

# Parkway Logistics Center

Richmond, CA



## INVESTMENT OFFERING

**COLLIERS INTERNATIONAL**  
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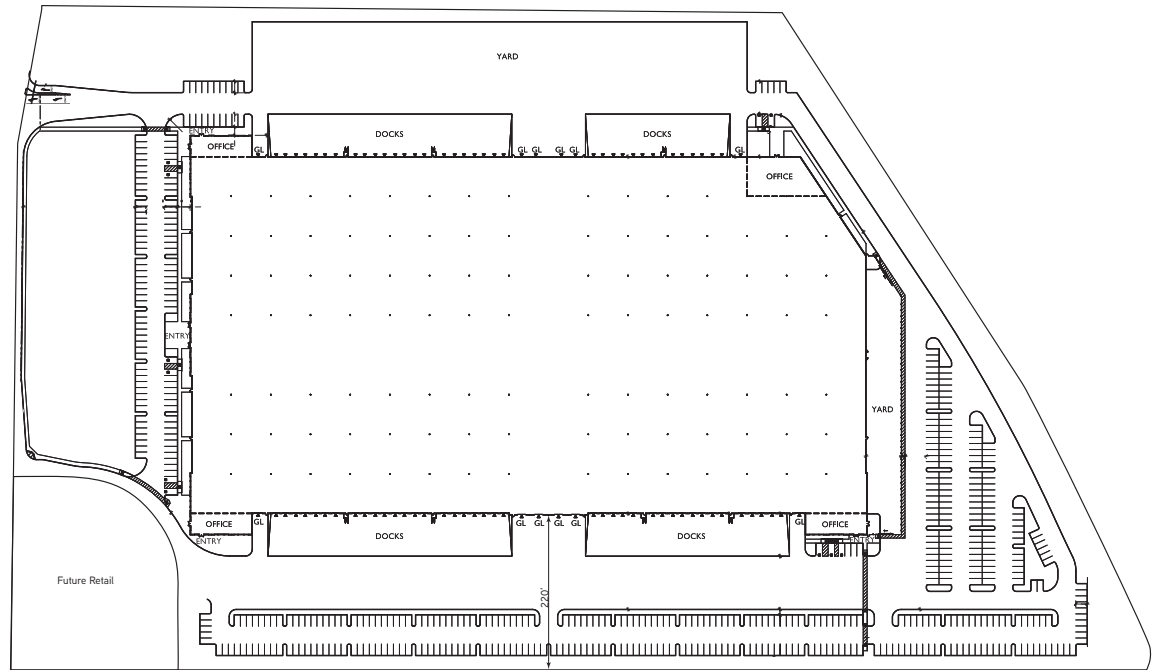
Colliers International is pleased to present an opportunity to acquire the fee simple interest in a fully entitled and approved development land site, designed for a large cross-dock warehouse / distribution building.

## IRREPLACEABLE I-80 CORRIDOR LOCATION

Richmond Parkway benefits from a stellar centralized location within close proximity to I-80/I-880 and accessible to a multitude of critical thoroughfares including Oakland International Airport (23 min.) and Port of Oakland (10 mi). This central location provides the ability to reach 7.5 million consumers within 1 hour. In addition, unmatched access to the rest of the East Bay and San Francisco via BART (Richmond BART Station is 10 Minutes away).

## Property Features

- > Planned industrial business park
- > ±29.54 acres (1,286,762 SF) of developable land
- > Approved for ±482,055 SF Warehouse/ Distribution building
- > Parcel is currently in the jurisdiction of Contra Costa County
- > Rare fully approved development site
- > 1.3 Acre retail site
- > Excellent freeway access to Port of Oakland and San Francisco Airport via Hwy I-580, I-80, and I-880



<b>Rentable SF</b>	±482,055
<b>Clear Height</b>	32'
<b>Parking</b>	534
<b>Divisible</b>	4 Tenants
<b>Zoning</b>	Industrial
<b>Current FAR</b>	.40
<b>Site Area</b>	29.54 Acres

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