

EAST INDUSTRIAL BAY

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR LEASE ±60,590 SF INDUSTRIAL SPACE

7041 LAS POSITAS ROAD, SUITE A/B, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



LEASED

SUITE A/B
AVAILABLE

LAS POSITAS ROAD



Available June 1, 2024

PROPERTY HIGHLIGHTS



Suite A/B: ±60,590 SF Industrial Space



±5,000 SF of existing Office Space includes six (6) private offices



Min. Clear Height: 24 feet



Power: 1,600 AMPS, 277/480V (Tenant to verify)



Eight (8) 10'x10' dock level doors
Three (3) 12'x14' grade level doors



Bonus Mezzanine space



Column spacing: 40'x50'



Fully insulated warehouse

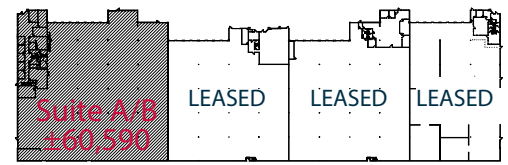
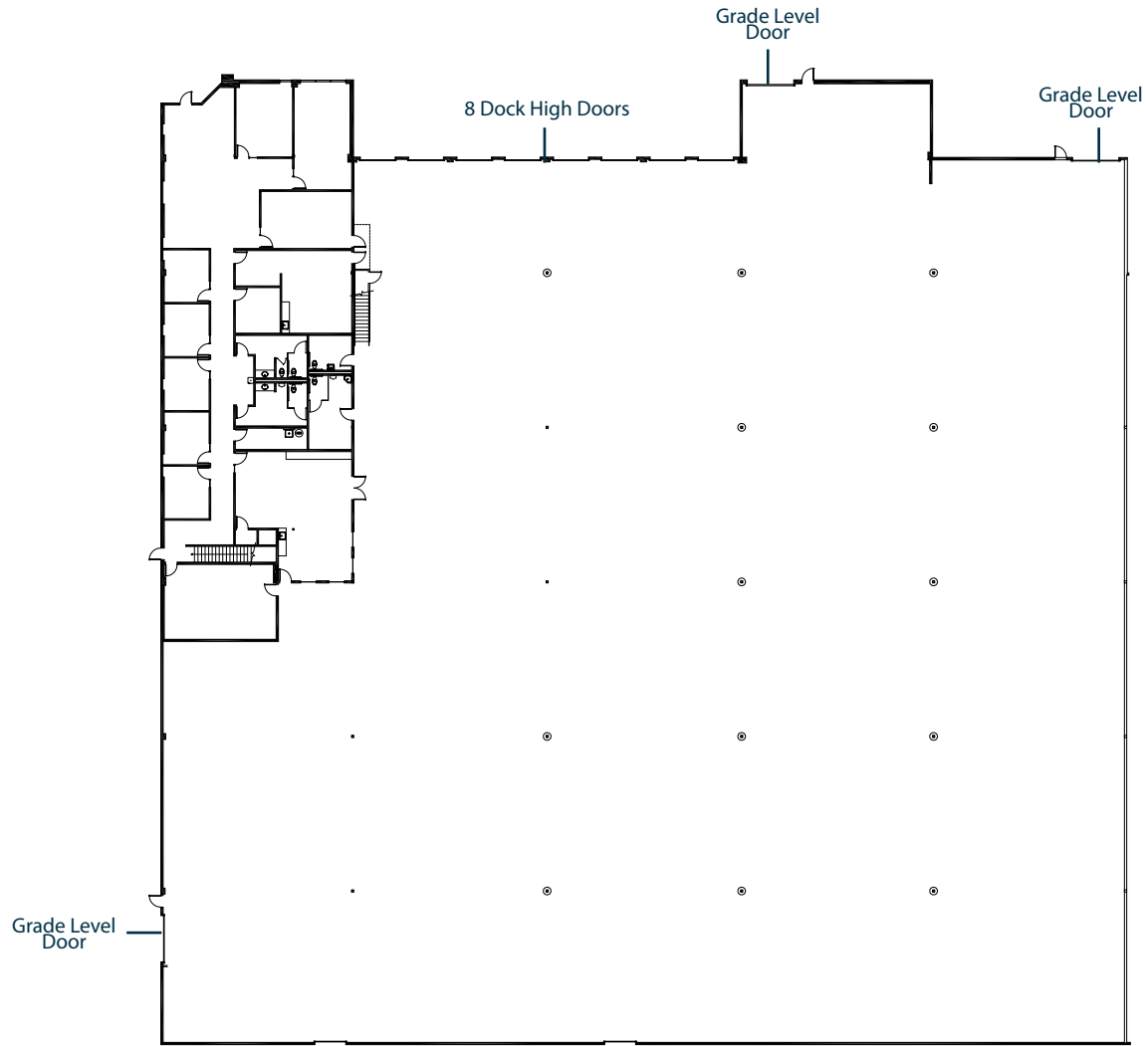


Lease rate: \$1.10/SF plus \$0.23 NNN

- Pit levelers in place
- Motion sensor T-5 lighting
 - Skylights
- Potential for exterior yard

7041
LAS POSITAS ROAD

Suite A/B: ±60,590 SF



KEY PLAN

SITE PLAN

7041
LAS POSITAS ROAD




DEMOGRAPHICS:

