



±97,115 Total SF
±51,482 SF Available
State-of-the-Art Building

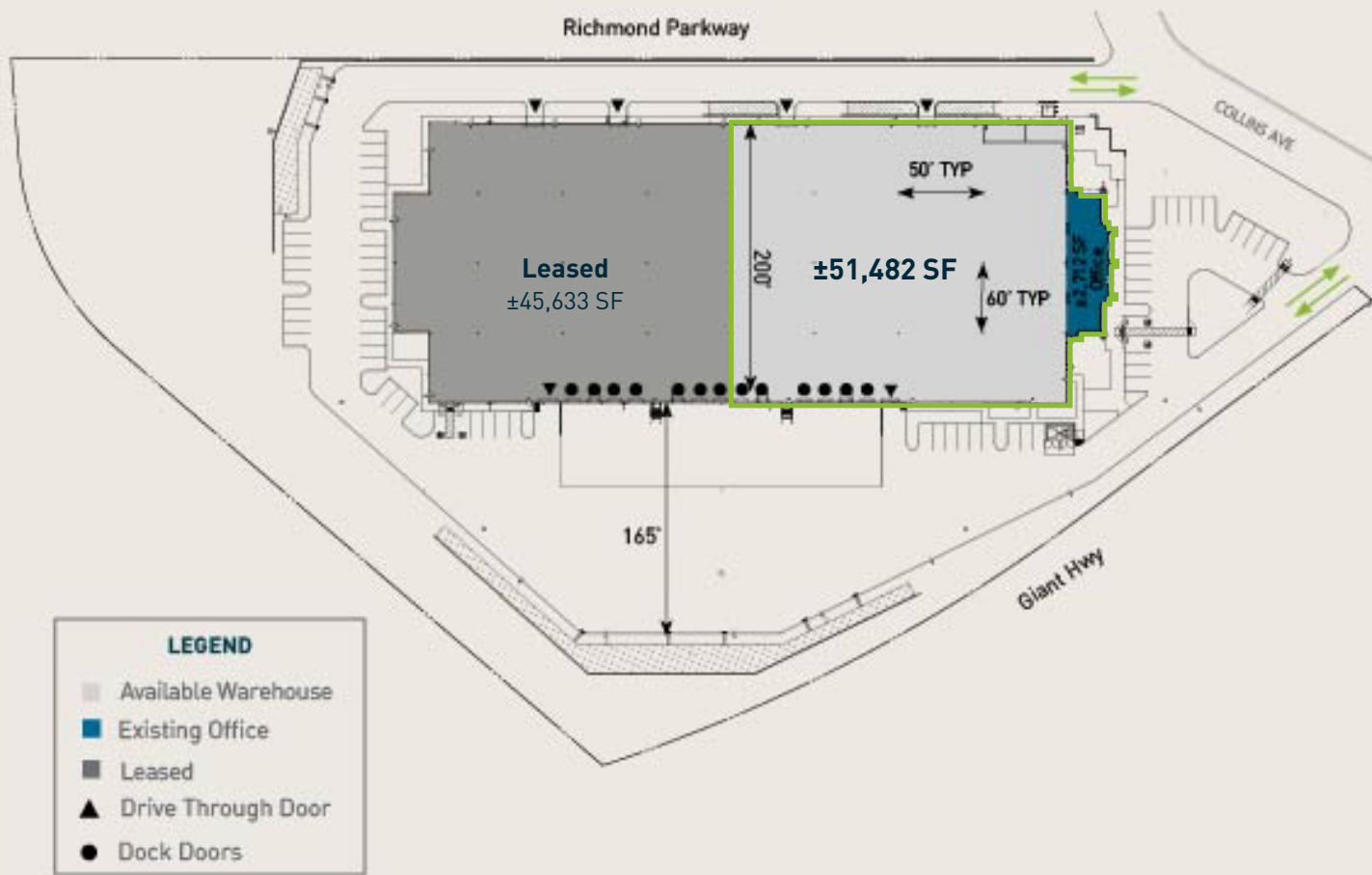
LogistiCenter[®] at Richmond Innovation Hub

