



Address: 634 Marina Way South, Richmond, CA	
Price: \$3,700 per month modified gross	Cost per sq.ft.: \$1.10/sq.ft.
Building Size: 3,350 sq.ft.	Yard Area: 5,000 sq. ft.
	On Market: 30 days
Terms, Conditions, Comments: 5 year lease with 3% annual increases. Landlord spent approximately \$15,000 for plumbing, lighting, painting, and repair of electric gate.	
Lessor: Julie Ward Trust	Lessee: Baywood Design Inc – Cabinet Shop
Listing Broker: Scott Robinson and Ben Enos Robinson Real Estate	Leasing Broker: Same



FOR LEASE

I-580 Warehouse with Yard

634 Marina Way South, Richmond, CA

An approximate ± 2,700 sq.ft. warehouse space with separate 650 sq.ft. office building and 5,000 sq.ft. yard area, featuring the following:

- ◆ *Secure yard*
- ◆ *200 Amps 3-phase power (verify)*
- ◆ *Great natural light*
- ◆ *New Carpet in Office*
- ◆ *2 Restrooms*
- ◆ *Great location near I-580*
- ◆ *Roll Up Door*
- ◆ *Good clear height*

LEASE PRICE: \$3,750/month gross (\$1.12/sq.ft.)