

# GOODRICK COMMERCE CENTER

Richmond, CA  
AVAILABLE Fall 2018



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## PROPERTY HIGHLIGHTS:

This Urban Logistics Center is strategically located near the Richmond Parkway with easy access to Oakland, Emeryville and Marin, via I-80 & I-580. Located across the street from the America's Tire Distribution Center, the Goodrick Commerce Center offers two warehouse/distribution buildings with 20,000 to 113,324 square feet of contiguous space available. With state of the art construction, the project is ideal for Advanced Manufacturing uses.

### Building 1: 2593 Goodrick

- 113,324 SF
- 32' clear height
- 54' x 60' column spacing
- 6" reinforced slab
- 2 Grade doors
- 23 Dock-high doors
- ESFR Fire protection system
- 2000 AMP service

### Building 2: 2589 Goodrick

- 58,500 SF
- 24' clear height
- 64.4' x 75' column spacing
- 6" reinforced slab
- 10 Grade doors
- ESFR Fire protection system
- 1500 AMP service



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**Logos:** RH, amazon, BIO-RAD, WHOLE FOODS, WILLIAMS-SONOMA, AMERICA'S TIRE, THOMAS SWAN, PALECEK, OVERAA Construction

**Locations:** Point Pinole, Bay Area Distribution Center, Richmond Country Club, Hilltop Mall, East Bay Regional Park District, Building Moratorium Area, Goodrick Ave, Parr Blvd, Richmond Parkway

**Transportation:** Interstate 80, Interstate 580, Richmond Parkway, Eastshore Fwy

**Directions:** To Fairfield, Vallejo & Sacramento; To Marin; To Berkeley, Emeryville, Port of Oakland

City	Miles	Time
Hwy 4	3.8	8 min.
I-580	4.3	8 min.
I-80	5.1	9 min.
Port of Benicia	5.5	13 min.
San Rafael	12.7	20 min.
Oakland	16.2	25 min.
Port of Oakland	17.1	25 min.
OAK	25.8	33 min.
San Francisco	21.8	35 min.
SFO	32.3	39 min.
SJC	55.7	1 hr. 5 min.
San Jose	55.7	1 hr. 5 min.

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## Regional Context

Locator Map



- Northern Waterfront
- Ship Channel
- Freeway
- Railroad
- Railroad (inactive)

### About Contra Costa County

The County of Contra Costa, California was incorporated in 1850 as one of the original 27 counties of the State of California, with the City of Martinez as the County Seat. It is one of the nine counties in the San Francisco-Oakland Bay Area. The County is the ninth most populous county in California with a population at 1,082,384 as of January 1, 2013 per the California Department of Finance.

### Market Access

The Northern Waterfront is a key component of the vibrant Bay Area economy. With a strong multi-modal shipping infrastructure, the Northern Waterfront has access to both international and domestic markets. (1)

### Bay Area Economic Landscape

With a Gross Regional Product (GRP) of \$535 billion, the Bay Area would be the 19th largest economy in the world. (1) The Bay Area's GRP falls between the Gross Domestic Product (GDP) of Switzerland and Sweden. (3) The Bay Area is a top global innovation center and boasts the highest concentration of innovation-related jobs in the United States. Additionally, the Bay Area has the highest economic productivity in the nation - nearly twice the national average. (1)

### Economic Landscape of the Northern Waterfront

The Northern Waterfront generates \$21.6 billion in annual economic output and is home to an estimated 60% of the industrial designated land in Contra Costa County. There are more than 26,000 jobs tied to the Northern Waterfront and approximately one third of those jobs are in the Manufacturing Sector. Manufacturing jobs generally provide an average wage above the County's median household income. (1)



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## Regional Freight Transportation

### Bay Area Freight Transportation

The Bay Area has well established freight transportation options to access regional, domestic and international trade. In the Bay Area, trucks carry the largest share of domestic trade in terms of both tonnage and value. (1)

#### Ship or Barge

- Ship Channel
- M-580 Marine Hwy

- Marine Port
- Potential Cargo Facility\*

\* Potential Cargo Facilities identified in the San Francisco Bay Seaport Plan

#### Trucking

- Freeway
- Potential Freeway

#### Airports

- Primary Airport
- Reliever/General Aviation

Source: Federal Aviation Administration National Plan of Integrated Airport Systems (NPIAS 2011-2015)

#### Railroads

- Burlington Northern Santa Fe (BNSF)
- Union Pacific (UP)
- UP (inactive)
- Regional Freight Rail
- UP Freight on CalTrain Rail

Source: California Department of Transportation DRAFT California State Rail Plan 2013

### Northern Waterfront

### Bay Area Trade

In 2011, 436 million tons of cargo passed through the Bay Area. Cargo tonnage is expected to reach 733 million tons by 2035. The value of trade in the Bay Area is estimated at \$628 billion and is expected to increase to over \$1.5 trillion. (1) The following chart shows the current and projected breakdown of trade by market.

