO.:	<i>McNally Realty Advisors</i>
ADDRESS:	<i>1143 Marina Way South</i>	LISTING AGENT:	<i>Peter McNally</i>
CROSS STREET:	<i>Regatta Blvd.</i>	PHONE #:	<i>510/848-6007</i>
SPACE AVAIL:	<i>± 19,100 Sq. Ft.</i>	PROPERTY TYPE:	<i>Warehouse & Shop</i>
PRICE:	<i>\$162.30/Sq. Ft.</i>	Fee to S.O:	<i>2.5%</i>

Information Herein Deemed Reliable but Not Guaranteed.



Available:

1143 Marina Way South, Richmond CA
Peter McNally 510-848-6007