

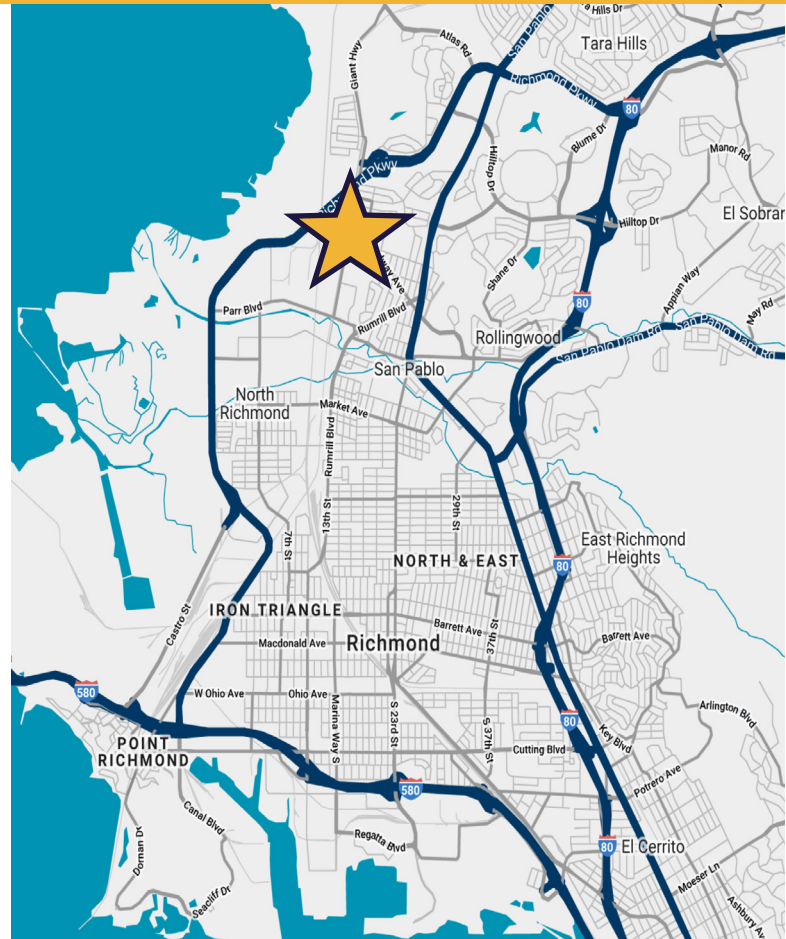
FOR LEASE
2775 GIANT ROAD
RICHMOND, CA



INDUSTRIAL BUILDING WITH EXTRA LAND

PROPERTY HIGHLIGHTS

- ±20,840 SF Manufacturing Building
- ±1,500 SF Ground Floor Office Space
- Bonus ±1,500 SF Mezzanine Above
(*Not Included in Square Footage*)
- Four (4) Grade Level Doors
- Well Maintained Metal Construction
- 800 Amps, 220/240 Volts (*To be Verified*)
- ±20'-25' Clear Height
- IL Zoning ("Industrial Light")
- Fully Sprinklered, Skylights Throughout
- Solar Panels on Roof
- Yard Available
- Additional Bonus ±6,000 SF, 2-Story Mezzanine
in Warehouse (*Not Included in Square Footage*)
- Extensive Floor Drain System in Place



