



BAY AREA LOGISTICS CENTER

2995 Atlas Road | Hilltop | Richmond

Fully Secured Stand-alone State-of-the-Art Building

- Cross Loading with $\pm 180'$ and $\pm 130'$ Truck Courts
- On-Site Trailer and Employee Parking
- $\pm 52' \times \pm 50'$ Column Spacing
- $\pm 32'$ Clear Height
- ESFR Sprinkler System
- $\pm 4,000$ AMPS (Upgradeable)

Infill San Francisco Bay Area location ideal for same and next day delivery

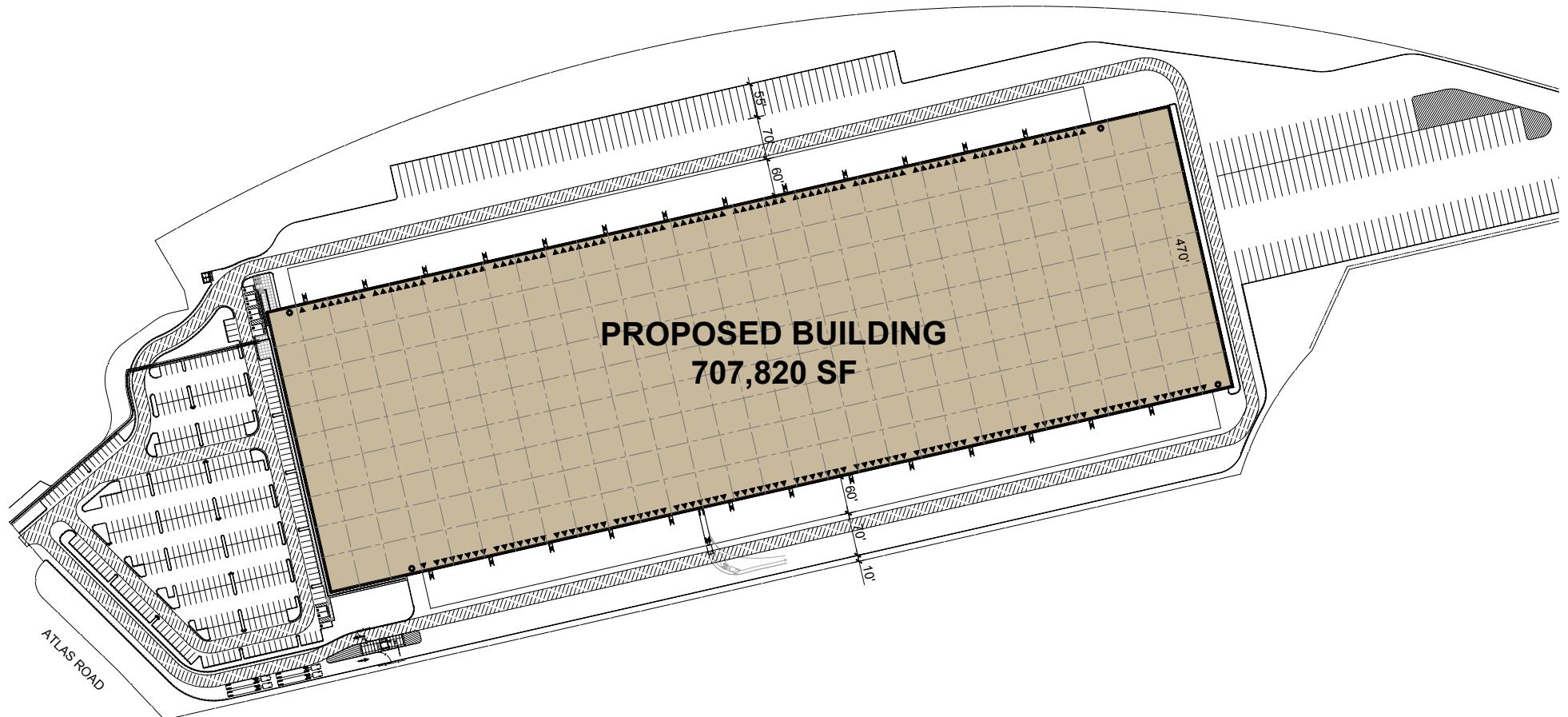
- Low Drayage cost due to close proximity to the Port of Oakland
- Next door to UPS Hub
- ± 2.1 Miles to I-80

