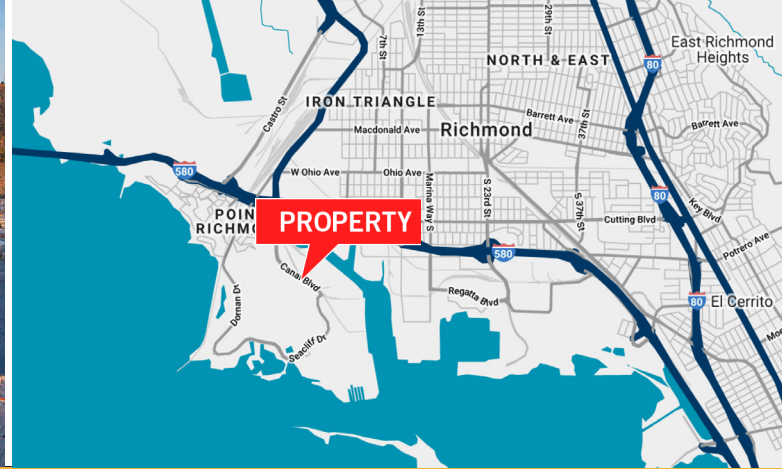


FOR SUBLEASE
1001 CANAL BLVD
UNIT C
RICHMOND, CALIFORNIA



PROPERTY HIGHLIGHTS

- » ±26,078 Square Feet
- » ±3,200 Square Foot Office
- » Fully Sprinklered, Skylights Throughout
- » 200 Amp/480 Volt Power (to be verified)
- » ±24' - 26' Clear Height
- » Covered Dock Loading Platform with Three (3) Doors and Ramp Access
- » Two (2) Rear Grade Level Doors
- » Compressed Air and Dust Collection Infrastructure
- » Insulated Warehouse with Four (4) Gas Heaters
- » Two (2) Bonus Engineered Load Mezzanines (±2,500 SF and ±1,300 SF)
- » Quiet, Secluded and Natural Setting
- » Large, Secure Parking Area
- » An Eclectic Mix of Tenants, including East Brother Beer Company
- » Great I-580 Freeway Access and One Exit from San Rafael Bridge
- » Close to Point Richmond Restaurants
- » LED: 9/30/29

ASKING RATE: CALL BROKER

JEFF LEENHOUTS

Managing Director

+1 510 267 6014

jeffrey.leenhouts@cushwake.com

Lic #01063048

BRIAN FOSTER

Managing Director

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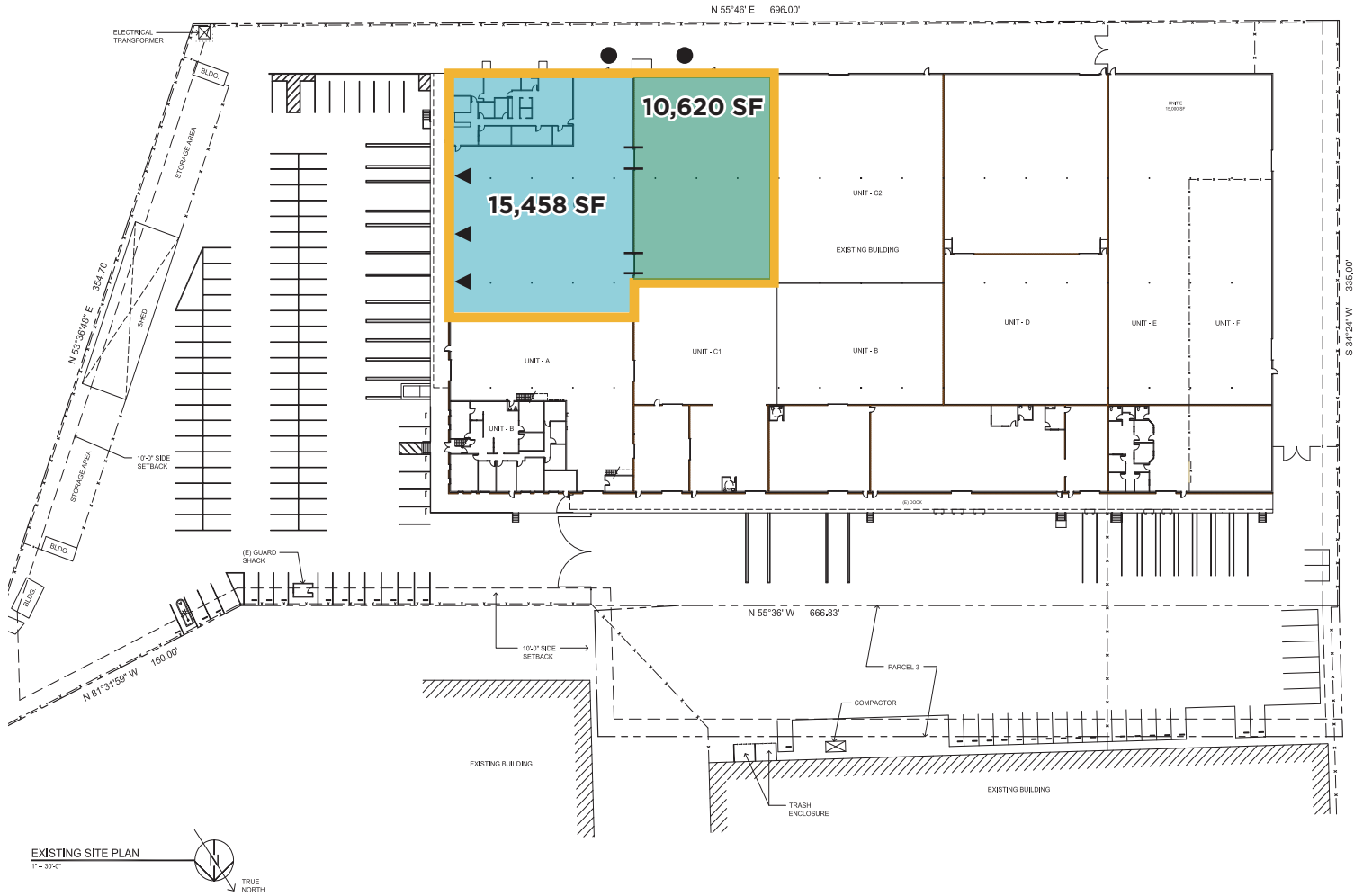
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FOR SUBLEASE

