

ALL -OR- PART OF BUILDING

1445-B
SOUTH 50TH STREET
RICHMOND, CA

FOR LEASE $\pm 9,443$ SF
OR $\pm 6,859$ SF



OPTION 1: ALL OF THE PROPERTY

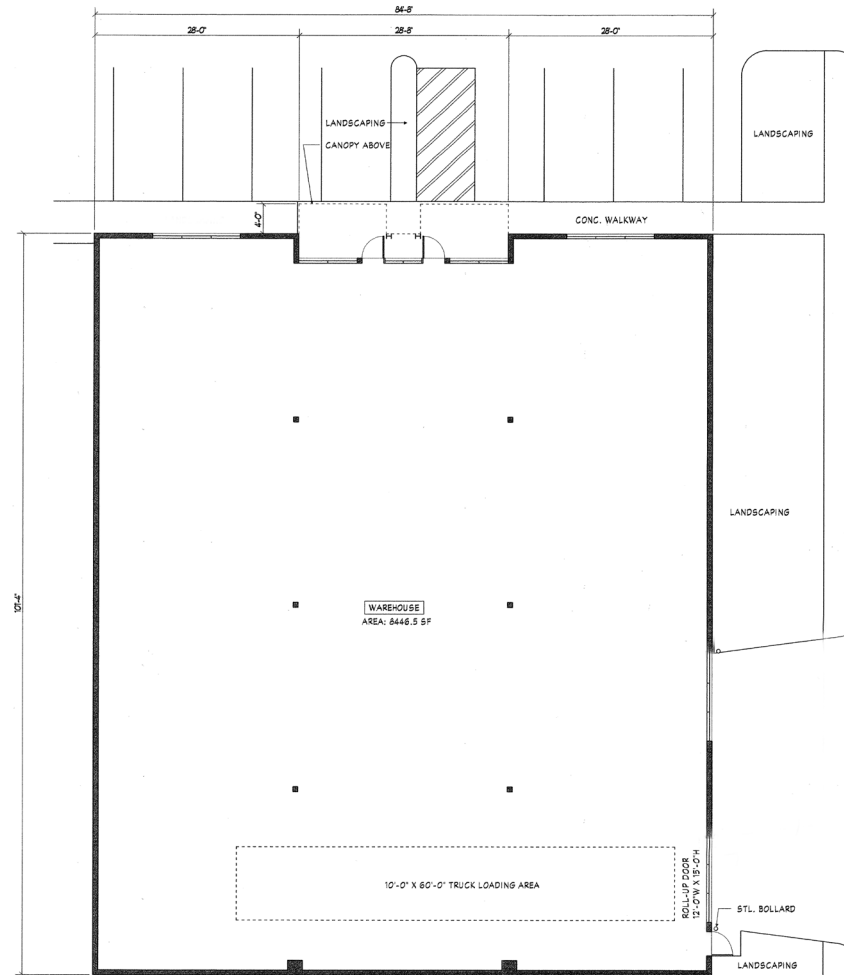
- ±9,443 SF Modern Industrial Flex Building
- Quiet, Secluded Richmond Shoreline Commercial Neighborhood
- ±1,587 SF Ground Floor Offices
 - * Grand Lobby Area, 5 Private Offices, Kitchen, 2 Bathrooms + Shower Area
- ±997 SF 2nd Floor Offices
 - * Large Open Bullpen Area with Windows all Around
 - * 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

