

**1376 S. 50TH ST.
RICHMOND, CA**

**FOR LEASE ±6,483 SF
DIVISIBLE TO ±4,285 SF & ±2,198 SF**



PROPERTY HIGHLIGHTS

- Quiet Bayview Neighborhood
- Easy On and Off I-580 Freeway Access
- Dedicated Employee/Customer Parking Lot
- ±4,000 SF Fenced Yard

UNIT A

- ±4,285 SF Ground Floor Warehouse
- Two (2) Motorized Roll-Up Doors
- 20' Clear Height
- 400 Amps @ 240/120V Power (To Be Verified)
- Ground Floor, Front, Unfinished Office with Bathroom
- ±1,542 SF Mezzanines

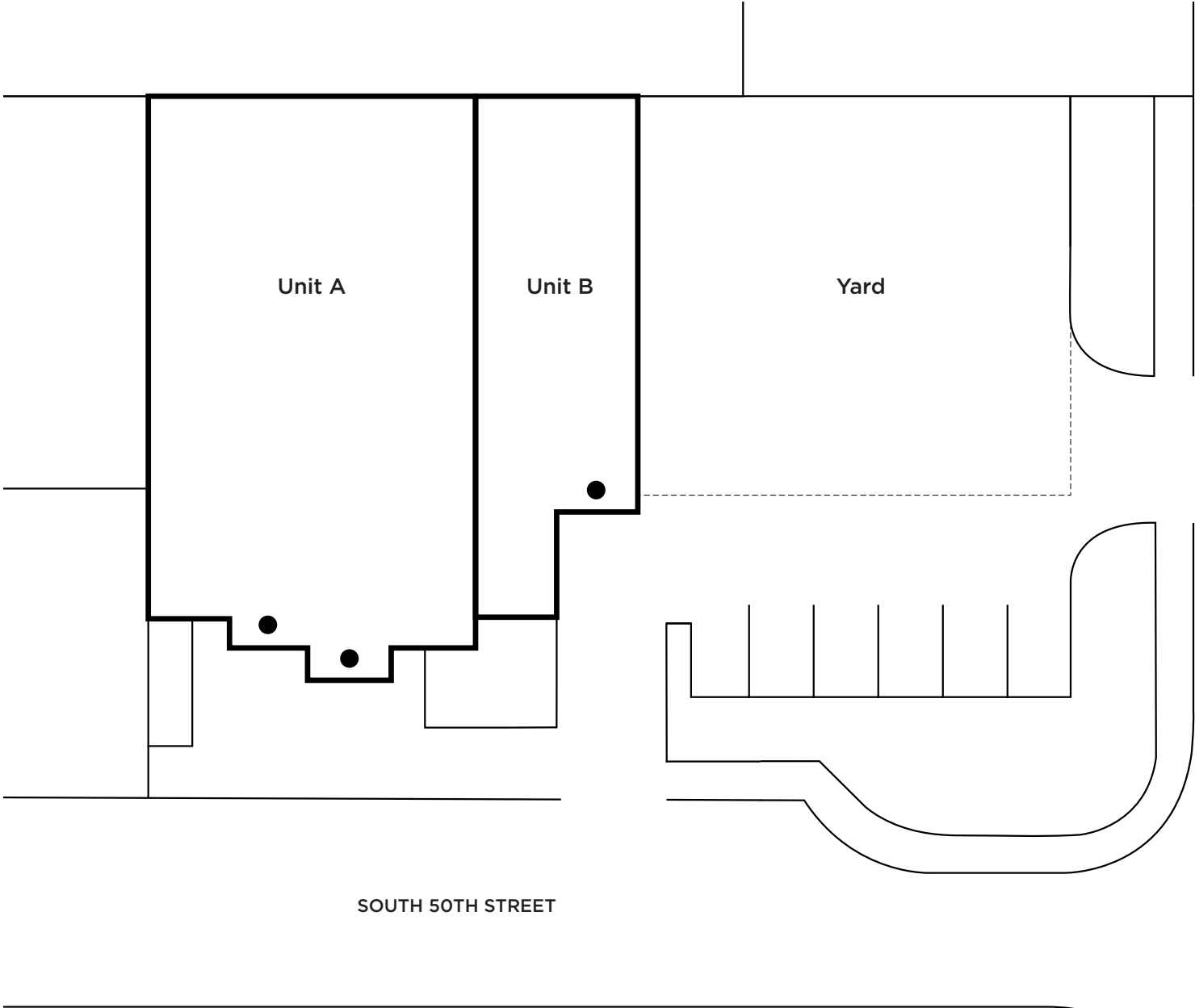
UNIT B

- ±1,798 SF Ground Floor Warehouse
- One (1) Roll-Up Door
- 200 Amps @ 120V Power (To Be Verified)
- Ground Floor Kitchen/Breakroom with Bathroom
- ±400 SF Upstairs Office with Bathroom and Shower
- ±942 SF Mezzanines