	15 MILES	30 MILES	45 MILES
2023 Total Population	465,706	3,741,303	8,035,515
Total Businesses	16,899	136,314	317,839
Total Employees	205,544	1,580,497	3,621,661
Manufacturing	601 / 3.6%	5,606 / 4.1%	10,776 / 3.4%
Manufacturing Employees	24,950 / 12.1%	218,560 / 13.8%	344,460 / 9.5%
Transportation & Warehousing	337 / 2.0%	3,235 / 2.4%	6,514 / 2.0%
Transportation & Warehousing Employees	2,836 / 1.4%	38,454 / 2.4%	96,854 / 2.7%

REGIONAL MAP

BAY AREA ACCESS TO SITE

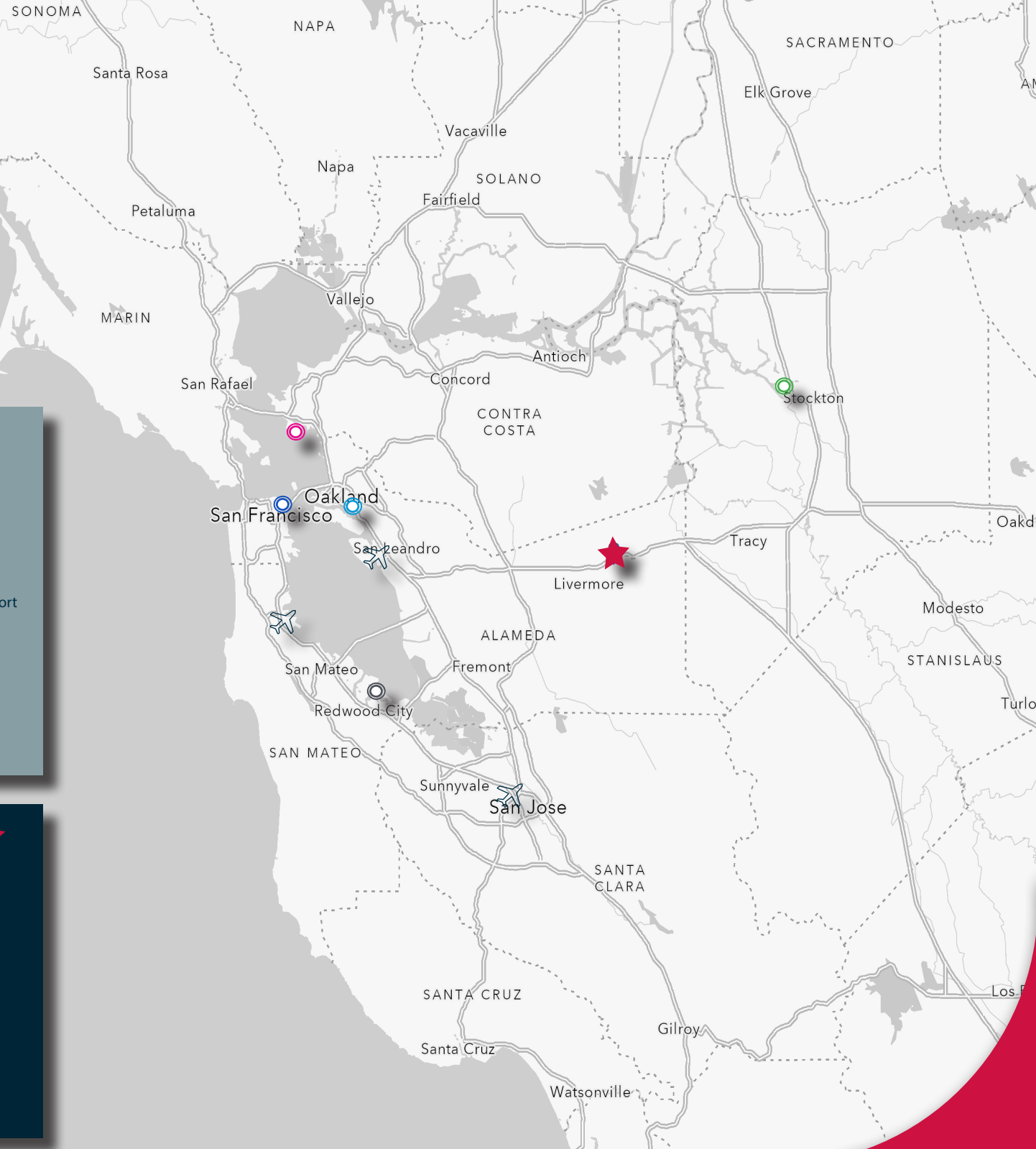
-  37 miles
Port of Oakland
-  38 miles
Port of Stockton
-  47 miles
Port of San Francisco
-  48 miles
Port of Richmond
-  51 miles
Port of Redwood City

- 32 miles
Oakland Airport
- 43 miles
San Jose Airport
- 49 miles
San Francisco Airport
- 



WEST COAST ACCESS TO SITE

- 84 miles
SACRAMENTO
- 217 miles
RENO
- 337 miles
LOS ANGELES
- 456 miles
SAN DIEGO
- 524 miles
LAS VEGAS
- 648 miles
PORTLAND
- 708 miles
PHOENIX
- 733 miles
SALT LAKE CITY
- 821 miles
SEATTLE
- 1,249 miles
DENVER



FOR LEASE

± 60,590 SF INDUSTRIAL SPACE

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