

AVAILABLE

PROPERTY ON
7.62 ACRES

**AVISON
YOUNG**

Intelligent
Real Estate
Solutions

Partnership. Performance.



2041FACTORY
STREET

±109,594 SF - Ability to expand to ±155,958 SF
CLASS A FREEZER DISTRIBUTION BUILDING

Highridge  Provender



Partnership. Performance.



TRUCK COURT

BUILDING HIGHLIGHTS

- Class A State-of-the-art Construction Built 2000/2005.
- Total Building Size: +/-109,594 SF.
- +/- 45,000 SF Freezer Warehouse, -10°; 47' Clear Height. R-22 Freon System.
- Property is Fully Fenced and Gated. (guard gate, light and secure)
- Property Located on 7.62 acres. (32% coverage ratio)
- Building expandable by additional +/-46,364K SF.
- +/- 15, 500 SF of Office Space.
- Existing Rail Service with Union Pacific.
- USDA Inspection Rooms.
- Forklift Charging Station and Repair/ Maintenance Rooms.
- Extremely Functional 100' Deep Refrigerated Staging Area Totaling 39,300 SF at 32' Clear Height .
- Building includes all existing high racking. Current Capacity of 9,012 Pallet Locations Estimated at +/-10,700,000 lbs. (doesn't included top rack, not currently being utilized)
- Three (3) Yale NTA Model Swing Narrow Aisle Turret Trucks, and other equipment included.
- Power: at 3,000 Amps @ 480/277v.

Highridge  Provender

CONTACT:

