

**Brand New Development**  
**155 Parr Boulevard**  
Richmond, California



**AVAILABLE FOR SALE OR LEASE**  
**± 121,733 SF**



# PROJECT FEATURES



Modern Architectural Features & Functionality



21 Docks & 2 Grade-Level Doors



32' Clear Height



Unobstructed Freeway Visibility (Richmond Parkway)



800 Amp EV Infrastructure with Charging Stations



Ample Trailer Parking



Offices To Suit



800 KW AC Rooftop Solar System



Immediate Freeway Access



2,000 Amp Power



# SITE PLAN OVERVIEW



## BUILDING

±121,733 SF Available

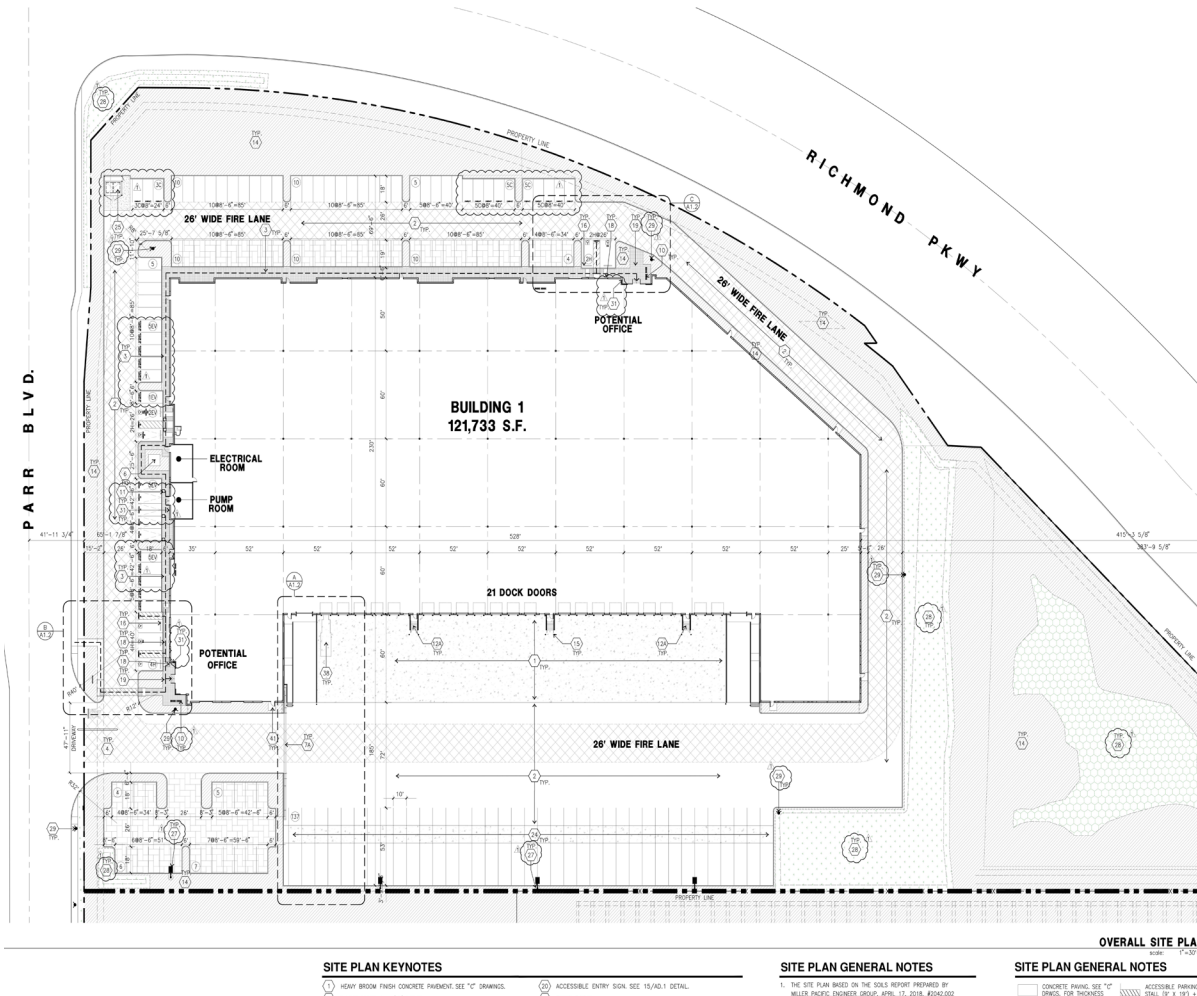
## SITE FEATURES

- Light Industrial Zoning
- Located Within 30 Minutes of San Francisco, Oakland & Marin Country
- Port of Oakland | 18 Miles
- Brand New Infrastructure
- Easy Access to I-80 & I-580
- 8.65 Acres

## SERVICE PROVIDER

- Sewer: East Bay MUD
- Water: East Bay MUD
- Gas: PG&E
- Electricity: PG&E

# BUILDING OVERVIEW



## BUILDING

- ±121,733 SF Available
- Office To Suit
- 32' Clear Height
- ESFR Fire Sprinklers
- 52' X 60' Column Spacing
- 60' Speed Bays
- 6" DuctileCrete Engineered Slab
- 2,000 Amp 277/480 Volt Power

## LOADING

- Front-Load Design
- 21 Dock-High Loading Doors
- 2 Grade-Level Doors
- 185' Truck Courts w/70' Aprons

## PARKING

- 122 Auto Parking Stalls
- 37 Trailer Parking Stalls

# REGIONAL MAP





For More Information Please Contact

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