



BAY AREA LOGISTICS

2995 ATLAS ROAD | PINOLE BUSINESS PARK | RICHMOND, CA

±707,820 SF DIVISIBLE TO ±133,000 SF

CLASS A STATE-OF-THE-ART WAREHOUSE FACILITY



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 CUSHMAN &
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±18 MILES TO PORT OF OAKLAND

LOWER DRAYAGE COSTS DUE TO CLOSE PROXIMITY TO THE PORT OF OAKLAND

COMPARATIVE DRAYAGE COSTS FROM THE PORT OF OAKLAND TO:

RICHMOND, CA

\$230 + 25% FSC
1 HOUR FREE @ \$75/HR

FRESNO, CA

\$720 + 25% FSC
2 HOUR FREE @ \$75/HR

TRACY, CA

\$385 + 25% FSC
2 HOUR FREE @ \$75/HR

SACRAMENTO, CA

\$470 + 25% FSC
2 HOUR FREE @ \$75/HR

STOCKTON, CA

\$425 + 25% FSC
2 HOUR FREE @ \$75/HR

PATTERSON, CA

\$440 + 25% FSC
2 HOUR FREE @ \$75/HR

*\$35 PER DAY CHASSIS, \$10 CHASSIS GATE FEE PER TRANSACTION AT SSA & EVERPORT, \$25 BRIDGE TOLL, \$150 PORT CONGESTION
NOTE: DOES NOT INCLUDE HAZMAT, REEFER, OVERWEIGHT, RESIDENTIAL, BONDED, YARD PULL, STORAGE, OR CHASSIS SPLIT.*

FULLY SECURED STAND-ALONE STATE-OF-THE-ART FACILITY

BUILDING AREA

- Class A Warehouse
- ±707,820 SF Divisible to ±133,000 SF
- ±468' D x ±1,503' W
- ±42 Acres
- Build to Suit Office
- ESFR Sprinkler System

LOCATION

- ±2.1 miles to I-80 via Richmond Parkway Interchange
- Next door to UPS hub
- Proximity to planned FedEx Ground facility

PARKING

- 427 Stalls
- 160 Trailer Stalls

ELECTRICAL POWER

- Up to 8,000 amps @ 277/480 volts available
- ±480 Volt
- ±3-Phase
- Lighting to suit

LOADING AREA

- Cross loading ±130' - ±180' Truck Court
- 65' Concrete Apron
- ±4 Grade Level Doors (±12' x ±14')
- ±52' x ±50' Typical Column Spacing
- ±168 Dock High Doors

UTILITIES

- Water: 3" domestic service
- Fire: 12" fire service
- Gas: 3" service stubbed for future meters
- Sewer: 6" sanitary sewer

ZONING

- IL (Light Industrial)

INTERIOR CEILING CLEARANCE

- ±36' Minimum Clear Height



CLICK TO VIEW

VIEW DRAYAGE

VIEW WEBSITE

VIEW LABOR

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CONCEPTUAL SITE PLAN

SITE AREA:	
GROSS:	42.14 AC 1,835,571 SF
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BUILDING FOOTPRINT:	
TENANT A	165,863 SF
TENANT B	133,636 SF
TENANT C	223,312 SF
TENANT D	180,157 SF
TOTAL FOOTPRINT:	702,968 SF
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COVERAGE:	
GROSS:	38%
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PARKING PROVIDED:	
AUTO:	608 STALLS
TRAILER:	106 STALLS

TRUCK DOCKS:

TENANT A

▲ DOCK-HIGH DOORS	32
● GRADE-LEVEL DOORS	1

TENANT B

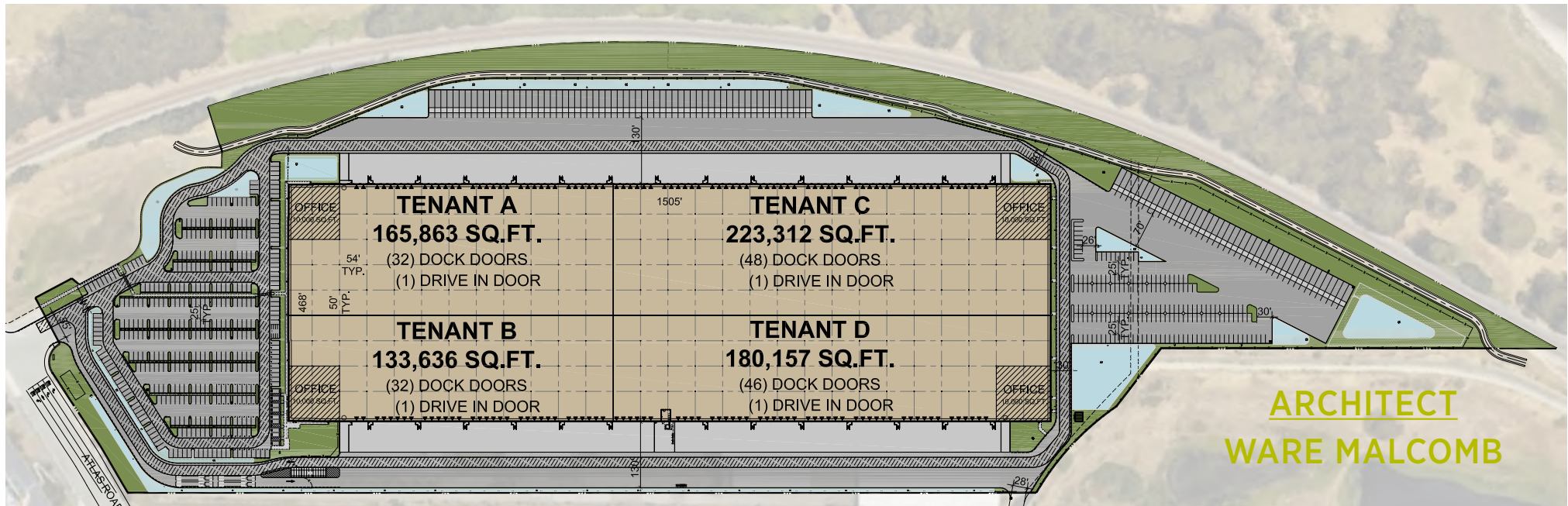
▲ DOCK-HIGH DOORS	32
● GRADE-LEVEL DOORS	1

TENANT C

▲ DOCK-HIGH DOORS	48
● GRADE-LEVEL DOORS	1

TENANT D

▲ DOCK-HIGH DOORS	46
● GRADE-LEVEL DOORS	1



ARCHITECT
WARE MALCOMB

RICHMOND, CALIFORNIA



INFILL SAN FRANCISCO BAY AREA LOCATION IDEAL FOR SAME AND NEXT DAY DELIVERY

REGIONAL DRIVING DISTANCES

PORT OF OAKLAND	±18 MI
SAN FRANCISCO	±20 MI
SAN JOSE	±58 MI
TRACY	±63 MI
FRESNO	±191 MI
RENO	±199 MI
LOS ANGELES	±387 MI
LAS VEGAS	±575 MI
PORTLAND	±615 MI
BOISE	±621 MI
SALT LAKE CITY	±717 MI
PHOENIX	±755 MI
SEATTLE	±787 MI
DENVER	±1,249 MI



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