

# THE CROSSING

AT MARINA BAY

Marina Bay Parkway & Meeker Avenue | Richmond, California



## FOR LEASE Small Business Units

Light Industrial, office and R&D units perfect for the small business owner.

Units will be ready for occupancy beginning in March, 2006.

### AMENITIES INCLUDE:

- 2 story office space (HVAC equipped)
- 19' 8" high warehouse ceilings
- 12' x 14' roll-up doors
- Operable windows
- Parking at 2.2/1000 sf
- 100 amp, 208/120-volt 3-phase power

### UNIT SIZES:

1,562-20,000 square feet

### RENTAL RATE:

\$1.35 - \$1.70 NNN



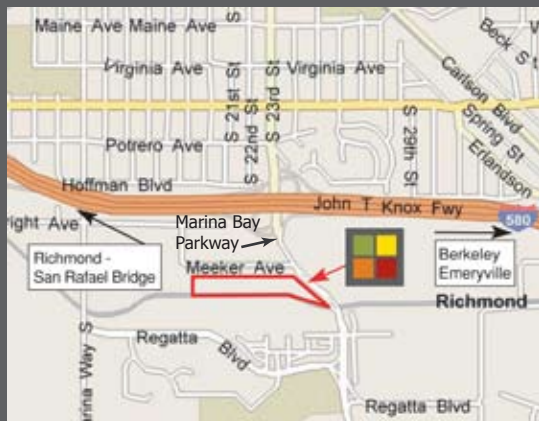
For more information, please contact:



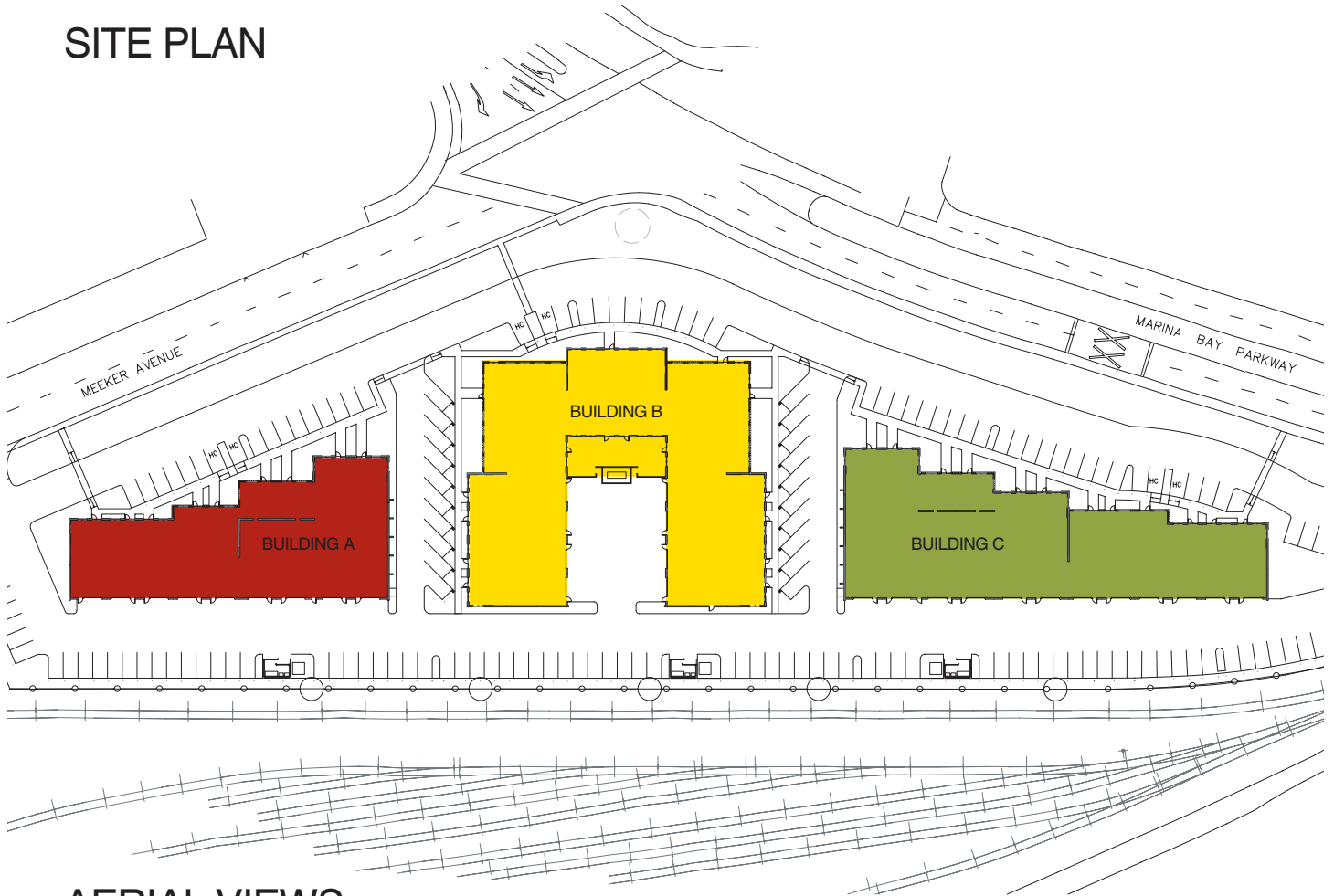
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## SITE PLAN

