



# For Lease: Warehouse Space

999 W. Cutting Blvd., Unit 5, Richmond, CA

- Roll-up Door
- High Ceilings
- 19'+/- Clear Height
- Near Point Richmond Town with Shopping and Businesses
- Close to Interstate 580

Offering Summary	
Available Sq Ft:	1,740 +/- sf
Initial Base Rent:	<del>\$1.50</del> \$1.40 psf
Lease Type:	Ind. Gross
CAM Charge:	\$0.15 psf/mo.
Min. Lease Term:	2 Years
Available:	Now

Contact:



**Mark Cooper**  
 (415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
 Lic#: 01814831



**Bob Knez**  
 (415) 446-4220  
[bob@hlcre.com](mailto:bob@hlcre.com)  
 Lic#: 00640535

**HL Commercial Real Estate**  
 70 Mitchell Blvd., Suite 202  
 San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and 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. The prospective purchaser/lessee should independently verify all information. 10/1/25

# For Lease: Warehouse Space

999 W. Cutting Blvd., Unit 5, Richmond, CA 94804

## Building/Space Description:

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This warehouse space has one roll-up door, 19 foot +/- clear height, skylights and bonus mezzanine for additional storage not included in square footage. There is a small office/reception area and a restroom. Comes with one unreserved parking space with additional parking available at additional cost.

## Location Description:

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Conveniently located within walking distance of dining, entertainment, and services in downtown Point Richmond. Fast access to Richmond Bridge and 580 freeway. 10 min. to Marin.

## Space Information/Features:

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Total Available Square Feet:	1,740 +/- sq. ft. (the owner building plans is source)
Ceiling Clear Height:	19' +/- Feet
Power Available at Sub-Panel:	TBD
Parking:	1 unreserved space
Number of Roll-up Doors:	1
Skylights:	Yes
Warehouse Ceiling Insulated:	Yes

## Building Information/Features:

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Total Building Square Feet:	30,828 +/- sq. ft.
Year Constructed:	1989 +/-
Zoning:	(IL (Light Industrial))
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

## Lease Information::

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Minimum Lease Term:	Two Years
Initial Base Rent:	\$1.40 psf (\$2,500/mo.)
Base Rent Increases:	3% per annum
Lease Type:	Industrial Gross
Tenant Expenses:	PG&E, garbage, interior maintenance. Increases over taxes and insurance over base year Plus: CAM \$0.15 psf (\$261/mo. for water & common area) Increases 5% annually