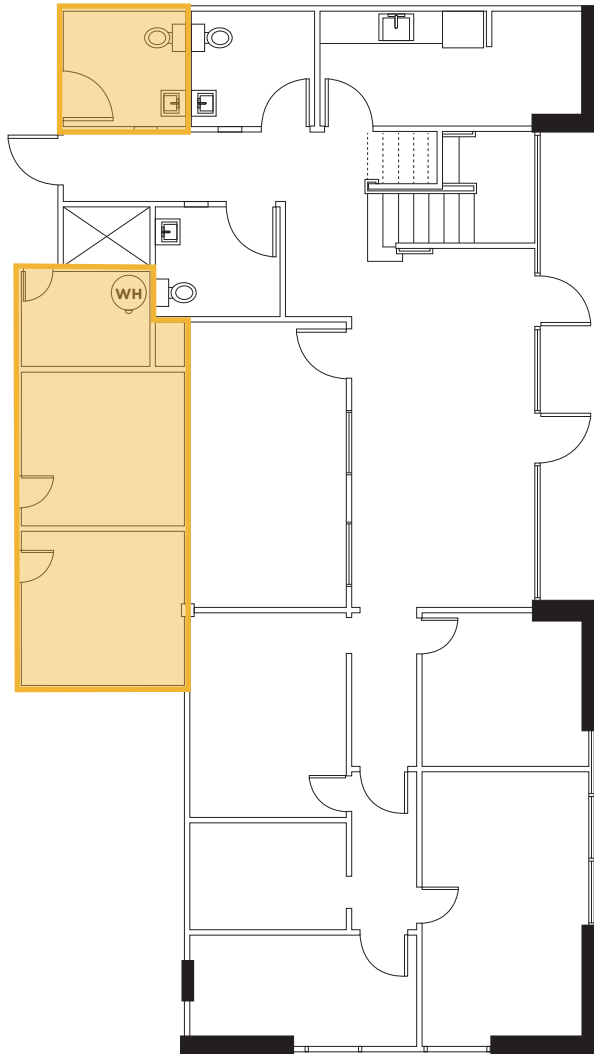
- ±6,859 SF Ground Floor Portion
- ±6,445 SF Clean and Bright Warehouse
 - * Two 18' Roll-Up Doors with Clerestory Windows Above (2 More Possible)
 - * 22' Clear Height
 - * 200 Amps @ 480V Power
- ±414 SF Warehouse Offices
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LEASE RATE: \$1.25 NNN
AVAILABLE: SEPTEMBER 1, 2025

