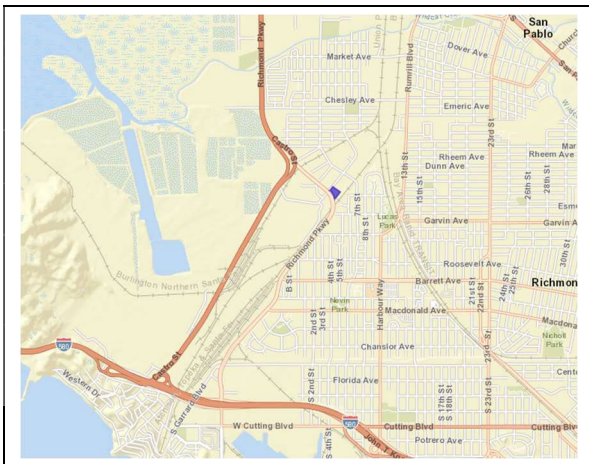


1024 Hensley St, Richmond, California

PROPERTY DETAILS

Address(es)	1024 Hensley St
Total Acreage	1.86
Tax Parcels	2
Current Zoning	IL – Light Industrial
Recent Use	Vacant – Former Industrial

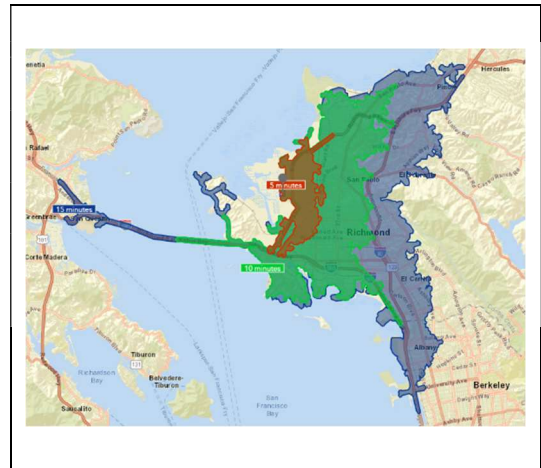


LOCATION

Region	San Francisco-Oakland-Hayward, CA Metro Area
Population	4,729,484
Neighborhood	Industrial area
Amenities	Prime location; Excellent access to highways, rail and port
Incentives	Adjacent to Opportunity Zone & New Market Tax Credit

ACCESS

Site Access	Richmond Pkwy to I-580	2 mi
Rail Service	Adjacent to Richmond Pacific rail line; 1.5 mi to Richmond Transit Center	
Deep Water	Port of Richmond	3 mi
Airport	Oakland Airport	23 mi
	San Francisco Airport	38 mi
Drive Time	San Quentin	15 min
	Berkeley	15 min
	Oakland	25 min
	San Francisco	40 min



For more information: Call 888.508.6710 or Email info@RE-Portfolio.com

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OPPORTUNITY

This vacant property is strategically located in the vibrant Bay Area. With excellent access to highways, rail and the Port of Richmond, this property is ready for redevelopment. It is located two miles from I-580 which passes through the port area connecting I-80 with the Richmond-San Rafael Bridge.

PROPERTY INFRASTRUCTURE

Electric	PG&E
Natural Gas	PG&E
Water	East Bay Municipal Utilities District
Sewer	City of Richmond
Stormwater	City of Richmond

ENVIRONMENTAL STATUS

Environmental information is not available for this property. Historical Sandborn maps show residential use in the area. There is no evidence of commercial or industrial use on the property. Crude oil, natural gas and black oil underground pipelines are present along the southern boundary of the property.

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