Kevin R. Ahaesy, SIOR

PRINCIPAL
510.254.4261

@ kevin.ahaesy@avisonyoung.com
RE Lic: #01454079

JW Krumpholz

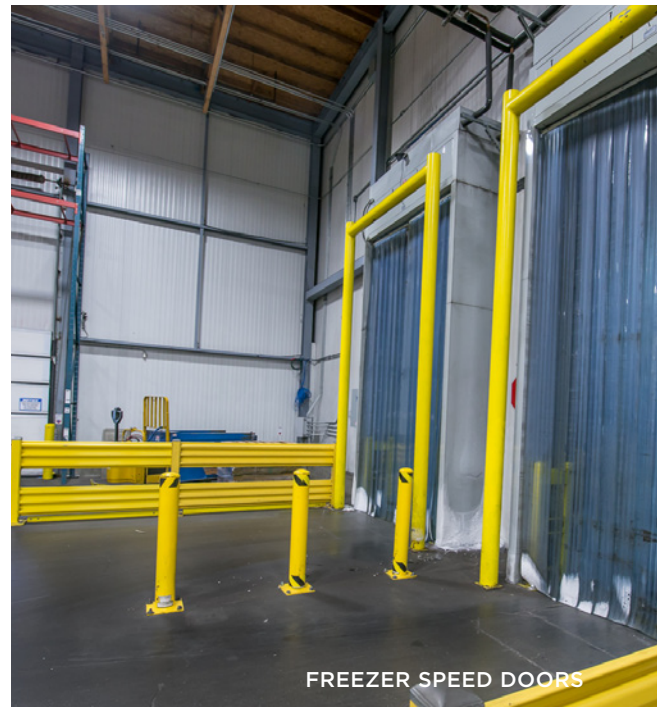
ASSOCIATE
510.254.4262

@ JW.Krumpholz@avisonyoung.com
RE Lic: #01951728

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HIGH RACK FREEZER



FREEZER SPEED DOORS

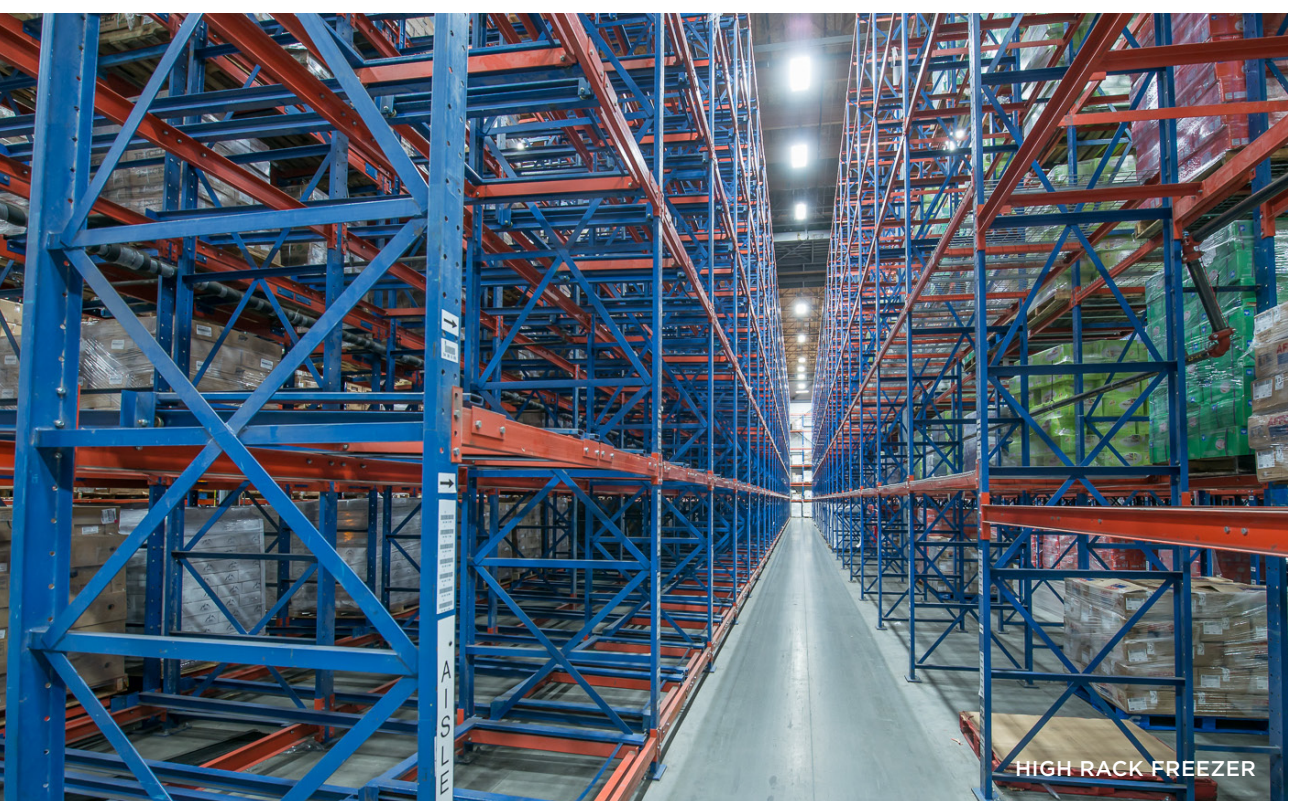


FREEZER EQUIPMENT

EXISTING FREEZER INFRASTRUCTURE

- +/- 2,115,000 Cubic Feet.
- +/- 45,000 SF - 10 Degree Freezer Warehouse; 47' Clear.
- High Storage Racking Included.
- Three (3) Yale NTA Model Swing Narrow Aisle Turret Trucks, and other equipment included.
- Hazard Analysis and Critical Controls Points (HACCP) Approved.

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HIGH RACK FREEZER



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LOADING CAPABILITIES

- 37 Docks Doors with Door Seals and Pit Levelers.
- 2 Grade Level Doors.
- Loading on Two Sides of the Building.

