

# FOR LEASE OR SALE > ±114,174 INDUSTRIAL SPACE - WITH YARD Free Standing Steel Fabrication Building



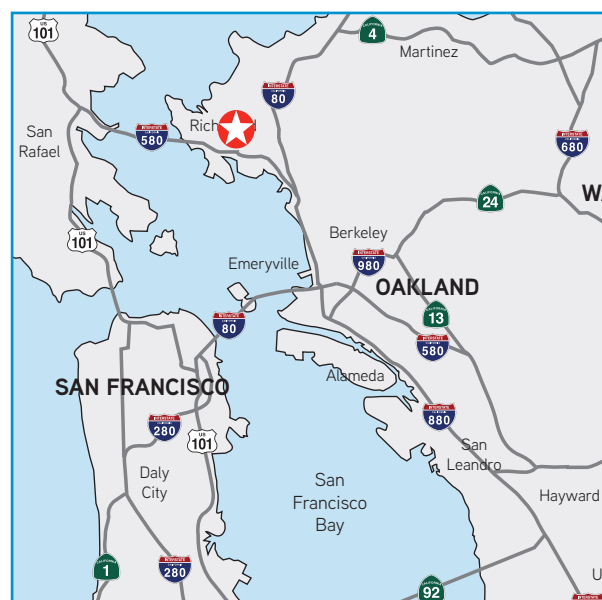
1 W BARRETT AVENUE, RICHMOND, CA



This building is situated on a 5.92 acre parcel and renovation is nearly completed and ready for immediate occupancy.

## Building Features

- > ±4,901 SF of new office space
- > ±2.1 acres of yard area
- > Large crane way
- > Roll-up doors: 9
- > Clear Height: ±30' / Craneway building: 45' under crane
- > 2,000 amps, 480/277 volts, 3-phase power
- > Fire Sprinkler System
- > **Call for Quote**



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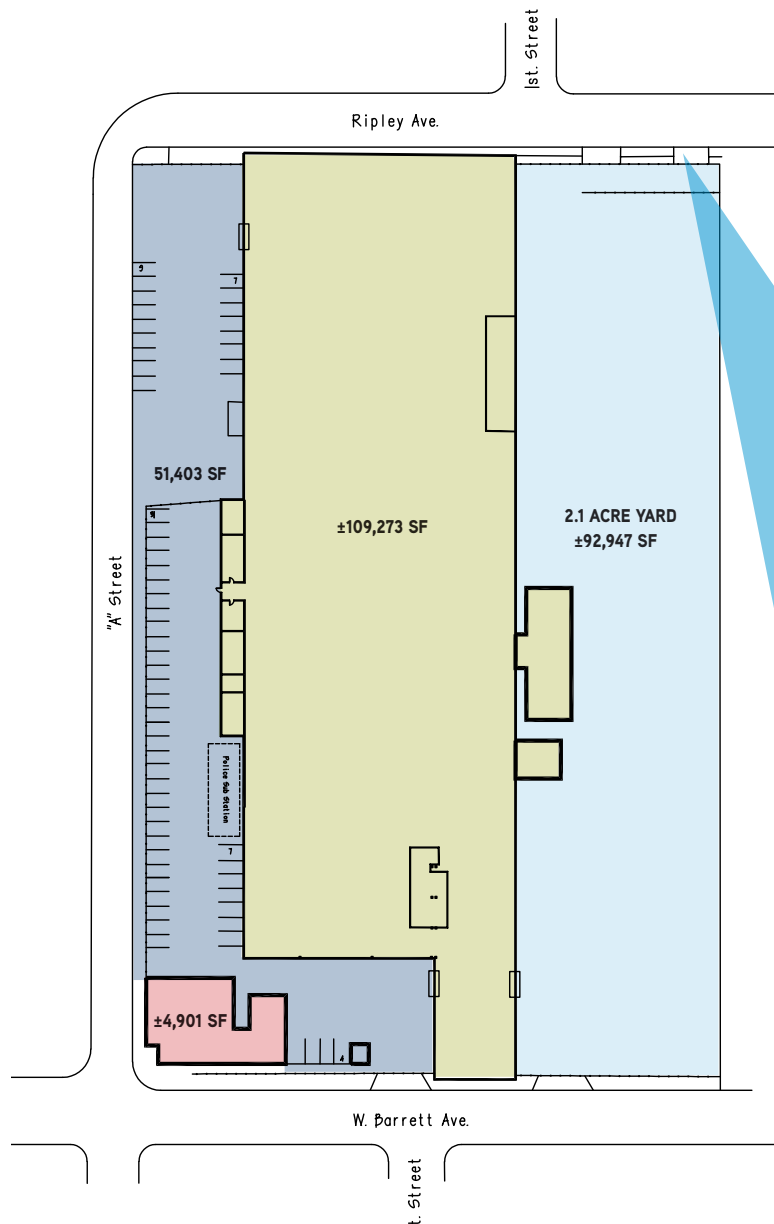
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## Free Standing Steel Fabrication Building



