



## OPTION 1: ALL OF THE PROPERTY

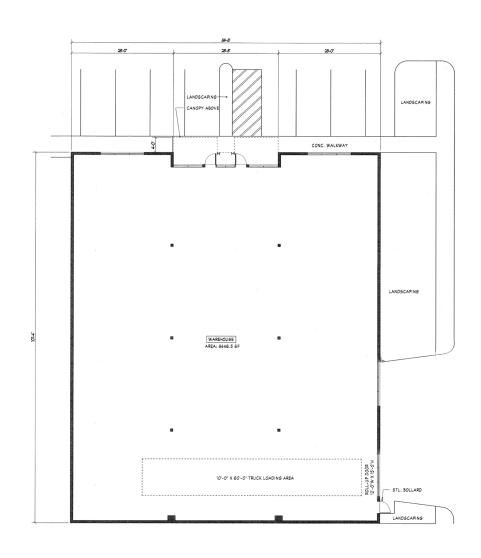
- ±9,443 SF Modern Industrial Flex Building
- Quiet, Secluded Richmond Shoreline Commercial Neighborhood
- ±1,587 SF Ground Floor Offices
  - \* Grand Lobby Area, 5 Private Offices, Kitchen, 2 Bathrooms + Shower Area
- ±997 SF 2nd Floor Offices
  - Large Open Bullpen Area with Windows all Around
  - \* 1 Private Office and 1 Conference Room
- ±6,445 SF Clean and Bright Warehouse
  - \* Two 18' Roll-Up Doors with Clerestory Windows Above (2 More Possible)
  - \* 22' Clear Height
  - \* 200 Amps @ 480V Power
- ±414 SF Warehouse Offices
  - \* 2 Private Offices and 1 Bathroom

# **OPTION 2:**PART OF THE PROPERTY

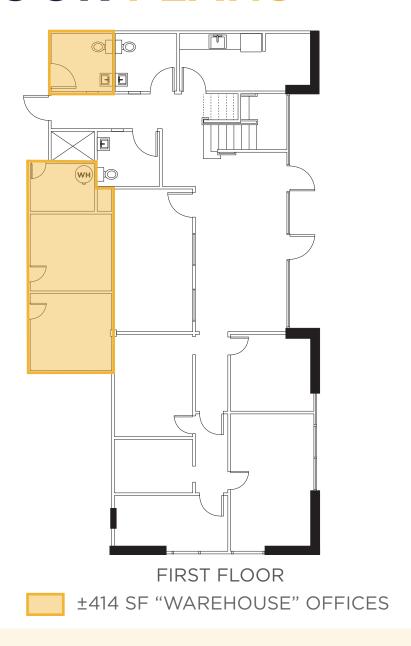
- ±6,859 SF Ground Floor Portion
- ±6,445 SF Clean and Bright Warehouse
  - \* Two 18' Roll-Up Doors with Clerestory Windows Above (2 More Possible)
  - \* 22' Clear Height
  - \* 200 Amps @ 480V Power
- ±414 SF Warehouse Offices
  - \* 2 Private Offices and 1 Bathroom

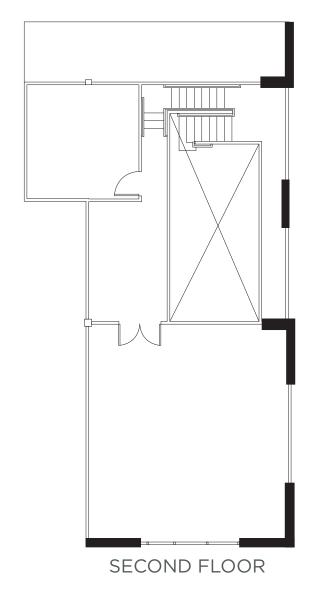
LEASE RATE: \$1.25 NNN AVAILABLE: SEPTEMBER 1, 2025

### FLOOR PLATE

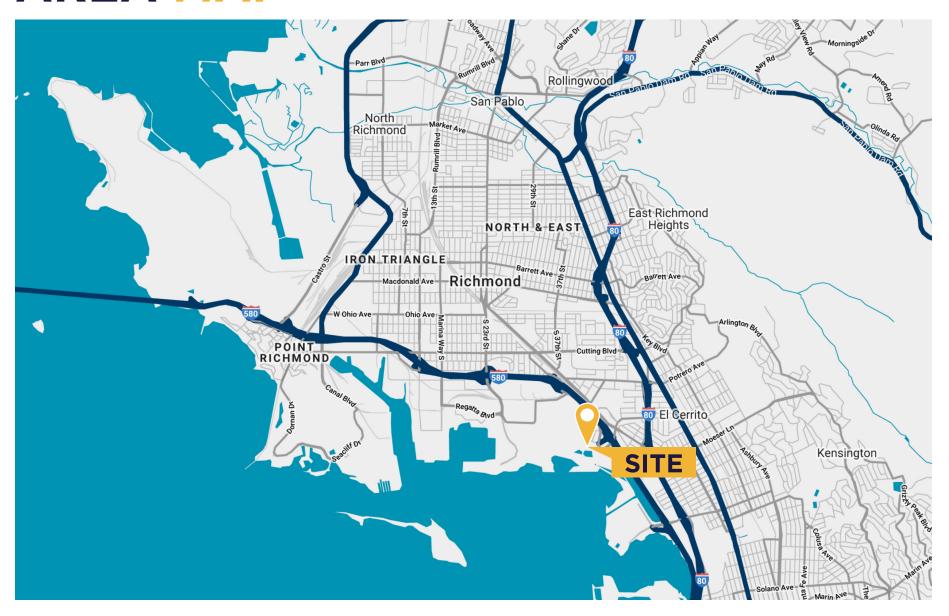


### FLOOR PLANS





#### AREA MAP







#### CONTACT

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