PARKING

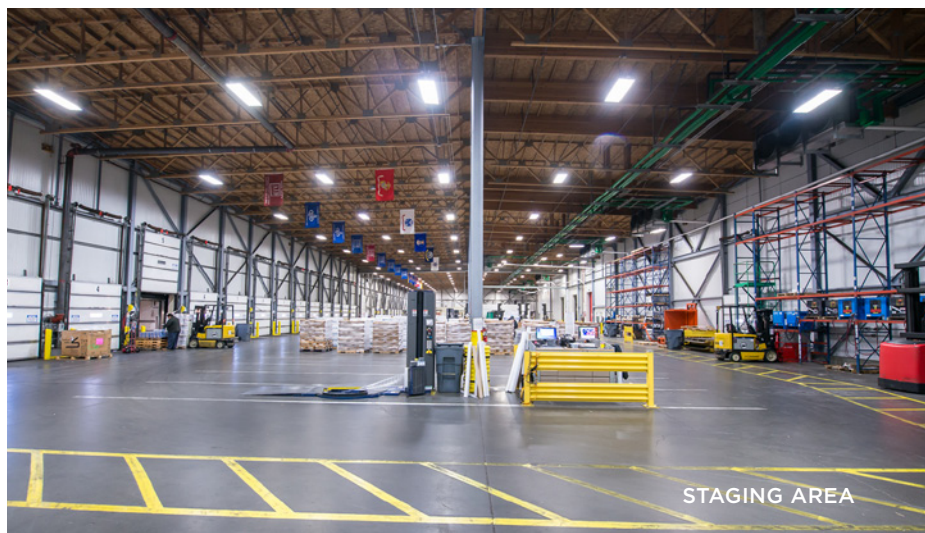
- Employee Parking Lot with +/- 140 Car Stalls.
- Expansive Yard Area for Truck Maneuverability, Trailer and Employee Parking (32% Coverage Ratio).