JEFFREY LEENHOUTS

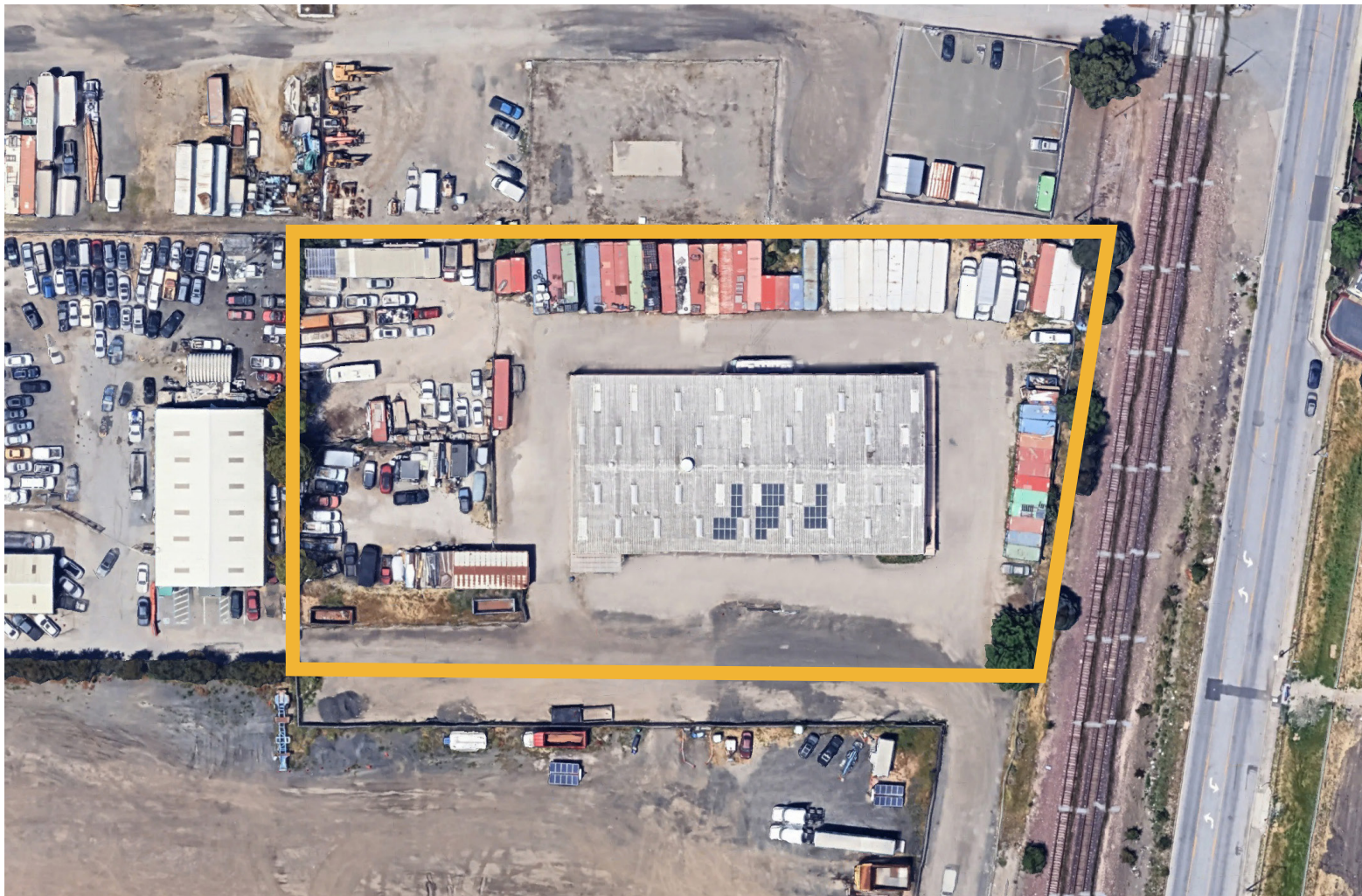
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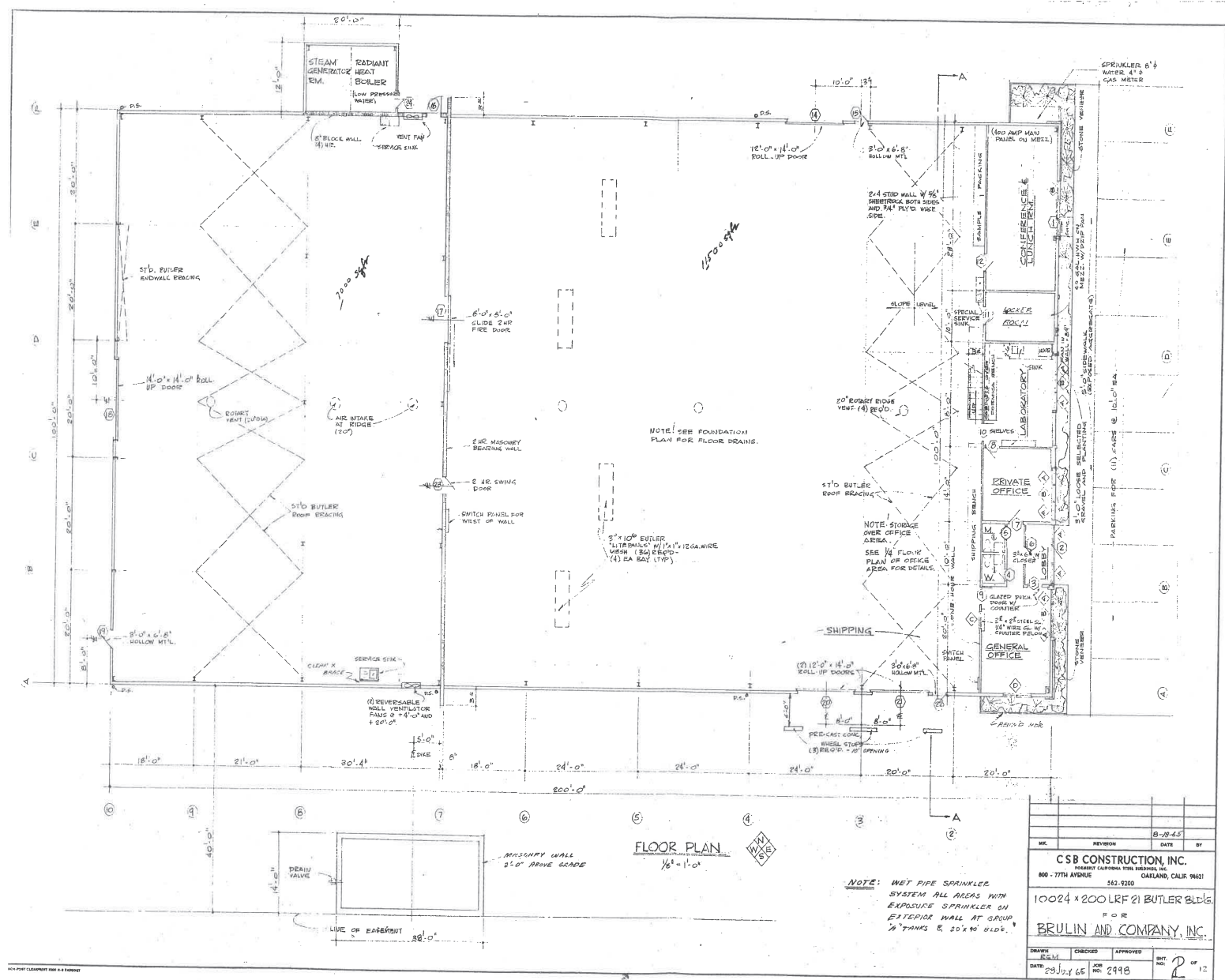
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FLOOR PLAN



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