



Address: 867 S 19 th St., Richmond, CA	
Price: \$1,480,000	Cost per sq.ft.: \$134.55
Building Size: 11,000 sq. ft.	Parcel Size: 21,880 sq.ft.
Terms, Conditions, Comments: Buyer paid all cash. Took building in “as-is” condition. Building will be owner-user for machine/fabrication shop.	
Seller: 867 S 19 th St, LLC	Buyer: Workshop Properties, LLC
Listing Broker: Scott Robinson & Ben Enos, Robinson Real Estate	



**I-580 Warehouse with Big Yard for Sale or Lease
867 S. 19th Street, Richmond - Take the Marina Way S. Exit**

Approximately 11,000 sq. ft. Warehouse on a Parcel of 21,880 sq.ft.:

- ◆ 2 Drive-in Doors
- ◆ ± 2,200 Sq. Ft. Nice Offices
- ◆ Excellent Natural Light
- ◆ 8,500 sq.ft. yard
- ◆ Minimum 400 amp 3 phase power
- ◆ Very High Clearance
- ◆ 3 Cranes – 2, 3, 3 tons
- ◆ APN #: 560-190-005-2

There is a tenant and subtenant in possession of the property, and main tenant's lease runs through June 7, 2017

Sale Price: \$1,485,000
Lease Price: \$9,700/month gross