TRUCK COURT

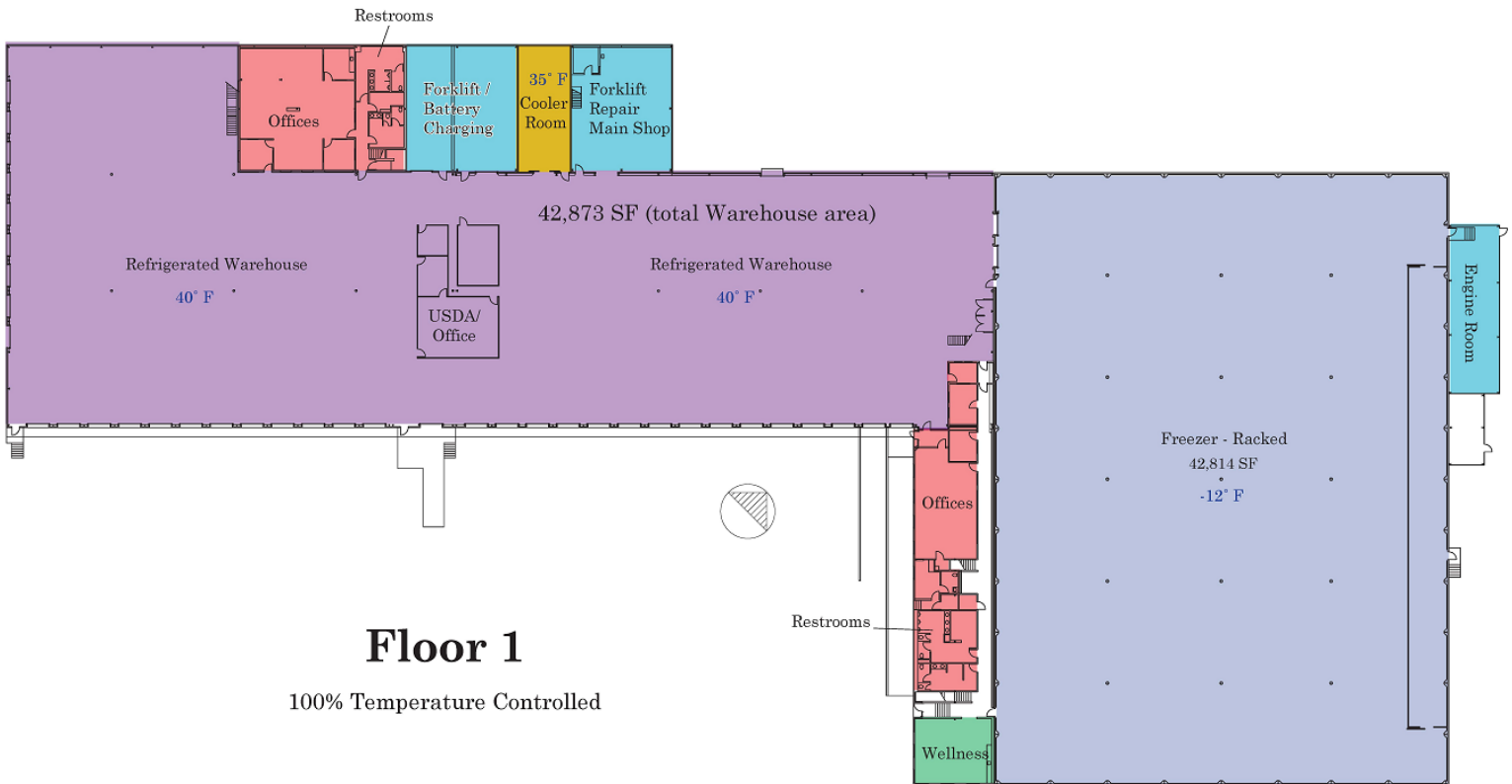


FORK LIFT REPAIR/ MAINTENANCE

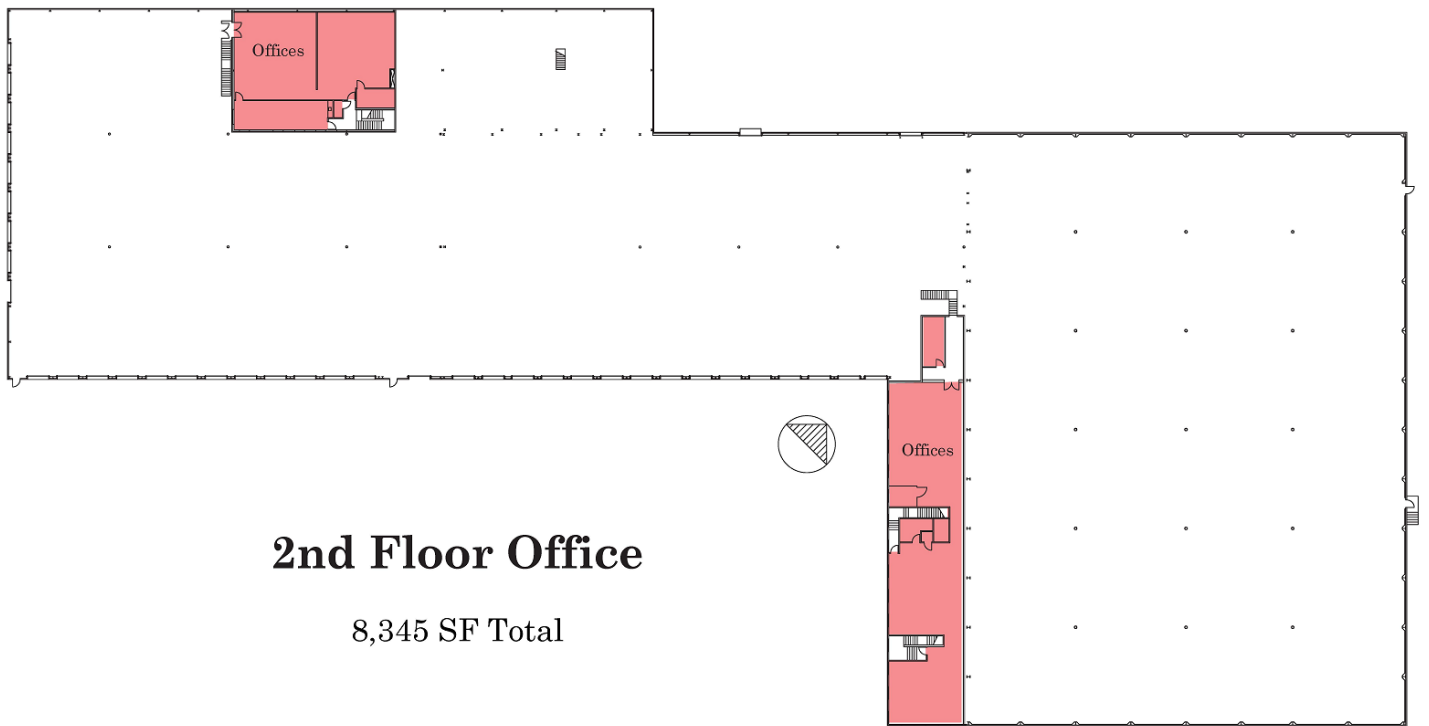