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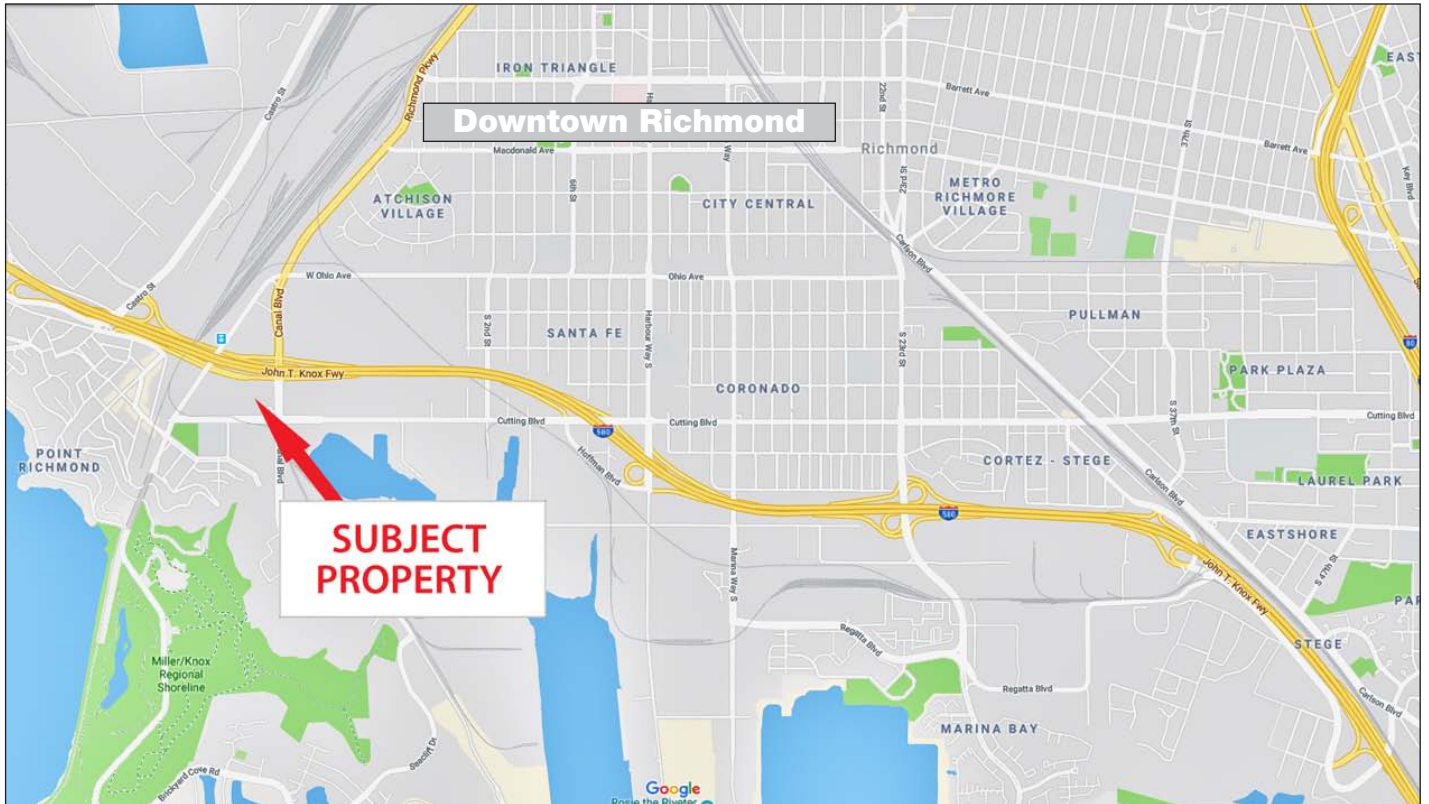
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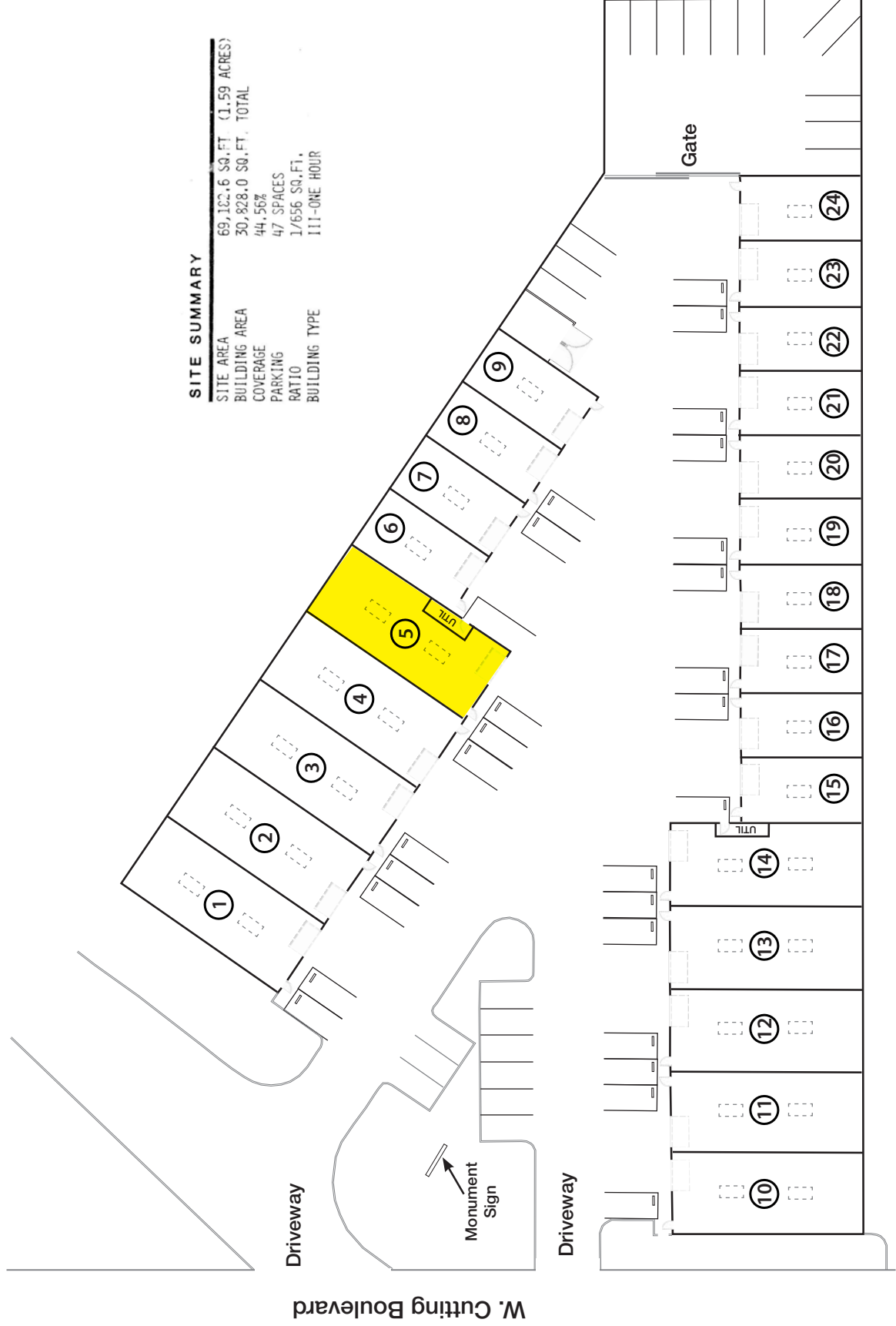
[Click here to View in Google Maps](#)



