LEASED INVESTMENT OFFERING FOR SALE

## 999 CANAL BLVD

RICHMOND CA 94804







SALE PRICE:

\$8,500,000

April, 2019 NOI:

\$434,261

CAP RATE:

±5.11%

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## **999 CANAL BOULEVARD** RICHMOND, CA 94804

## **Executive Summary**

Colliers International, as exclusive advisor, is pleased to offer the rare opportunity to purchase 999 Canal Boulevard, a 100% leased light industrial/flex multi-tenant investment property in the San Francisco Bay Area. Built in 1990, the subject property consists of a  $\pm 31,818$  square foot building situated on a  $\pm 2.16$  acre parcel in the city of Richmond, California.

The three unit building is fully leased, providing upside with staggered lease expirations over the next 4 years. It boasts a high-image glass line, dock and grade level loading, ample parking, rear yard, and flexible layouts.

This offering is a rare opportunity to acquire a multi-tenant, fully leased, light industrial/flex property in one of the most coveted infill markets in the United States.

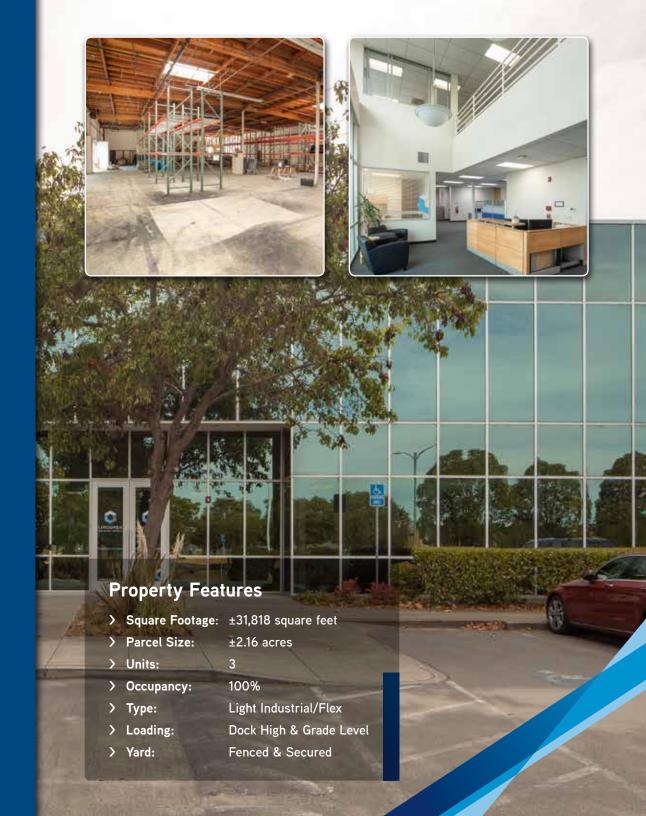
**Flexible Industrial Building**  $-\pm 31,818$  square foot building on a  $\pm 2.16$  acre site with fenced yard, flexile layouts and highly improved office space.

**100% Leased** – The property is 100% leased to three (3) tenants: Performance Contracting, Inc., Lindgren Building Supply and Harder Mechanical Contractors, Inc.

**Staggered Lease Expirations –** The property has staggered lease expirations for the next 4 years.

**National Top Tier Infill Industrial/Flex Market** – The Bay Area is one of the few highly coveted industrial/flex markets in the United States. The I-80/I-880 industrial market has historically low vacancy rates, geographic supply constraints and strong rent growth.

Access to San Francisco, Marin, Alameda & Contra Costa County Population Bases – The property is located in Contra Costa County and accessible to San Francisco, Marin & Alameda Counties within 10-20 minutes.



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