

For Lease

# FLEX / R+D

432 South 1st St, Point Richmond

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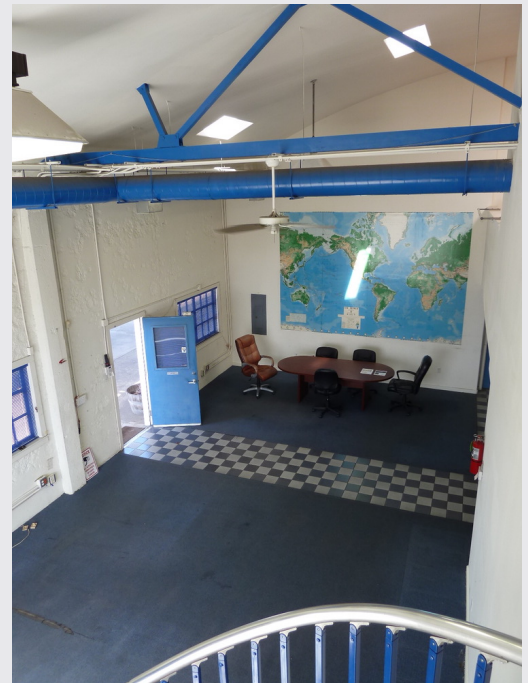
## 432 South 1st St | Point Richmond, CA



View from the 580 Freeway

### Highlights

- +/- 6,960 SF Flex / R+D Building with M-2 Zoning
- 60% office, 2 levels
- 2nd Floor Office has Oak Hardwood Floors
- Freeway Visible & Immediate Freeway Access
- 3 Restrooms, one with shower
- 4 Grade Doors (2 have glass block inserts)
- Fenced +/-6,000 SF parking lot w/ remote control gate
- Heavy Power - Single and Three Phase
- Operable Skylights
- Building 100% Heated w/ Ceiling Fans, insulated



For more information:

Dante Guazzo

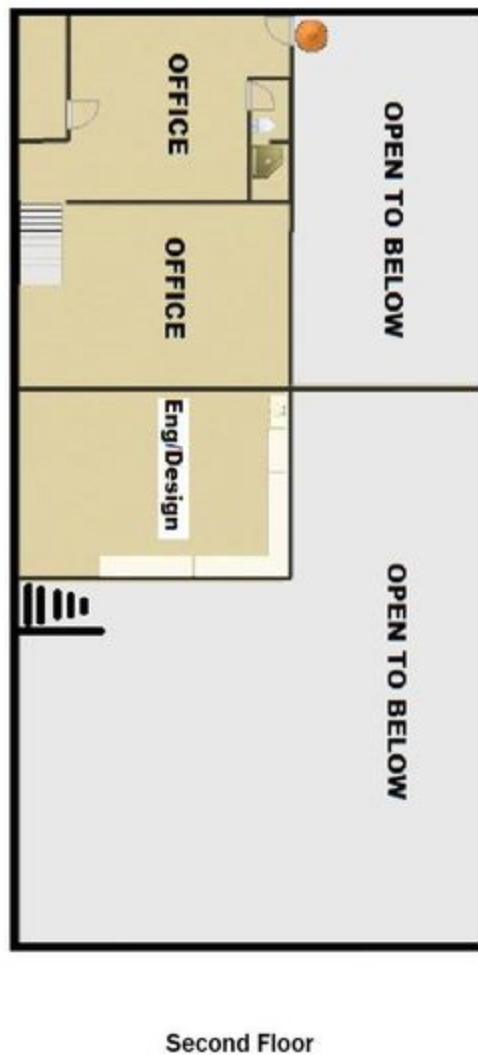
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# Industrial



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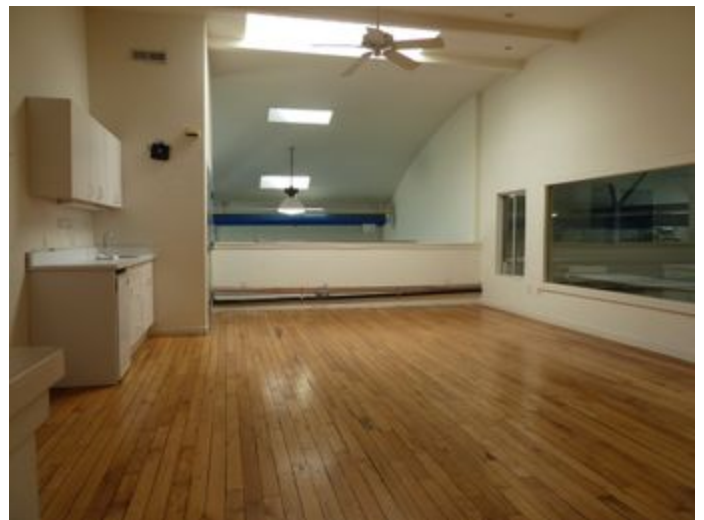
# Industrial



Second Floor Engineering / Design Lab



Second Floor Private Office



Second Floor Open Office