

401-431 FIRST STREET RICHMOND, CALIFORNIA



For Sale Or Lease



**SMALL MANUFACTURING / OFFICE SPACE AVAILABLE EARLY JUNE 2006!!!
±1,000 & ±77,000 SF**

- ±77,000 SF Manufacturing / Warehouse / Office / Live Work Condominium Project
- Located close to the Richmond Parkway with easy access to both I-580 and I-80
- Each space features (1) one grade level door (1) man door and (1) one small private office
- Multiple common restroom cores located within the ground floor of the project
- Second floor live work space available for the tenant/users
- 220 Volt, 3 phase, 400 Amps
- Excellent opportunity to own your own space in the City of Richmond
- Condominium / Second-story live work conversion currently underway!!!!!!
- **Rental Rate \$0.60 NNN PSF/Per Month**
- **Please Call For Sale Quotes**

For Information or to Schedule a Tour, Contact:

Cory G. Lawrence (925) 487-7671 Cell
John D. Troughton (510) 908-5007 Cell
(510) 763-4900 Office



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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Floor plan not to scale



Please Call To Schedule A Tour

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