3450 Collins Ave, Richmond, CA



Building Specifications

Site Plan



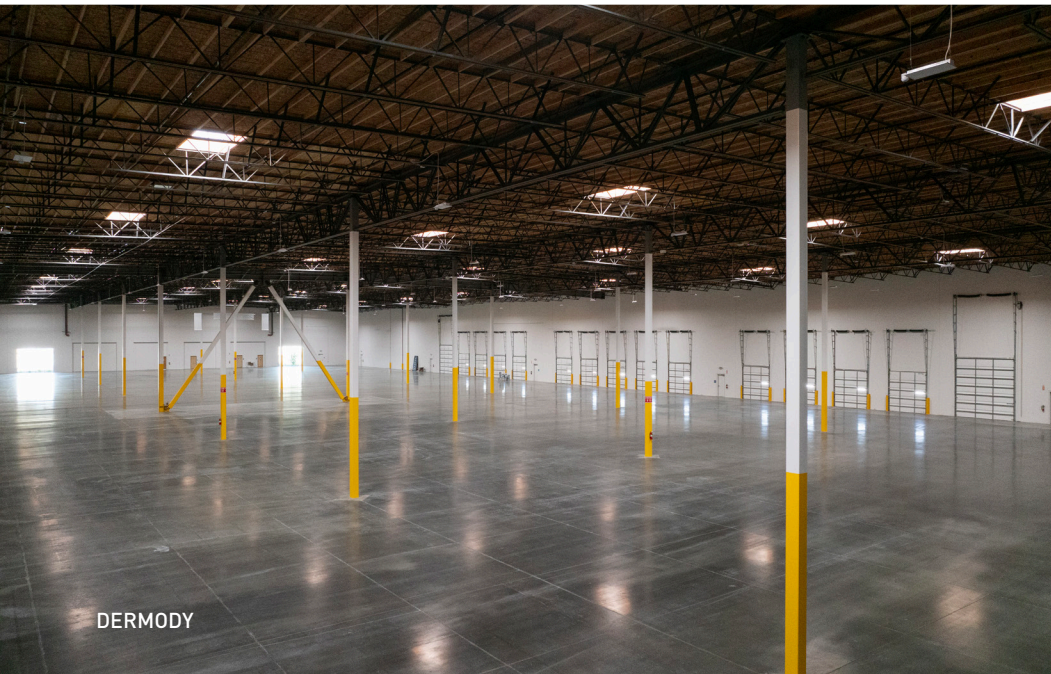
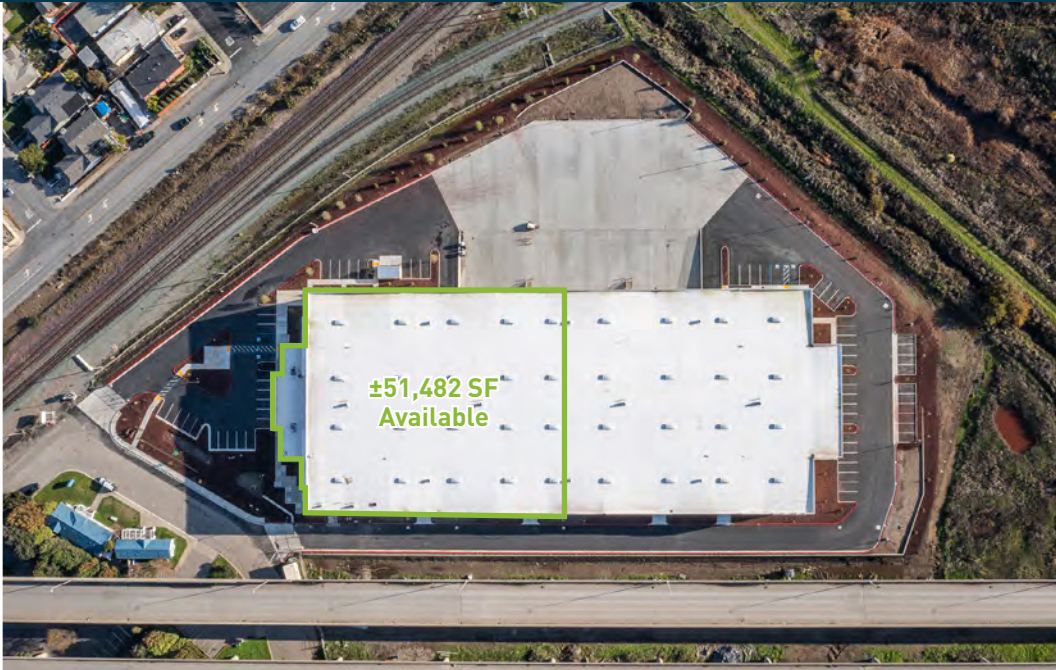
[VIEW SUPER PARKING PLAN](#)

Property Specs

- 97,115 SF Class A Industrial Building
- ±51,482 SF available for lease
- 2,712 SF spec office
- 1,600 amps, 277/480 v power (ability to upgrade)
- 32' clear height
- 60' x 50' column spacing
- 455' x 50' speedway
- (6) 9' x 10' dock high doors
- (3) 12' x 14' grade-level doors
- 7" slab thickness
- 65 parking stalls (up to 132 stalls with super parking plan)
- Skylights throughout
- LED warehouse lighting
- ESFR sprinklers
- Fully secured, fenced and paved
- 7.26 acre parcel



New Construction



Manufactured in Richmond

Access to the talent you want to reach

Catering to a Diverse Set of Tenants and Industries:



Drone
Technology



Medical
Device



R&D



Robotics



Advanced
Manufacturing



Aerospace &
Defense



The East Bay has the highest concentration of
STEM talent in the nation

Location that provides real cost savings

Growing warehouse/distribution talent base

Growing manufacturing talent base

Located within the Green Empowerment Zone



Regional Access

Ports	
Port of Richmond	7.2 Miles
Port of Oakland	16.3 Miles
Port of San Francisco	21.0 Miles
Port of Redwood City	47.7 Miles