STAGING AREA

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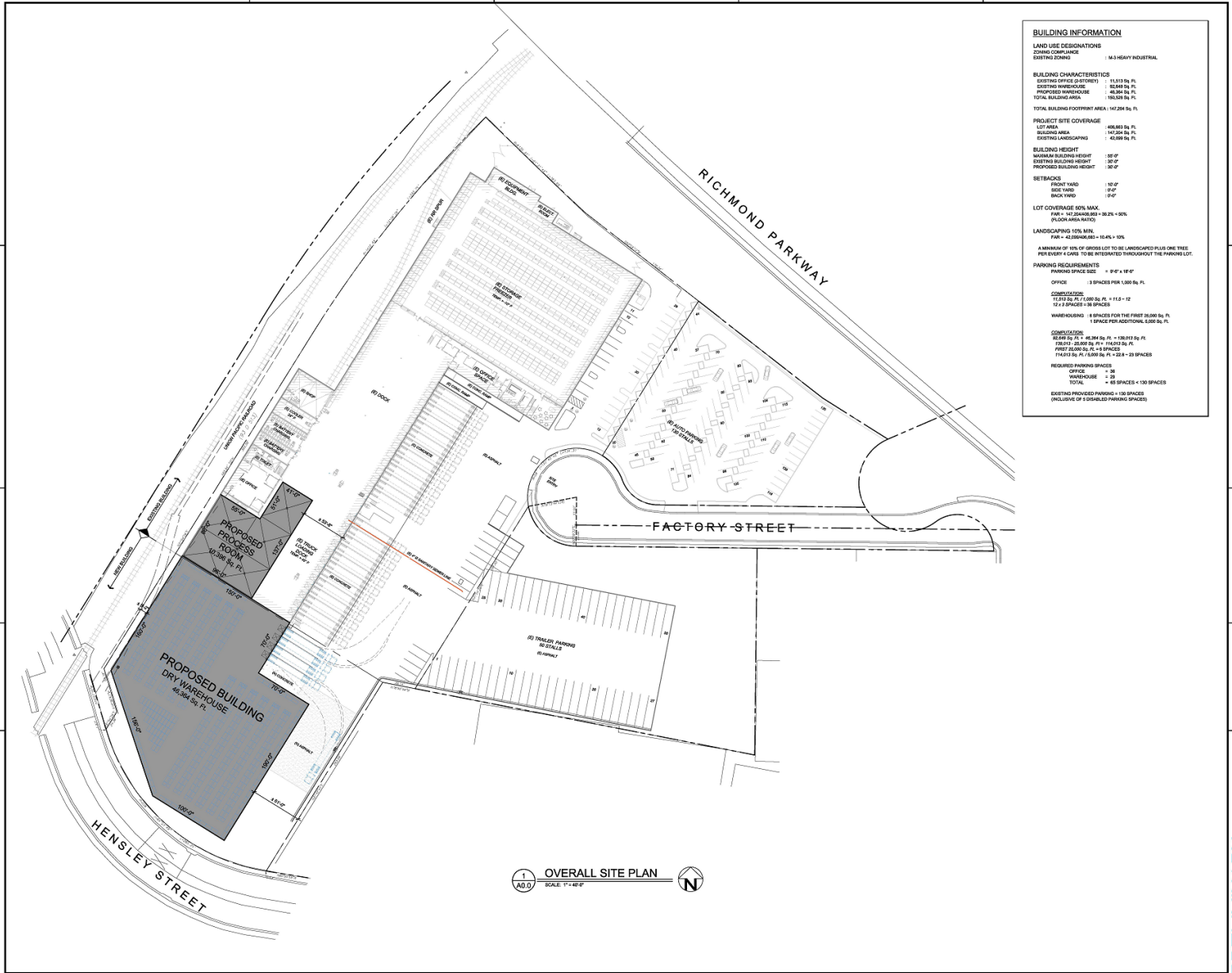
2nd Floor Office