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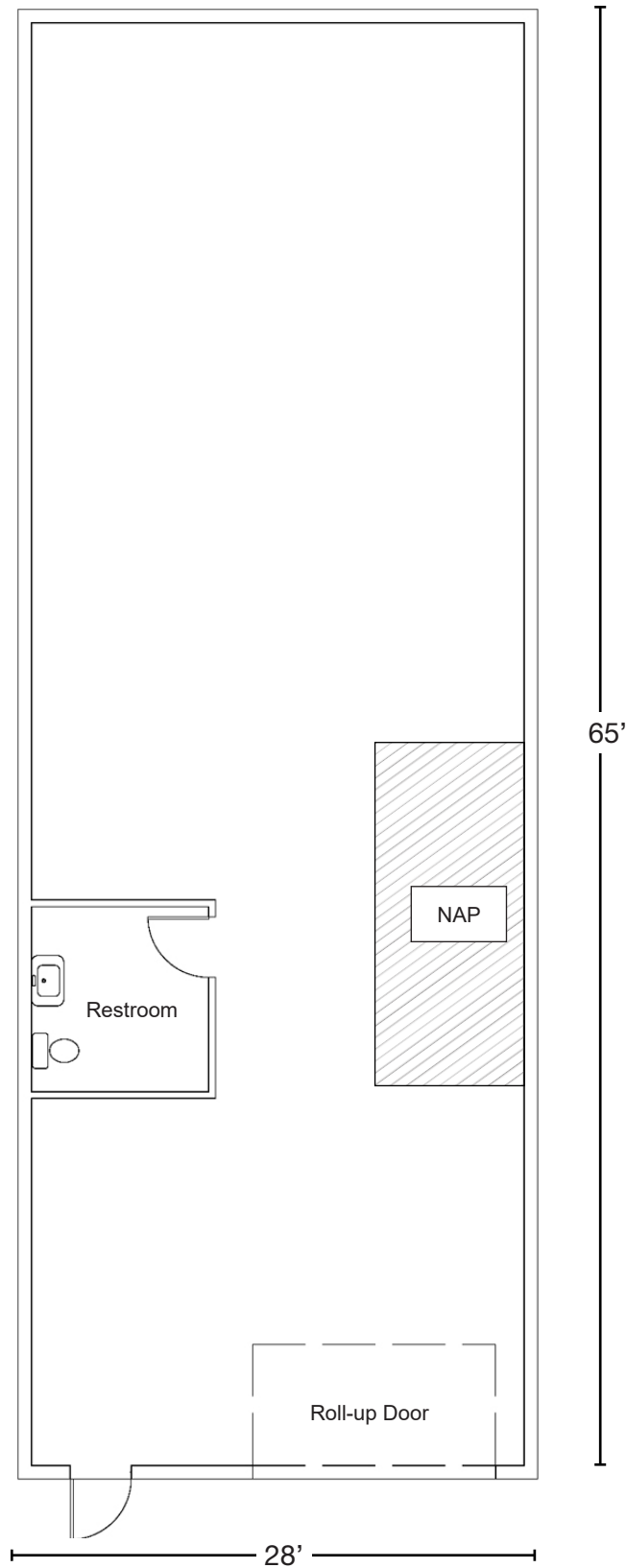
## SITE SUMMARY

SITE AREA	69,182.6 SQ.FT. (1.59 ACRES)
BUILDING AREA	30,828.0 SQ.FT. TOTAL
COVERAGE	44.56%
PARKING	47 SPACES
RATIO	1/656 SQ.FT.
BUILDING TYPE	III-ONE HOUR

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Floor Plan Not to Scale  
For Illustration Only