LEASE RATE: \$1.50 GROSS
AVAILABLE: NOW

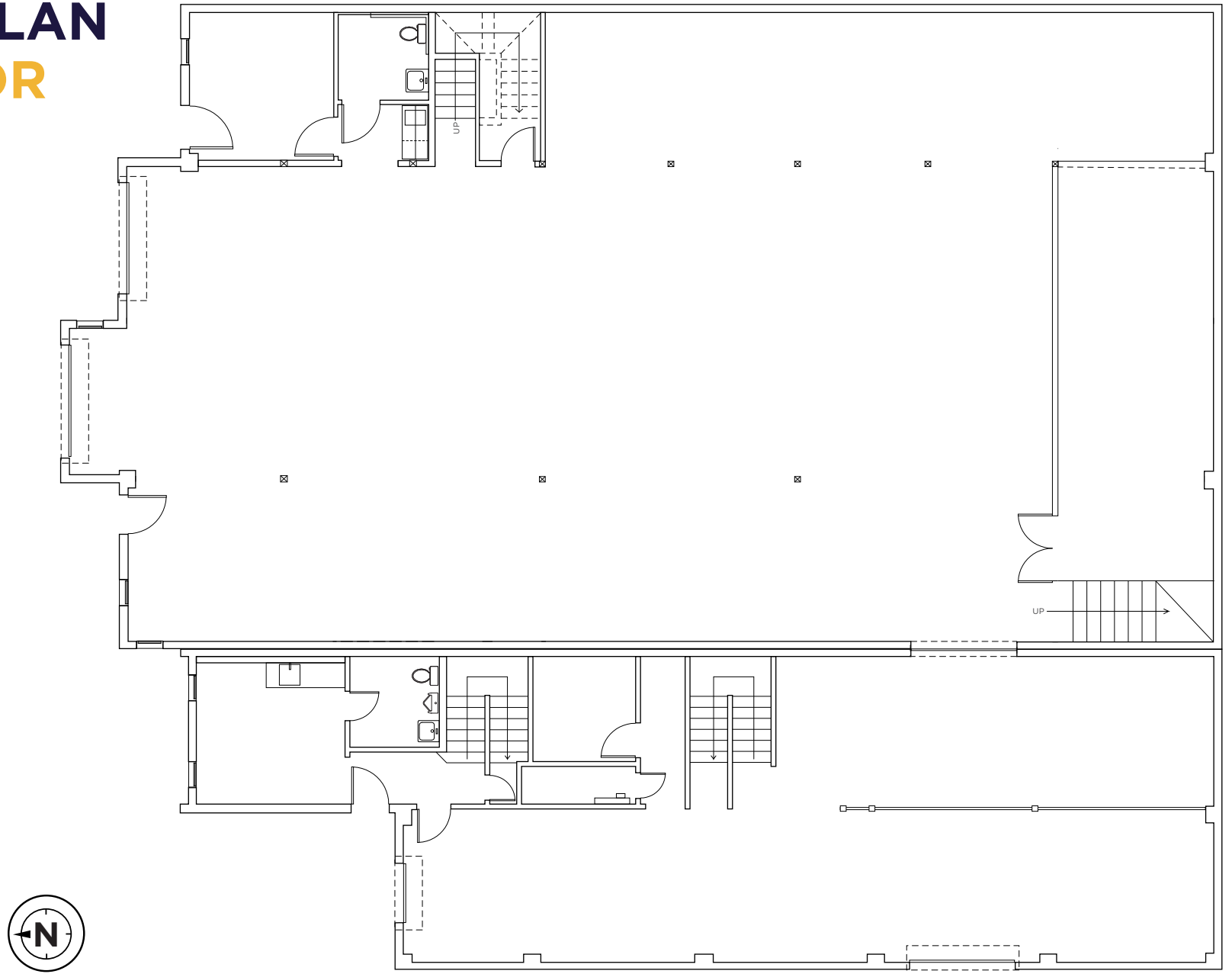


SITE PLAN