STAND ALONE | STATE-OF-THE-ART | WAREHOUSE

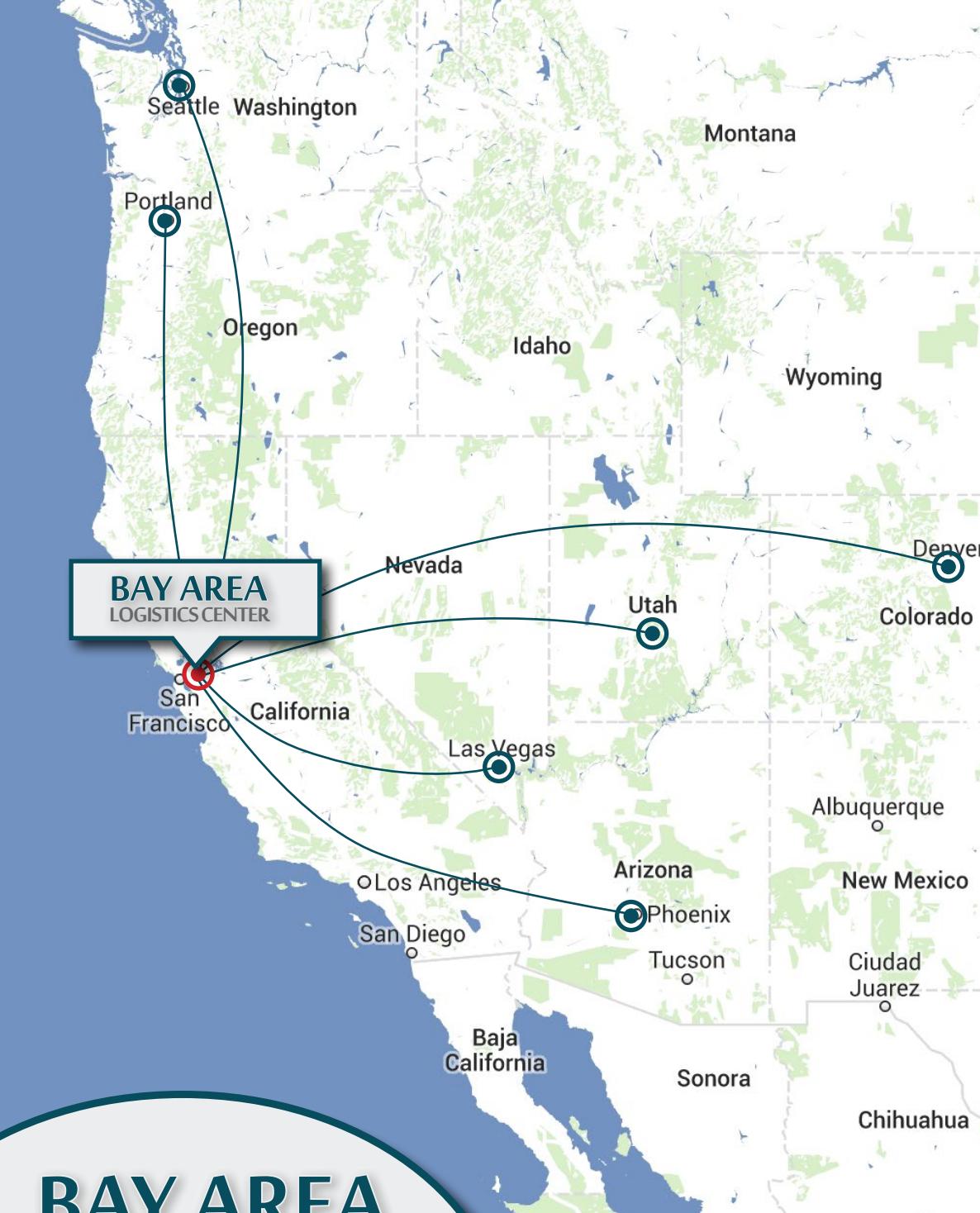
$\pm 707,820$ SF
CLASS A WAREHOUSE

DEVELOPMENT BY **LDK**
Ventures

CBRE



- Master Planned Business Park Environment
- ±42 Acre Development Site
- April 2015 Scheduled Ground Breaking
- Freestanding Identity and Security
- Cross-Dock Class-A Distribution Warehouse
- ±2.1 Miles to I-80 via Richmond Parkway Interchange
- ±18 Miles to the Port of Oakland
- **Site Plan May Be Modified to Accommodate Specific or Unique User Requirements on a Build to Suit Basis**