Airports	
OAK Airport	24.1 Miles
SFO Airport	31.4 Miles
SJC Airport	56.6 Miles

Major Freeways	
I-80	3.0 Miles
I-580	3.8 Miles

Cities	
Berkeley	10.8 Miles
Oakland	15.1 Miles
Alameda	18.7 Miles
San Francisco	21.9 Miles



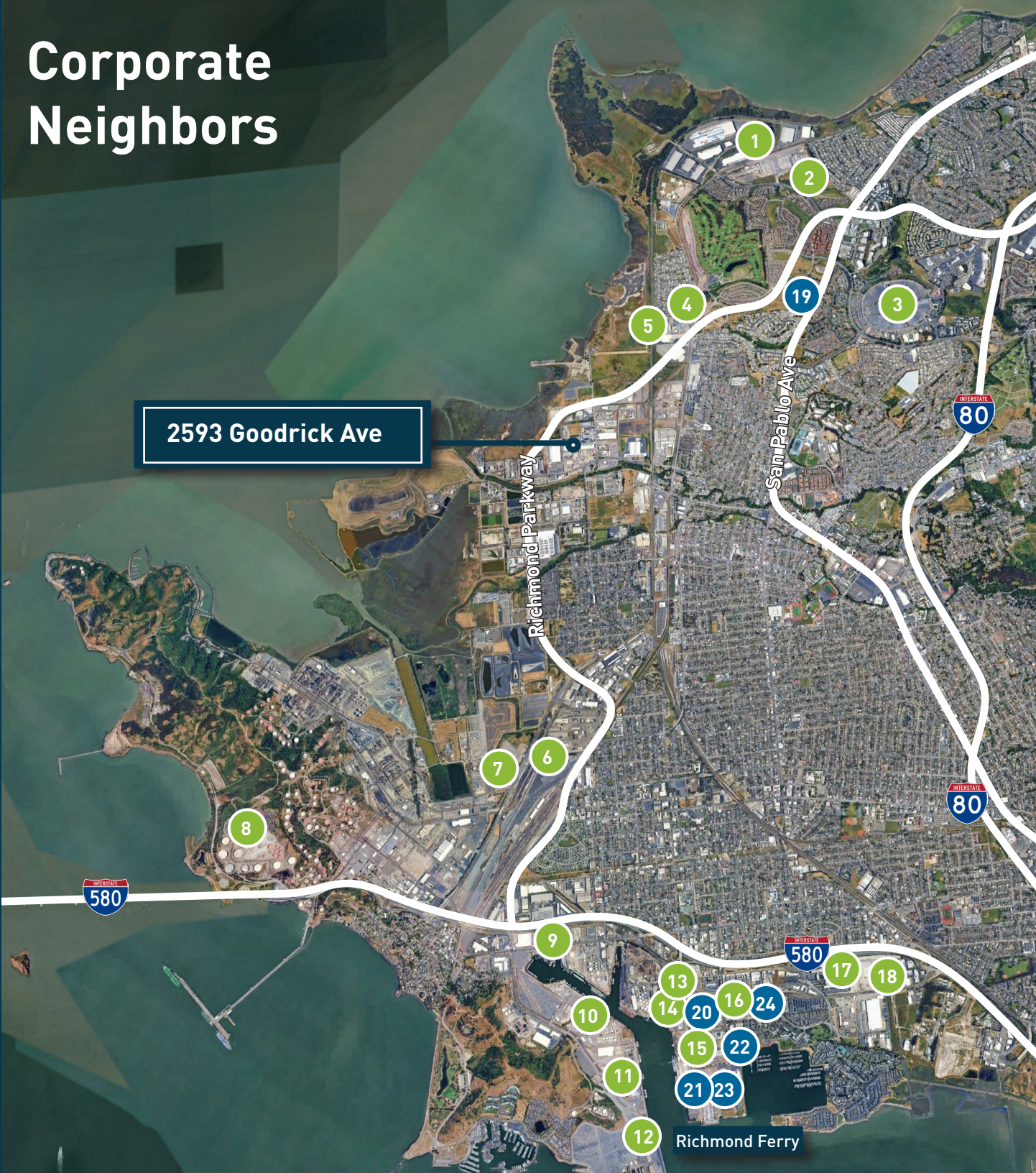
Corporate Neighbors

Warehouse & Distribution

1	Whole Foods Market Distribution Center
2	UPS North Bay 9489
3	Walmark
4	Excellent Packaging & Supply
5	Title Nine Distribution Center
6	Kinder Morgan Inc
7	Chemtrade Richmond
8	Dutra Materials
9	HD Supply
10	National Gypsum Corp.
11	Conoco Phillips
12	BP West Coast Distribution
13	Wine Warehouse
14	Sims Metal Management
15	Fastenal Ocean Export, Inc.
16	Kaiser Permanente
17	California Department of Health
18	Dreishbach Cold Storage

Advanced Manufacturing

19	Joinn Innovation Park
20	Ocean Power
21	Treasure 8
22	Galaxy Desserts
23	Ocean Power
24	Bedrock Oceanic Exportation



2593 Goodrick Ave



LogistiCenter® at Richmond Innovation Hub

3450 Collins Avenue
Richmond, CA 94806

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has developed more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

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