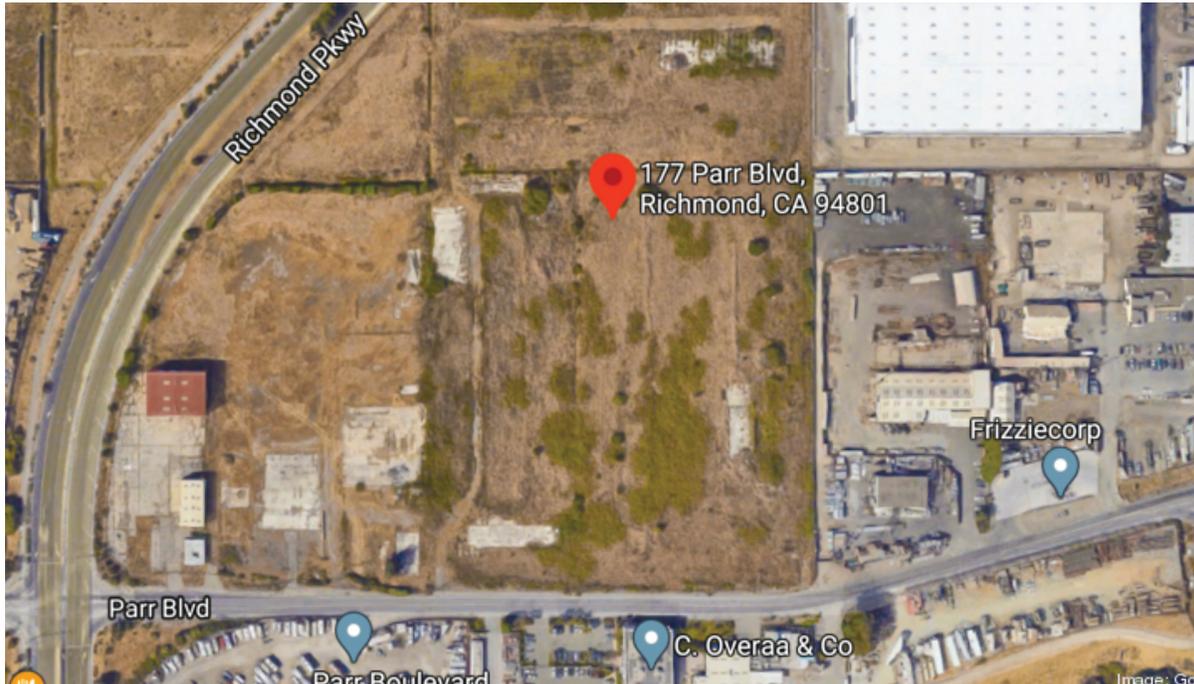


IN THE NEWS



FedEx is involved in talks to pre-lease a yet-to-be constructed package distribution facility in Richmond.
GOOGLE

Delivery giant eyes unbuilt East Bay package distribution center

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Two new warehouse buildings planned on a 29-acre site in Richmond have yet to be built, but already they've caught the attention of a big name tenant.

FedEx Ground, a subsidiary of FedEx Corp., is in discussions with local officials “for the potential leasing of a package distribution center” proposed at 177 Parr Blvd., a spokesperson for the company confirmed Monday. The site is located at the northeast corner of the Richmond Parkway and Parr Boulevard.

“A project of this size requires careful planning and close coordination with the developer, city, county and state officials,” the spokesperson said, declining to give details on the terms of the lease as the specifics of the project have not yet been finalized.

Indianapolis developer Scannell Properties has proposed two warehouse fulfillment buildings that total approximately 327,000 square feet. The proposal also calls for the creation of 425,000 square

feet of landscaped areas, 608 parking spaces and 194 trailer parking spaces. The plan was first submitted in 2018, and a timeline for the project was not available.

A spokesperson for Scannell said that the developer is currently working with the county and local community on entitlements, but declined to comment on a potential pre-lease deal with FedEx, stating that Scannell is “not authorized to speak on behalf of the client.”

The lease would be a big one for Richmond, which in the fourth quarter of 2020 reported a 3.1% vacancy rate and a 9.2% total availability rate in its 13.6 million square-foot industrial market, according to CBRE. Richmond currently has about 600,000 square feet of warehouse space under construction, and in the fall saw the completion of the 205,000-square-foot Pinole Point Commerce Center.

The East Bay’s largest industrial sale recorded in the fourth quarter also took place in Richmond when Exeter Property Group purchased 700 National Court, a 267,500-square-foot warehouse that was sold by Bay Area Beverage in a sale-leaseback deal for roughly \$50 million, or \$187 per square foot, according to data provided by Colliers International.