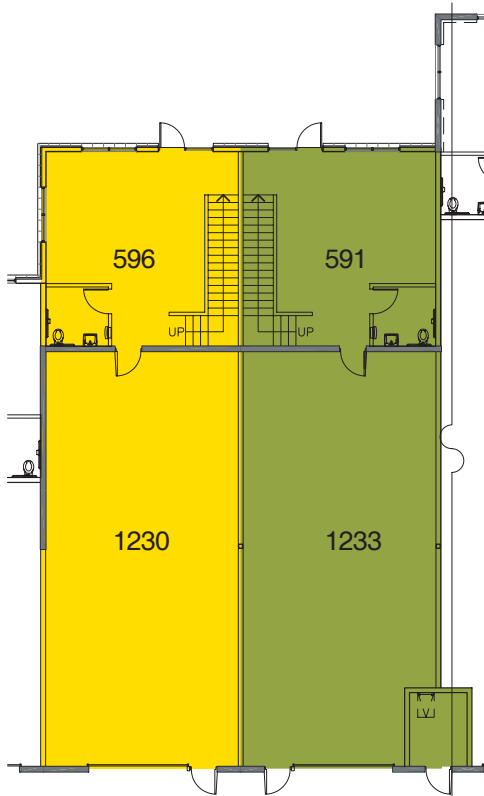
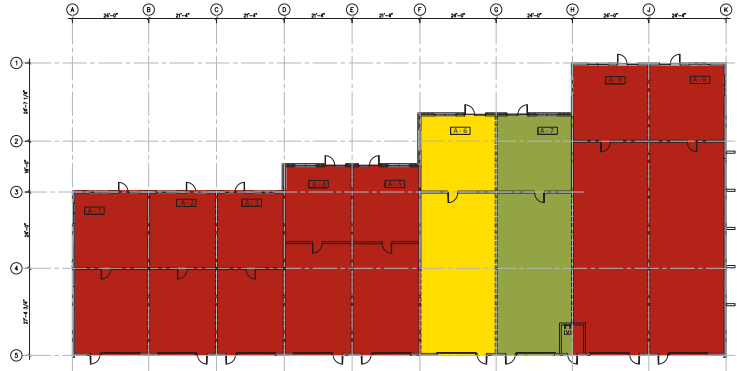


## AERIAL VIEWS



# TYPICAL UNIT PLANS

## BUILDING A



FIRST FLOOR PLAN

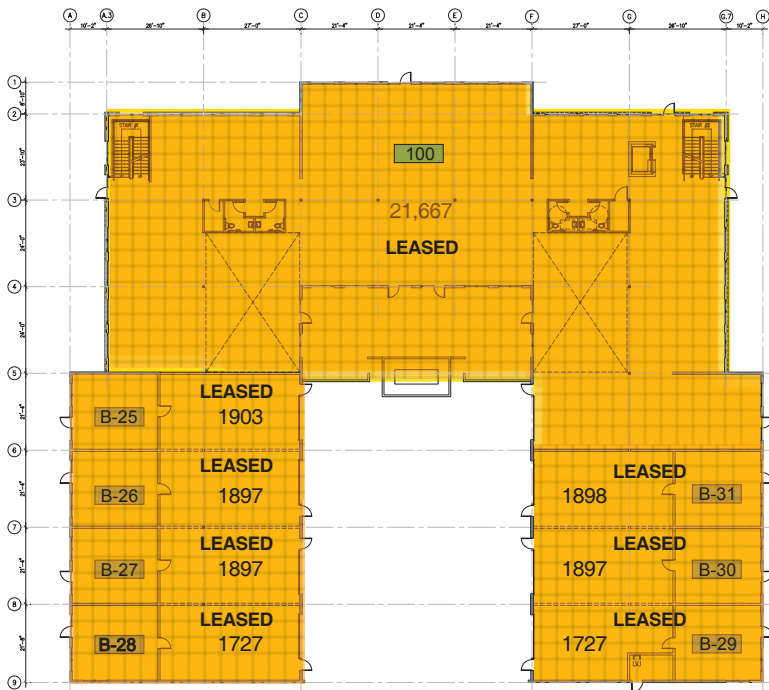
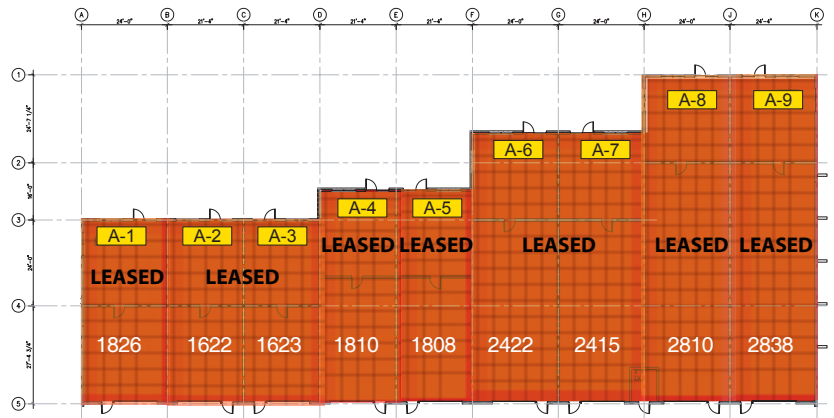
**A-6**  
 1ST FLOOR OFFICE: 596 SF  
 1ST FLOOR WAREHOUSE: 1230 SF  
 2ND FLOOR OFFICE: 596 SF  
 TOTAL SF: 2422



SECOND FLOOR PLAN

**A-7**  
 1ST FLOOR OFFICE: 591 SF  
 1ST FLOOR WAREHOUSE: 1233 SF  
 2ND FLOOR OFFICE: 591 SF  
 TOTAL SF: 2415

**BUILDING A**  
845 MARINA BAY PARKWAY  
TOTAL SF: 19,174



**BUILDING B**  
855 MARINA BAY PARKWAY  
TOTAL SF: 35,544

**BUILDING C**  
865 MARINA BAY PARKWAY  
TOTAL SF: 25,438

