## LAND FOR SALE OR LEASE GHILOTTI HEAVY AND LIGHT INDUSTRIAL ZONING **±22 ACRES | DIVISIBLE 5 ACRES** RICHMOND PARKWAY RICHMOND, CA PARR BLVD COUNTY NET ±10.3 A.C UPRR MAINL RICHMOND PRINT CITY NET ±12 A.C. **TED GALLAGHER** JEFF LEENHOUTS

Director +1 925 627 2894 ted.gallagher@cushwake.com Lic #01467047 Managing Director +1 510 267 6014 jeffrey.leenhouts@cushwake.com Lic #01063048



#### OFFERING HIGHLIGHTS

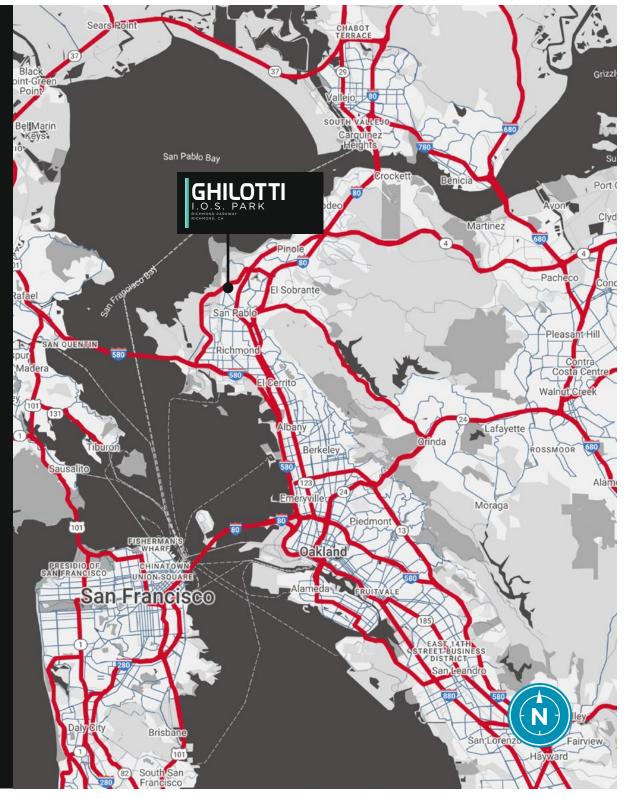
#### **CITY PARCEL**

- ±12 Net usable acres
- Compacted asphalt grindings surface
- Available 10/01/2025 (possibly sooner)
- Industrial Light zoning (check with City of Richmond for allowed uses)
- Utilities: Two (2) water meters on-site.
  Sewer line runs through property. Overhead electrical line. No meter or panel in place.
- Fencing and gate in place

