



<b>Address:</b> 2343 Welcome Ave., Richmond CA	
<b>Price:</b> \$7,576 per month gross	<b>Cost per sq.ft.:</b> \$0.65/sq.ft.
<b>Building Size:</b> 11,655 sq.ft.	<b>Yard Area:</b> 5,000 sq. ft.
<b>Terms, Conditions, Comments:</b> 1 year lease with months 1-6 \$7,576/month and months 7-12 will be \$8,159/per month. Lessee is taking unit in "as-is" condition.	
<b>Lessor:</b> Middleton Family Trust	<b>Lessee:</b> Robert's Hot Tubs Inc.
<b>Listing Broker:</b> Robinson Real Estate, Scott Robinson and Ben Enos	<b>Leasing Broker:</b> Same



## ***RICHMOND BUILDING FOR LEASE WITH YARD***

***LOCATION:*** 2343 Welcome Avenue, Richmond, California

***BUILDING:*** An approximate 11,655 Sq.Ft. building featuring:

- \* *2,500 Sq.Ft. Office*
- \* *Concrete Construction*
- \* *Drive In Loading*
- \* *Shop Area*
- \* *5,000 Sq.Ft. Yard*
- \* *3 Phase Power*

***LEASE PRICE:*** \$8,750.00 (\$0.75/sq. ft.) per month gross