1001 CANAL BLVD, UNIT C

RICHMOND, CALIFORNIA



SITE PLAN

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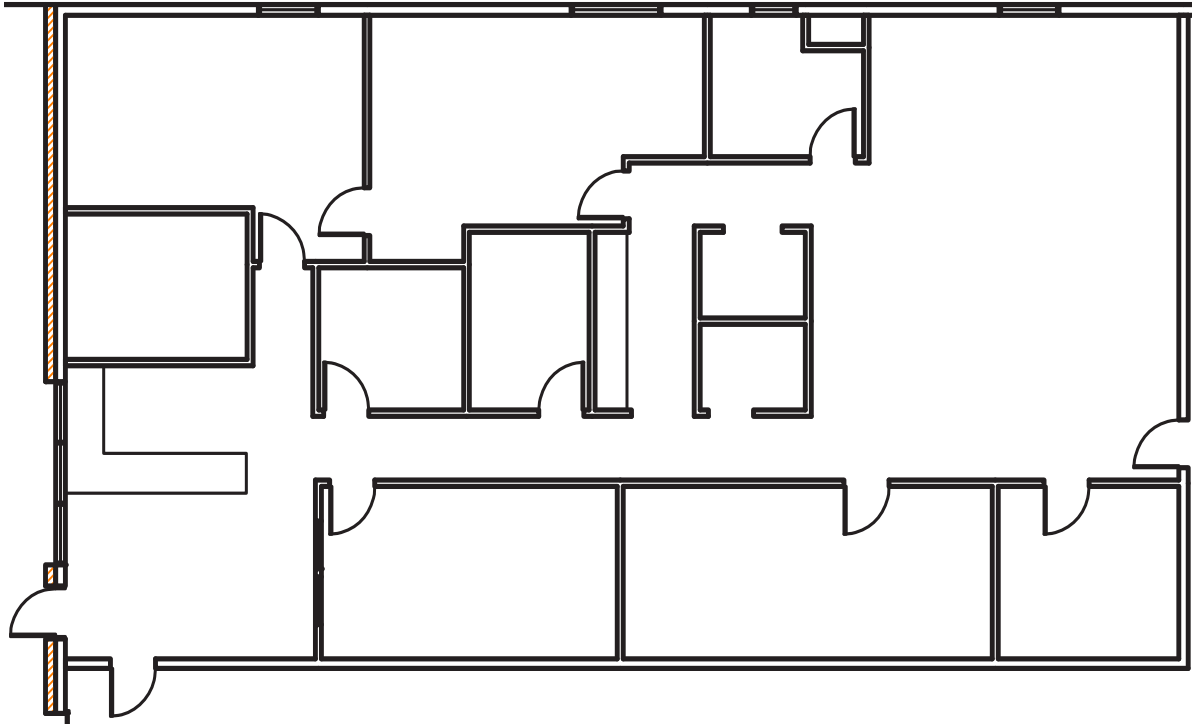
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FOR SUBLEASE

1001 CANAL BLVD, UNIT C

RICHMOND, CALIFORNIA



OFFICE HIGHLIGHTS

- » ±3,200 Square Foot Office
- » Impressive Lobby/Reception Area
- » Six (6) Large Private Offices
- » Huge Conference Room
- » Large Open Area/Employee Break Room

OFFICE PLAN

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