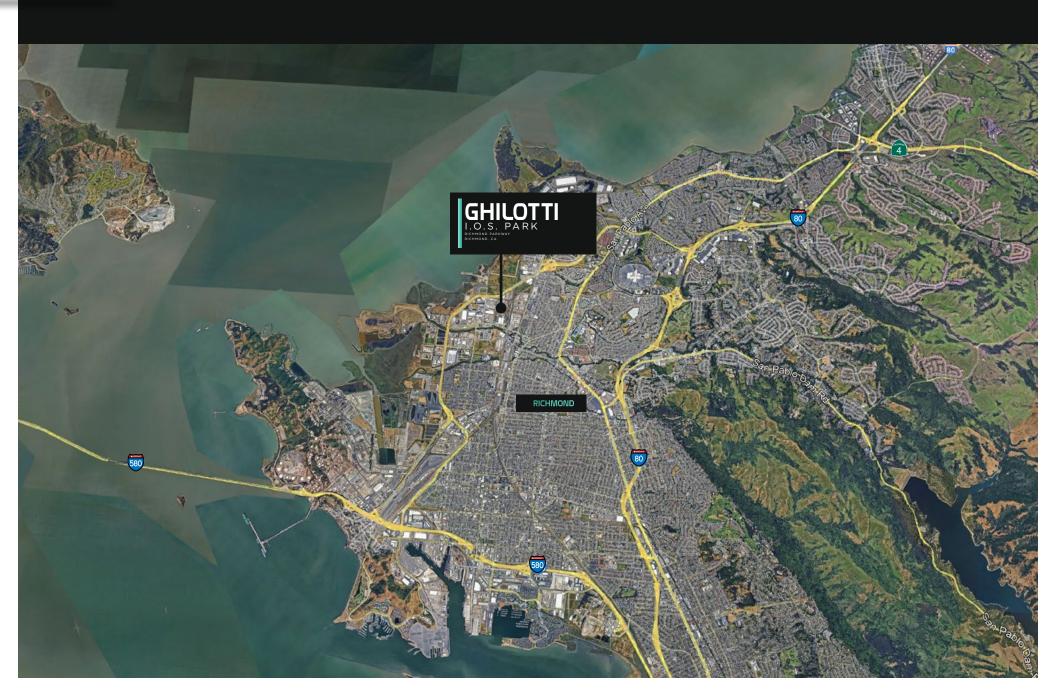
#### COUNTY PARCEL

- Gross ±19.5 acres
- ±10.3 Net usable acres (after retention/ detention basins)
- Heavy Industrial zoning (check with Contra Costa County for allowed uses)
- Still under permitting and grading operations
- Deliverable in 2028/2029
- Will be compacted asphalt grindings surface
- Sewer and overhead power exist on property easements. New water line will be installed and stubbed to property line.

## LEASE RATE: \$0.20 PSF/MONTH, IG SALE PRICE: \$30.00/SF



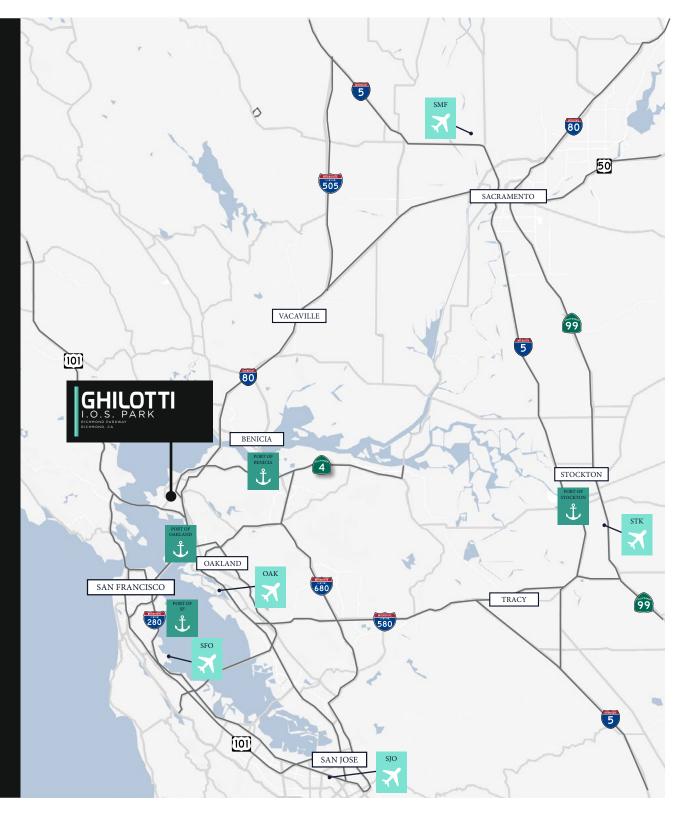
## **REGIONAL AERIAL**



## STRATEGICALLY LOCATED

### DRIVE TIMES

OAKLAND	33 MIN
SACRAMENTO	1 HR 51 MIN
SFO	57 MIN
STOCKTON	1 HR 44 MIN
SILICON VALLEY	1 HR 32 MIN
RENO	3 HR 48 MIN
LOS ANGELES	6 HR 28 MIN



# GHILOTTI I.O.S. PARK

RICHMOND, CA

#### **TED GALLAGHER**

#### JEFF LEENHOUTS

Director +1 925 627 2894 ted.gallagher@cushwake.com Lic #01467047 Managing Director +1 510 267 6014 jeffrey.leenhouts@cushwake.com Lic #01063048



1333 N California Boulevard, Suite 500, Walnut Creek, CA 94596 | cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.