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LOCATION HIGHLIGHTS

LOCAL DISTRIBUTION MILEAGE

UPS Hub	0.4 miles
Port of Oakland	16 miles
San Francisco	20 miles
SFO	33 miles
San Jose	58 miles

REGIONAL DISTRIBUTION MILEAGE

Sacramento	68 miles
Stockton	69 miles
Fresno	191 miles
Los Angeles	387 miles
Reno	199 miles

WEST COAST DISTRIBUTION MILEAGE

Denver, CO	1,249 miles
Phoenix, AZ	755 miles
Seattle, WA	787 miles
Salt Lake City, UT	717 miles
Las Vegas, NV	575 miles
Portland, OR	615 miles

* All mileage approximate

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CBRE

**BUILDING AREA:**

- ±707,820 SF
- ±42 Acres
- Build to Suit Office
- ESFR Sprinkler System

ELECTRICAL POWER:

- ±4,000 Amp
- ±480 Volt
- ±3-Phase

LOADING AREA:

- ±180' - 130' Truck Courts
- ±130' Truck Court Depth
- ±4 Grade Level Doors (±12' x ±14')
- ±52' x ±50' Typical Column Spacing
- ±168 Dock High Doors

PARKING:

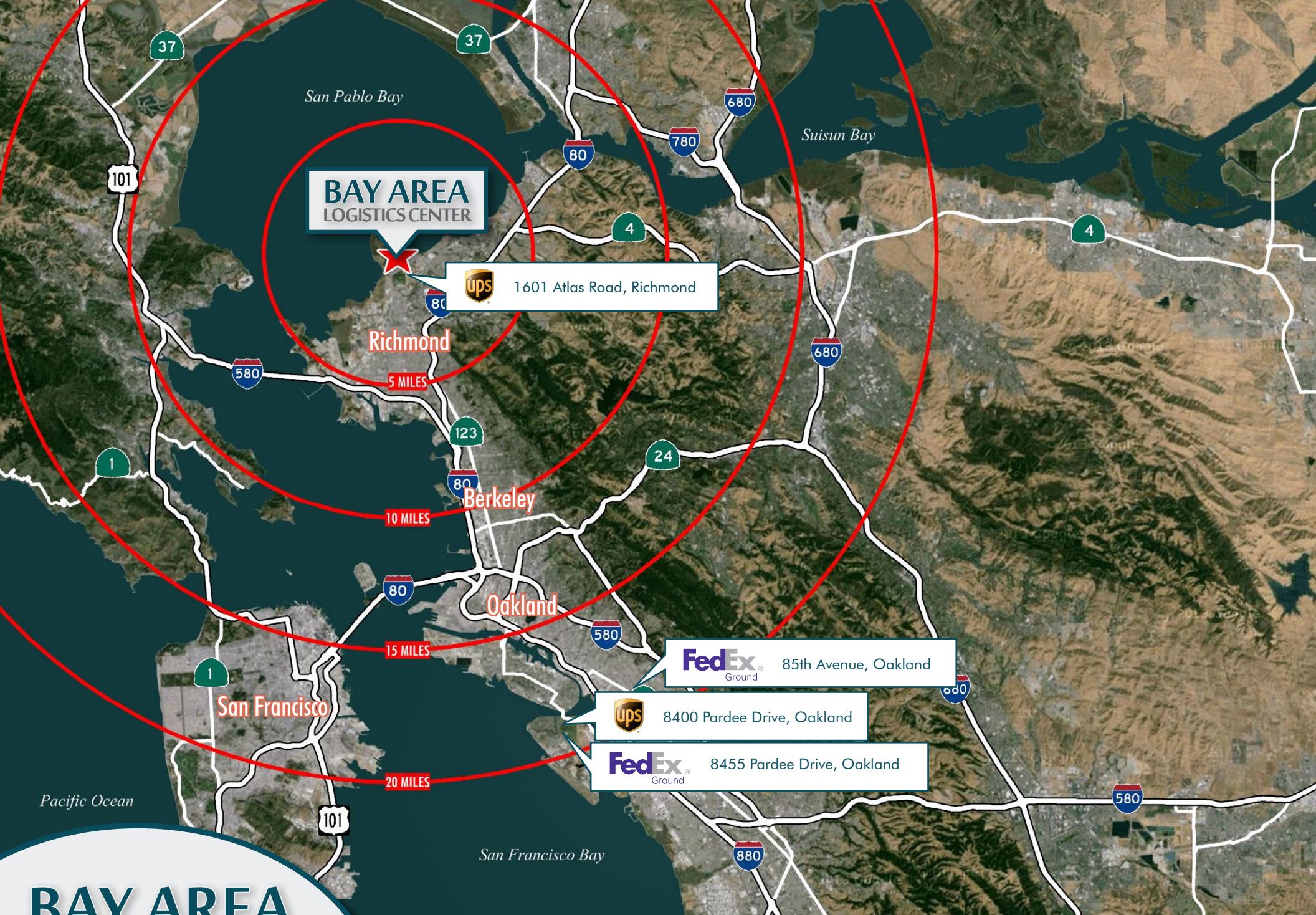
- 427 Stalls
- 160 Trailer Stalls

INTERIOR CEILING CLEARANCE:

- ±32' Minimum Clear Height

LIGHTING:

- To Suit

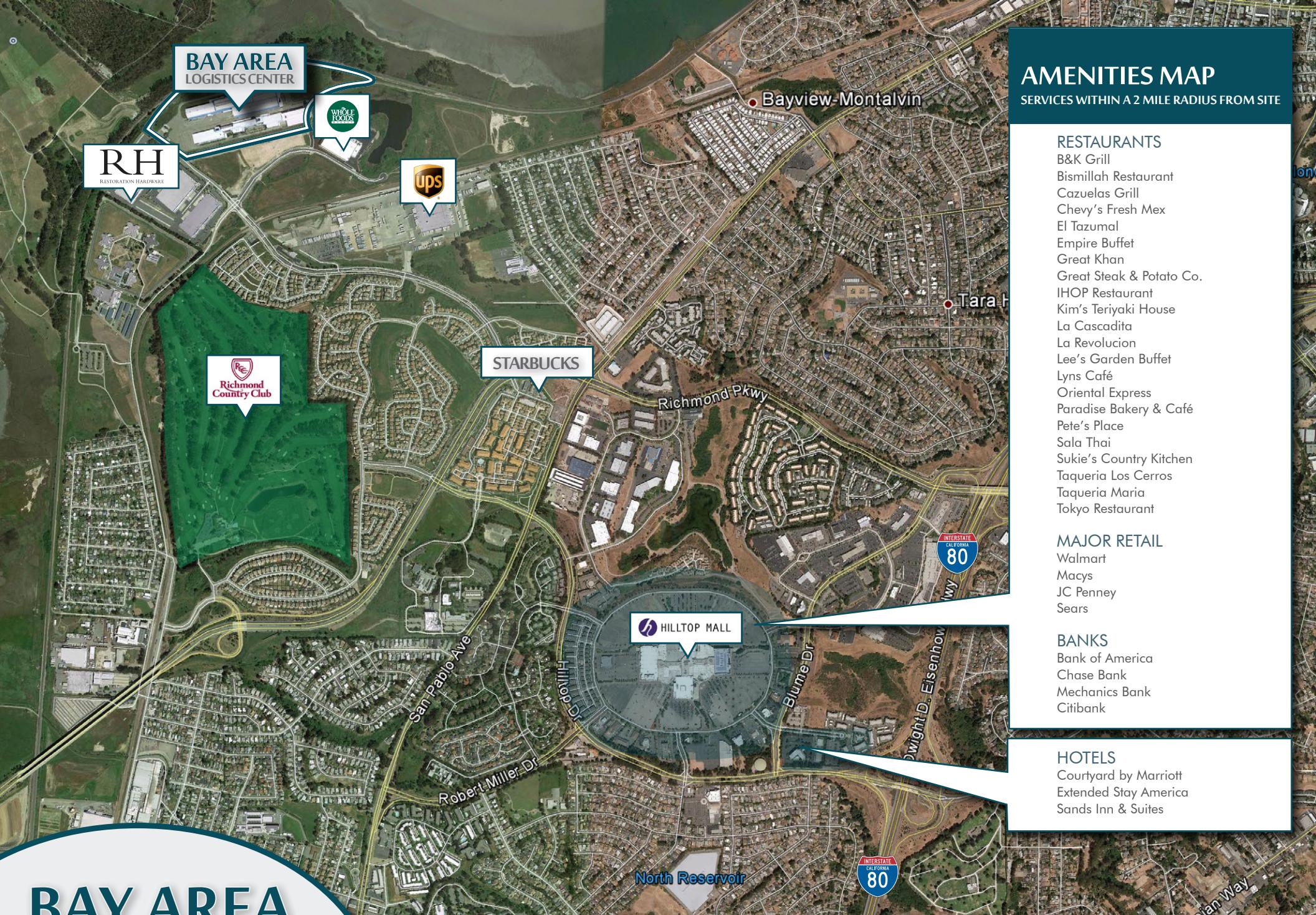


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OVERNIGHT HUB SITES

DEVELOPMENT BY **LDK**
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AMENITIES MAP

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SERVICES WITHIN A 2 MILE RADIUS FROM SITE

RESTAURANTS

B&K Grill
Bismillah Restaurant
Cazuelas Grill
Chevy's Fresh Mex
El Tazumal
Empire Buffet
Great Khan
Great Steak & Potato Co.
IHOP Restaurant
Kim's Teriyaki House
La Cascadia
La Revolucion
Lee's Garden Buffet
Lyns Café
Oriental Express
Paradise Bakery & Café
Pete's Place
Sala Thai
Sukie's Country Kitchen
Taqueria Los Cerros
Taqueria Maria
Tokyo Restaurant

MAJOR RETAIL

Walmart
Macys
JC Penney
Sears

BANKS

Bank of America
Chase Bank
Mechanics Bank
Citibank

HOTELS

Courtyard by Marriott
Extended Stay America
Sands Inn & Suites

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For more information please contact:

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CBRE

OUR CLIENT IS SERIOUS ABOUT SELLING 5000 GIANT ROAD, 2995 ATLAS ROAD RICHMOND CALIFORNIA 94801



CUSHMAN & WAKEFIELD®
Global Real Estate Solutions

San Pablo Bay

East Bay Regional Park

Point Pinole Business Park

Atlas Road

New Whole Foods
Freezer Building Site



PROPERTY HIGHLIGHTS: *Split Up to 5% fee*

- Borders by Pt. Pinole Business Park.
- Zoned Business/Light Industrial.
- Rail spur can possibly be reestablished.
- 2 Metal buildings totaling ±500,000 square feet on ±42 acres.
- Previous use a galvanize & steel coating facility.
- Some environmental reports are available for the site with executed NDA.
- Parcel # 405-030-031-0 & 405-590-004-9
- Tours of the site until October 19, 2012
- Selection of Buyer by November 21, 2012
- Sale Price: **\$15,000,000**



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INDUSTRIAL BROKERAGE TEAM

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

5000 GIANT ROAD, 2995 ATLAS ROAD RICHMOND CALIFORNIA 94801 PLEASE CALL TO SCUDULE A TOUR



Tour & Sale Schedule

Split Up to 5% fee

Tours Of The Facility

September 04, 2012 – October 19, 2012

Offer To Seller

October 26, 2012

Response From The Seller

November 08, 2012

(If Necessary) Best & Final Offer

November 14, 2012

Buyer & Back Up Offer Selected
For 30-Day Contract Negotiation

November 21, 2012

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