FLOOR PLATE

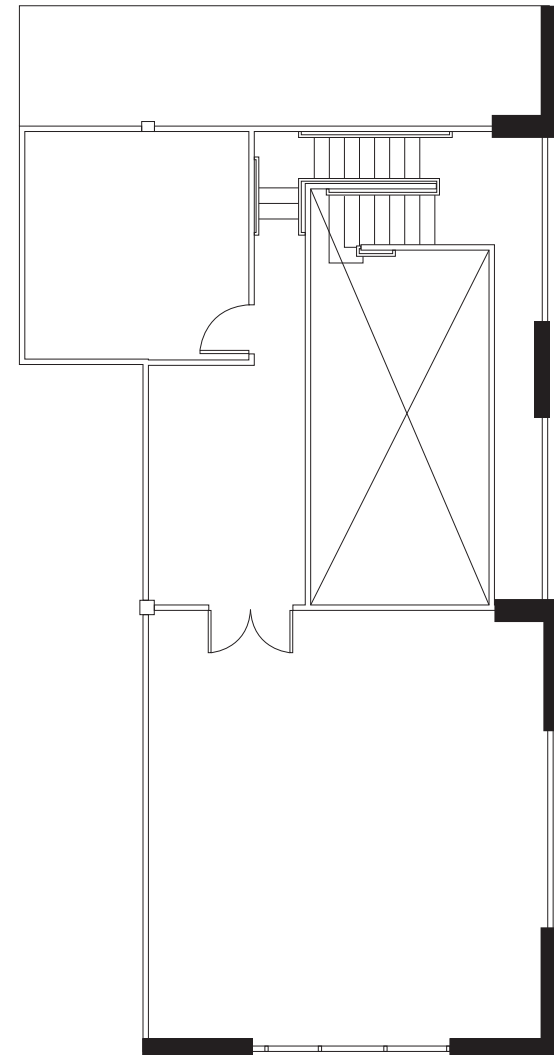


FLOOR PLANS



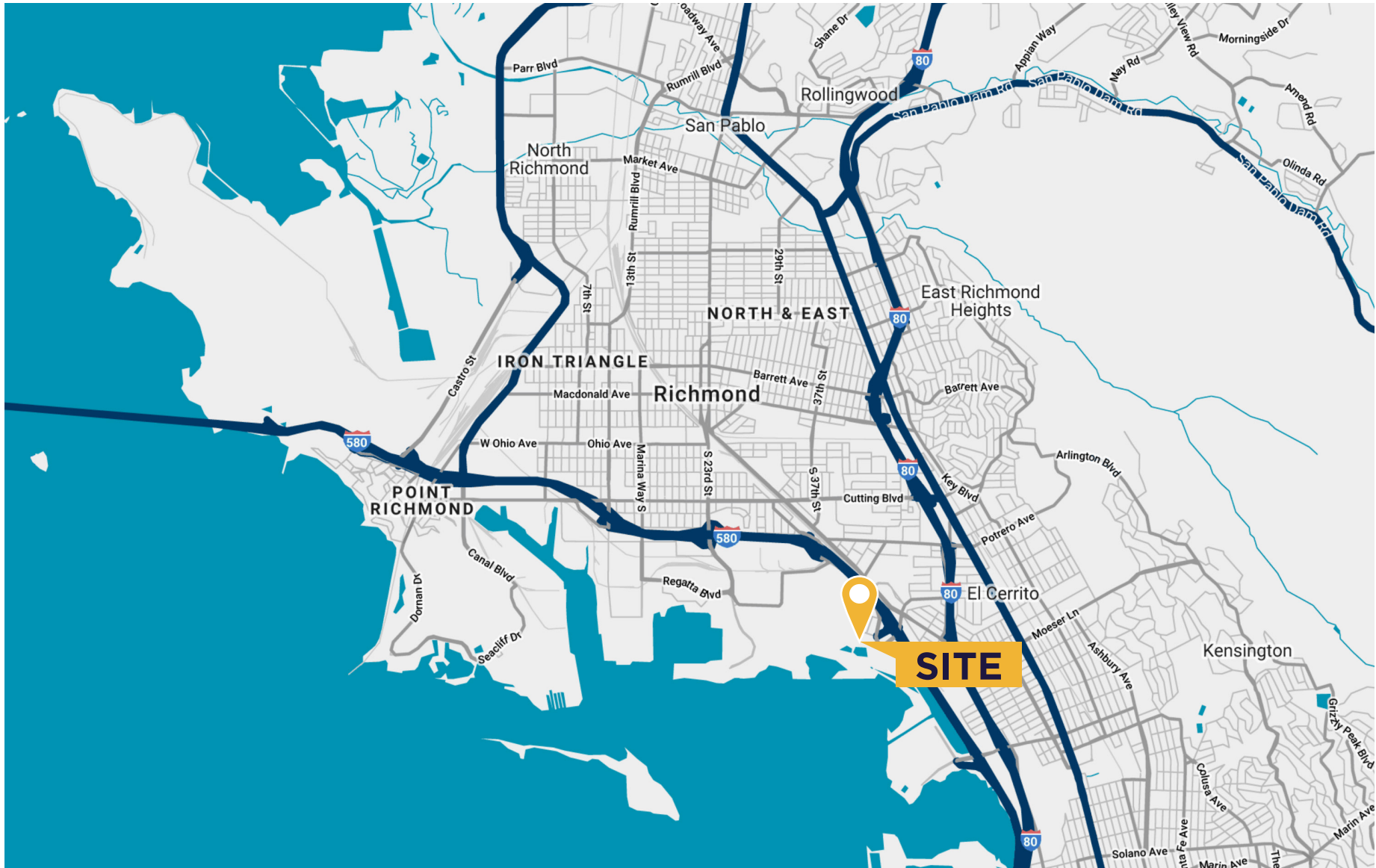
FIRST FLOOR

 ±414 SF "WAREHOUSE" OFFICES



SECOND FLOOR

AREA MAP





CONTACT

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