



Address: 1776 Wright Ave., Richmond, CA	
Price: \$12,150 / month Gross	Cost per sq.ft.: \$0.90/ Sq.Ft. Gross
Building Size: 13,500 Sq.Ft.	Yard Area/Parking: 8-10 dedicated spaces. Street parking.
Terms, Conditions, Comments: 5-year lease with 2.5% annual increases. 2 months of free rent. Tenant taking the space in "as-is" condition.	
Lessor: AA Portable Power Corporation	Lessee: KnG Visual Solutions
Listing Broker: Robinson Real Estate, Scott Robinson and Drake Walker	Leasing Broker: Same

WAREHOUSE



FOR LEASE

1776 WRIGHT AVE., RICHMOND

LIGHT MANUFACTURING WAREHOUSE

Ideally Located Immediately Off I-580

*An approximate ± **13,500 Sq. Ft.** Warehouse Featuring:*

- ◆ *Approx. 2,000 Sq. Ft. Office Space*
- ◆ *Full Fire Sprinkler System*
- ◆ *Private Restroom*
- ◆ *600 amp, 3-phase power (verify)*
- ◆ *Off-Street Parking*
- ◆ *Dock-High Loading*
- ◆ *Clear Span*
- ◆ *Insulated Ceilings*

LEASE PRICE: \$12,150/month gross (\$0.90/Sq.Ft.)