

## Industrial Sale Comparable

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| <b>Address:</b> 1732-1776 Wright Ave. Richmond  |  |
| <b>Selling Price:</b> \$3,150,000   | <b>Cost per Sq. Ft.:</b> \$78.75                             |
| <b>Total Building Size:</b> 40,000 sq. ft.  | <b>Parcel Size:</b> 47,862 sq. ft.                           |
|   | <b>On Market:</b> 6 months                                   |
| <b>Terms, Conditions, Comments:</b> Buyer purchased as a 50% (20,000 sq. ft.) Owner-occupant with 2 other Tenants in place for balance space of 20,000 sq. ft. Purchased "as-is" - financing through Citibank @ 3.3% fixed for 10 years |  |
| <b>Seller:</b> Fire in the Hole, LLC  | <b>Buyer:</b> AA Portable Power Corporation                  |
|   | <b>Selling Broker:</b> Robinson Real Estate - Scott Robinson |
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### POTENTIAL MULTI-USE INDUSTRIAL PROPERTY I-580 VISIBILITY OFF MARINA BAY PARKWAY RICHMOND, CALIFORNIA

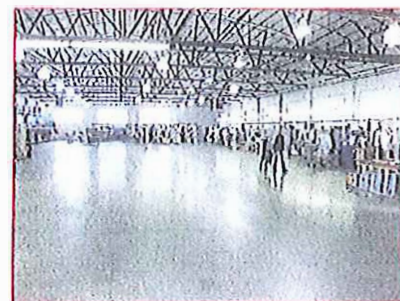
**LOCATION:** 1732 Wright Avenue, Richmond, California -- just off Marina Bay Parkway.

**DESCRIPTION:** Approximately 40,000 square feet of 580 freeway frontage warehouse. May be used for warehouse, light industrial, distribution, personal training, gym, retail and more. This is a very flexible space with dock-high roll-up, a couple of offices, adequate power, high ceilings and excellent light.

#### FACILITIES / FEATURES →

- Internal full-sized docking bay;
- Clear span;
- Very clean;
- ADA restrooms;
- Kitchenette;
- Break room;
- Conference room
- Office;
- Small yard;
- Great freeway access.

ONLINE LINKS  
  
[www.mrecommercial.com](http://www.mrecommercial.com)



**SIZE:** 20,000 square feet available for owner/user.  
13,000 and 7,000 square feet currently leased

**SALE:** \$4,000,000.

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