8,345 SF Total

EQUIPMENT INCLUDED

QTY	Vehicle/ Equip Type	Make	Model	Serial Number	Item Description
1	Order Picker	Raymond	560-OPC30TT	560-07-A03759	Fork Lift
1	Order Picker	Raymond	EASIOPC30TT	EASI-01-AJ29319	Fork Lift
1	Order Picker	Raymond	EASIOPC30TT	EASI-01-AJ29320	Fork Lift
1	Order Picker	Raymond	EASIOPC30TT	EASI-01-AJ29321	Fork Lift
1	Order Picker	Raymond	EASIOPC30TT	EASI-01-AJ27837	Fork Lift
1	Order Picker	Raymond	EASIOPC30TT	EASI-01-AJ29322	Fork Lift
1	Order Picker	Raymond	EASIOPC30TT	EASI-01-AJ29317	Fork Lift
1	Sit Down	Yale	ERC060GHN36TE084	E108V12106W	Fork Lift - sit down
1	Sit Down	Yale	ERC050GHN36TE084	A908N04953D	Fork Lift - sit down
1	Transporter	BT Prime Mover	HMX65	HMX6528068002	Inventory mover
1	Transporter	Yale	MPE060LEN24T2748	A803N13101W	Inventory mover
1	Transporter	Yale	MPE060LEN24T2748	A803N13099W	Inventory mover
1	Transporter	Yale	MPE060LEN24T2748	A803N13102W	Inventory mover
1	Double Transport	Yale	MPE080LEN24T2896	A890N03325D	Inventory mover
1	Double Transport	Yale	MPE080LEN24T2896	A890N03326D	Inventory mover
1	Double Transport	Yale	MPE080LCN24T2796	A803N13354W	Inventory mover
1	Double Transport	Yale	MPE080LEN24T2896	A890N03006C	Inventory mover
1	Double Transport	Yale	MPE080LEN24T2896	A890N03007C	Inventory mover
1	High Reach	Yale	NR045GAN36T170	A861N01540W	Fork Lift - high reach
1	High Reach	Yale	NR045GBNL69T170	A861N0155Y	Fork Lift - high reach
1	High Reach	Yale	NR045GBNL36T170	A861N01660B	Fork Lift - high reach
1	High Reach	Yale	NR045GBNL36T170	A861N01829D	Fork Lift - high reach
1	Wrapper	Lantech	Q300XT	QX004382	Plastic wrapper
1	Wrapper	Lantech	Q300XT	QX004385	Plastic wrapper
1	Wrapper	Lantech	Q300XT	QX004384	Plastic wrapper
1	Trash compactor	Marathon Eqp	Ram Jet RJ-250 VL03	99376 (WB?)	Trash compactor
2	10' Platform Ladder				Ladder
1	Bandsaw	Model II	Biro	9095	Saw
2	Stainless Steel Tables	TSAG-304	Advance Tabco		Tables
1	Rolling Stainless Steel Table	TTS-242-X	Advance Tabco		Tables
1	Thaw Tank	501101	Ultra Source		Bin
34	Office Cubicle	All Steel	consensus		Office cubicles
1	3- door Refrigerator	RHT 3-32WUT	Traulsen	207988 8G	Commercial grade refrigerator
1	3- door Freezer	G31310	Traulsen	T14220C09	Commercial grade freezer
1	Air Compressor	Craftsman	919.168	2403029391	air compressor
2	Rail Dock Plates				rail dock equipment
1	Racks- Chill Room	Frazier			Inventory Racking
1	Racks- Lg battery room	Frazier			Inventory Racking
9	Pole protectors	Eagle	1712		Bollards
28	Lockers (Double) womens room (ph 2)				Lockers - wellness area
60	Lockers (Single) both men rooms (ph 1 &2)				Lockers - wellness area
5	Lockers (Single) womens room (ph 1)				Lockers - wellness area

POSSIBLE BUILDING EXPANSION OPTION



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LOCATION MAP

LEGEND

- 2041 Factory Street
- ▲ Maritime Port
- Intermodal Ports

Distance from 2041 Factory Street to Maritime and Intermodal Ports

- 13 miles from the UP and BNSF International Ports in Oakland
- 86 miles from the BNSF Intermodal Port in Stockton
- 80 miles from the UP Intermodal Port in Lathrop
- 4 miles from the BNSF Intermodal Port in Richmond
- ▲ 15 miles to the Port of Oakland
- ▲ 71 miles to the Port of Stockton
- ▲ 69 miles to the Port of Sacramento

- Central Bay Area Location.
- Ten Minutes to Port of Oakland.
- Quick Richmond Parkway Access to Highways 80/570.
- Convenient to All East Bay Transportation Corridors.
- Rail Access into and out of the Port of Oakland.

