

<b>Address:</b> 300 S. 2 <sup>nd</sup> St., Richmond, CA	
<b>Price:</b> \$925,000	<b>Cost per sq.ft.:</b> \$115.63
<b>Building Size:</b> 8,000 sq. ft.	<b>Parcel Size:</b> Approx. 29,635 sq. ft.
<b>On Market:</b> 4 months	
<b>Terms, Conditions, Comments:</b> Buyer paid all cash. SBA Cal Bank and Trust loan. Took building in "as-is" condition. Reason for extended escrow time was due to an IRS lien that complicated title and took over 4 additional months to remove. Please note that this property had additional land – larger parcel than average for building.	
<b>Seller:</b> Robert Lane	<b>Buyer:</b> Le Chat Nail Products
<b>Listing Broker:</b> Scott Robinson & Ben Enos, Robinson Real Estate	<b>Selling Broker:</b> Same as listing

**Industrial Sale Comp**



**RICHMOND  
WAREHOUSE**

**FOR  
RENT  
OR  
LEASE**

**300 S. 2<sup>nd</sup> St, Richmond**

*Property extends all the way through to S. 3<sup>rd</sup> St and along Maine Ave  
Approximately ±8,000 sq.ft. High Clear Industrial Building on a total of 3 parcels  
totaling 29,635 sq.ft. of land as follows:*

*Parcel 1 – 15,000 sq.ft. – APN #550-110-017 & Parcel 2- 9,931 sq.ft. – APN#550-110-018  
& Parcel 3 - 4,704 sq.ft. – APN#550-110-019*

- *Approx. 1,000 sq.ft. offices*
- *Great Natural Light*
- *High Clear*
- *Easy freeway access – I-580*
- *Power 3 Phase (to be verified)*
- *4 large drive in doors*
- *Warehouse is in 3 sections*
- *Large off St yard paved/fenced*

**Sale Price - \$ 999,000**

**Lease Price - \$ 6,800/Month Gross**