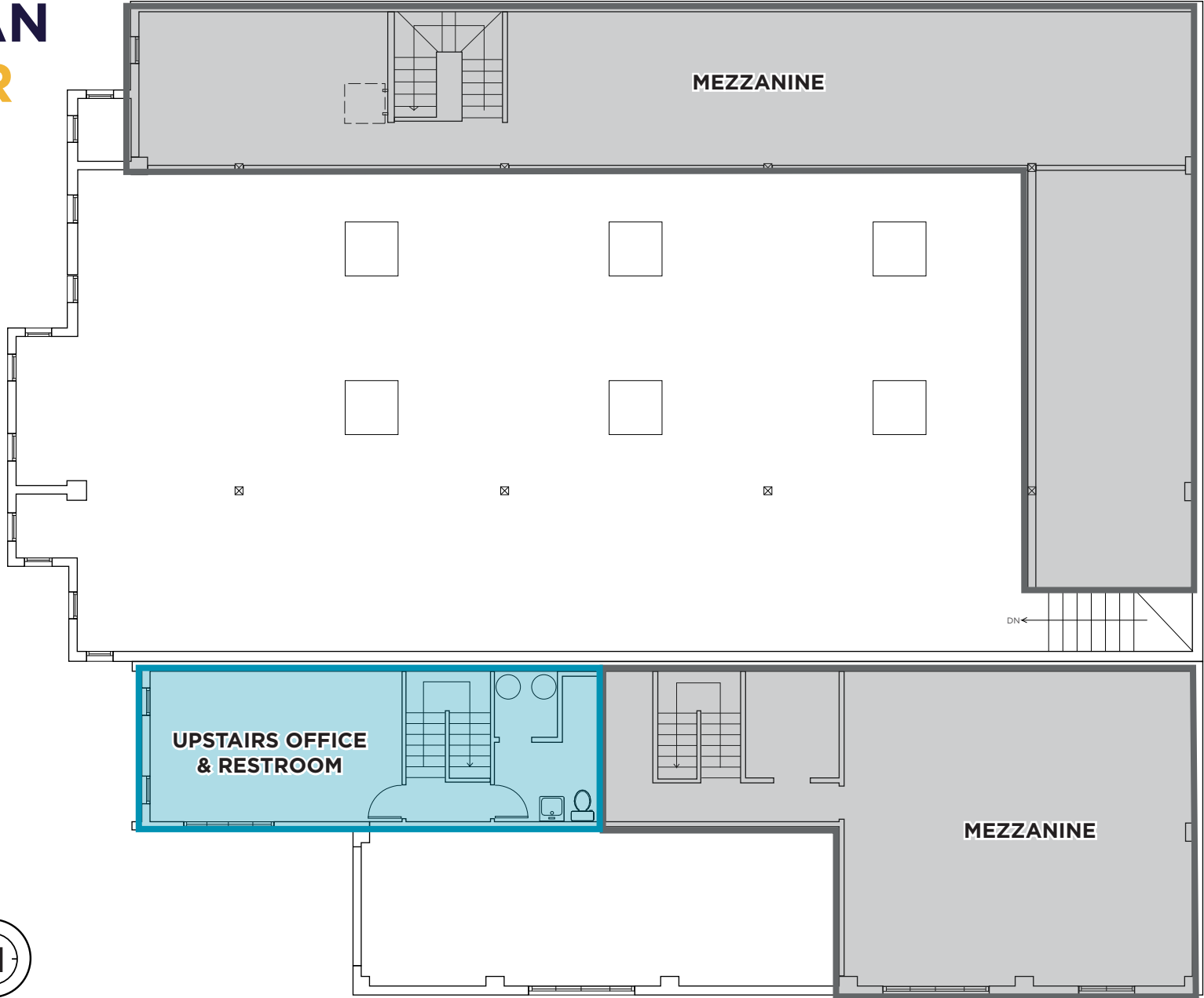
FLOOR PLAN

1ST FLOOR

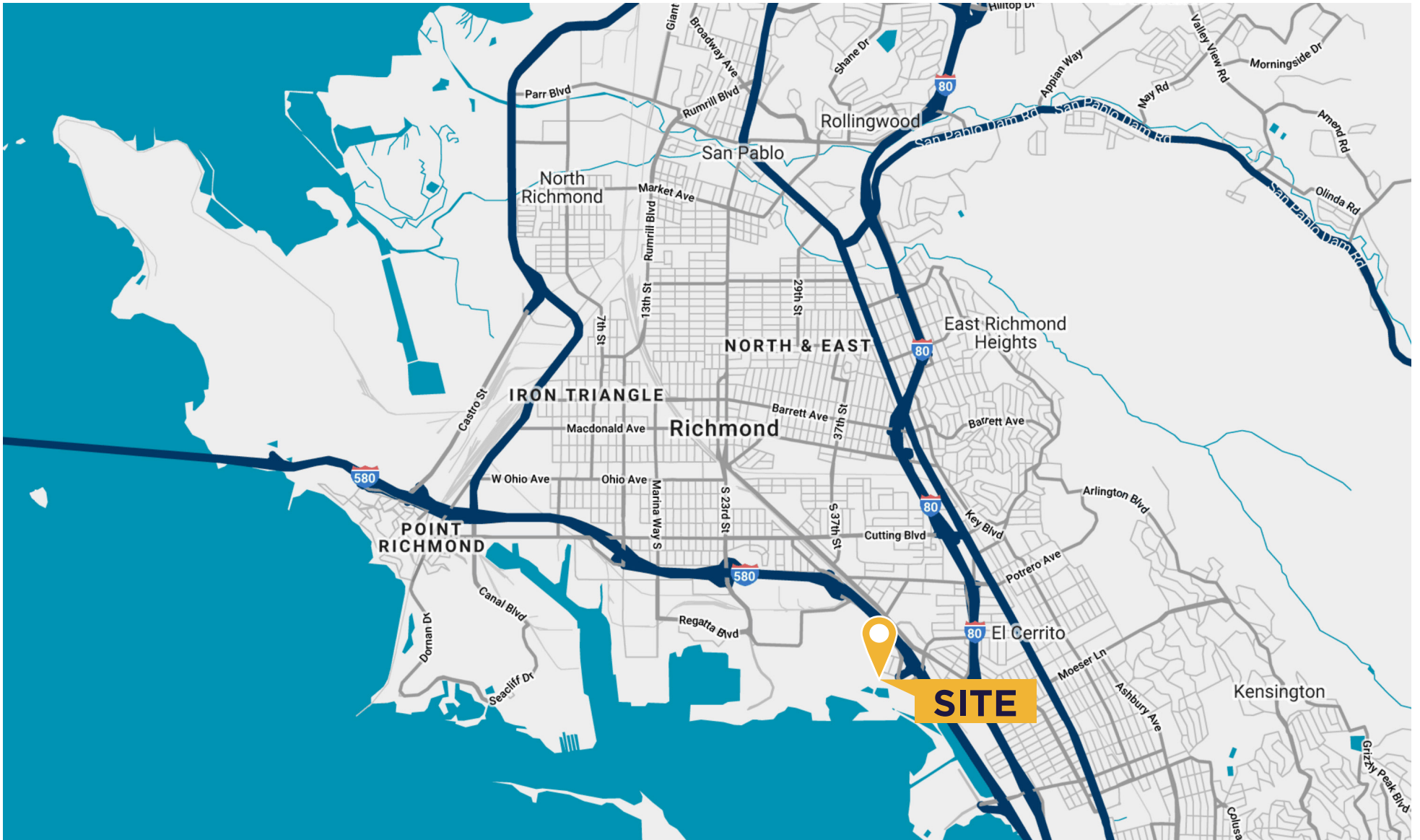


FLOOR PLAN

2ND FLOOR



AREA MAP





CONTACT

JEFFREY LEENHOUTS
Managing Director
+1 510 267 6014
jeffrey.leenhouts@cushwake.com
LIC #01063048