1 W BARRETT AVENUE, RICHMOND, CA



### SITE PLAN KEY

<span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> = YARD	<span style="display: inline-block; width: 20px; height: 10px; background-color: pink; border: 1px solid black;"></span> = OFFICE
<span style="display: inline-block; width: 20px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> = BUILDING	<span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> = PARKING

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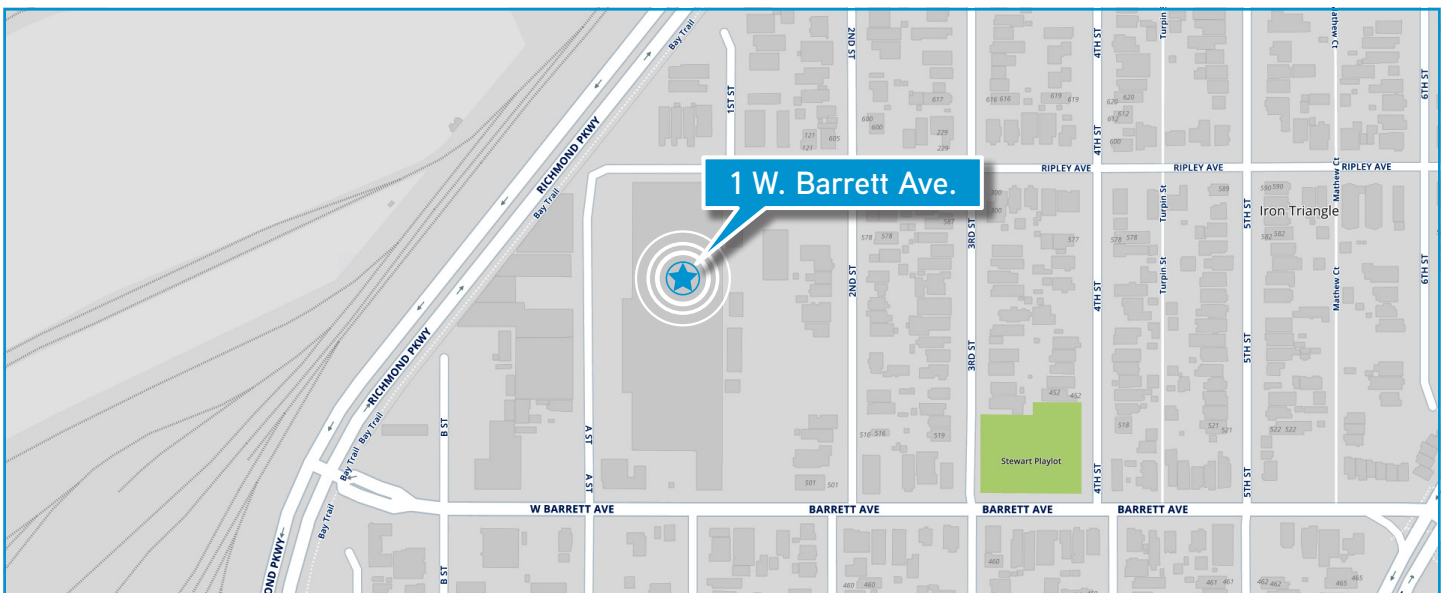
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