



**FOR SALE  
WAREHOUSE  
QUIET LOCATION  
RICHMOND, CALIFORNIA**

**LOCATION:** 601 and 603 South 8th Street at freeway, on and off-ramps in both directions. Extremely easy to find this location, five minutes to Richmond Bridge. Easy access to entire bay area. This property comprises five buildings set aside in their own little neighborhood. They are separated by the freeway, and this location quieter and safer than most Richmond locations.

**DESCRIPTION:** Various uses allowed. Adjacent owner, Omega Electric, is erecting 19,000 square feet R & D campus style buildings to be completed by April of 2010. Bay Machinery and Speed Ox are the only other operations in this location and they are well run long-term business owners. Pleasant setting overlooking small creek, pleasant landscaping and lots of trees.

**CONFIGURATION—**

- 601 S. 8th Street – Approximately 3,500-square-foot metal warehouse. Approximately 500-square-foot office. Two large rooms built-out.
- 603 S. 8th Street – Approximately 2,500-square-foot metal warehouse.
- Both warehouses on 7,950-square-foot lot.
- Separate corner parcel of 5,564 (+/-) square feet.

**OCCUPANCY:** Now vacant, (+/-) 3,500 square feet.

**PRICE:** \$1,000,000

**CONTACT**

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