Market	Primary Transportation	2011 Estimates		2035 Estimates	
		Tonnage	Value	Tonnage	Value
International	Ocean Liner & Air Cargo	17.5%	31.1%	23.6%	40.0%
Domestic	Trucking & Rail	35.6%	42.8%	33.5%	41.6%
Regional	Trucking	46.9%	26.1%	42.9%	18.4%
Total		100.0%	100.0%	100.0%	100.0%

Data Source: Federal Highway Administration's Freight Analysis Framework version 3.4 database

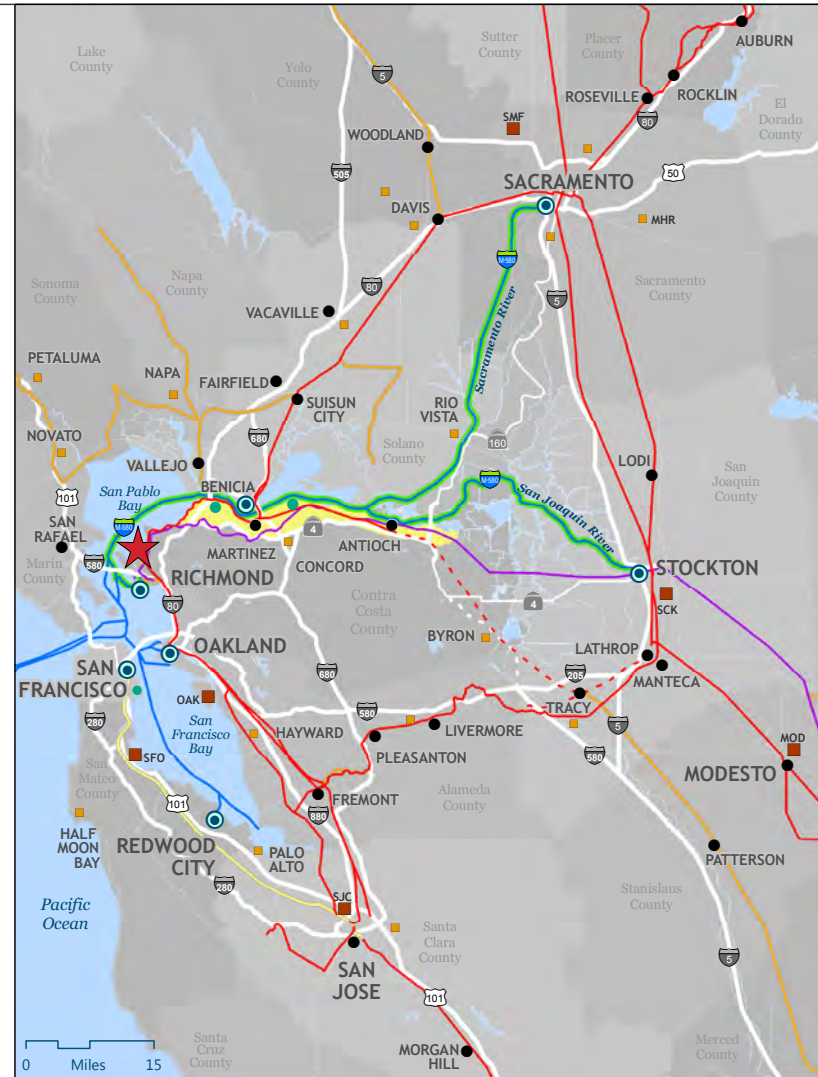
### Importance of Intermodal Freight Transportation

Manufacturing and shippers rely on "just in time" deliveries of raw materials and finished goods to reduce inventory costs. This has resulted in the practice of intermodal freight transportation and larger centralized terminals. (1) Intermodal freight transportation uses containers on multiple modes

Courtesy of



of transport (ship, rail, truck). This more streamlined freight transportation improves security, reduces damage and loss, decreases greenhouse gas emissions, and allows for faster transportation of freight. (4)



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## **Designated Agent:**

John Troughton & Eric Rehn, CCIM are Kennedy Wilson's designated agent for the Property who solely represent the interests of the ownership of the Property.

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# THRIVING ON OPPORTUNITY

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