



# FOR SALE OR LEASE

**±42,225 SF**  
**STANDALONE BUILDING ON ±1.99 ACRES**

6560 TRINITY COURT, DUBLIN, CA 94568

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Sean Offers, SIOR

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PROPERTY HIGHLIGHTS



±42,225 SF standalone building on ±1.99 acres



Clear height of 15'4" - 18'



Equipped with 2,500 amps @277/480 volt, 3 PH, 4 W (Tenant to verify)



Back-up 100 KW diesel generator on-site



5M BTU gas meter



66 on-site parking stalls plus additional street parking



Easy access to I-580/I-680 interchange



New landscaping and trash enclosure



Dedicated loading area with two (2) grade level doors



Call brokers for pricing

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EXISTING FLOOR PLAN

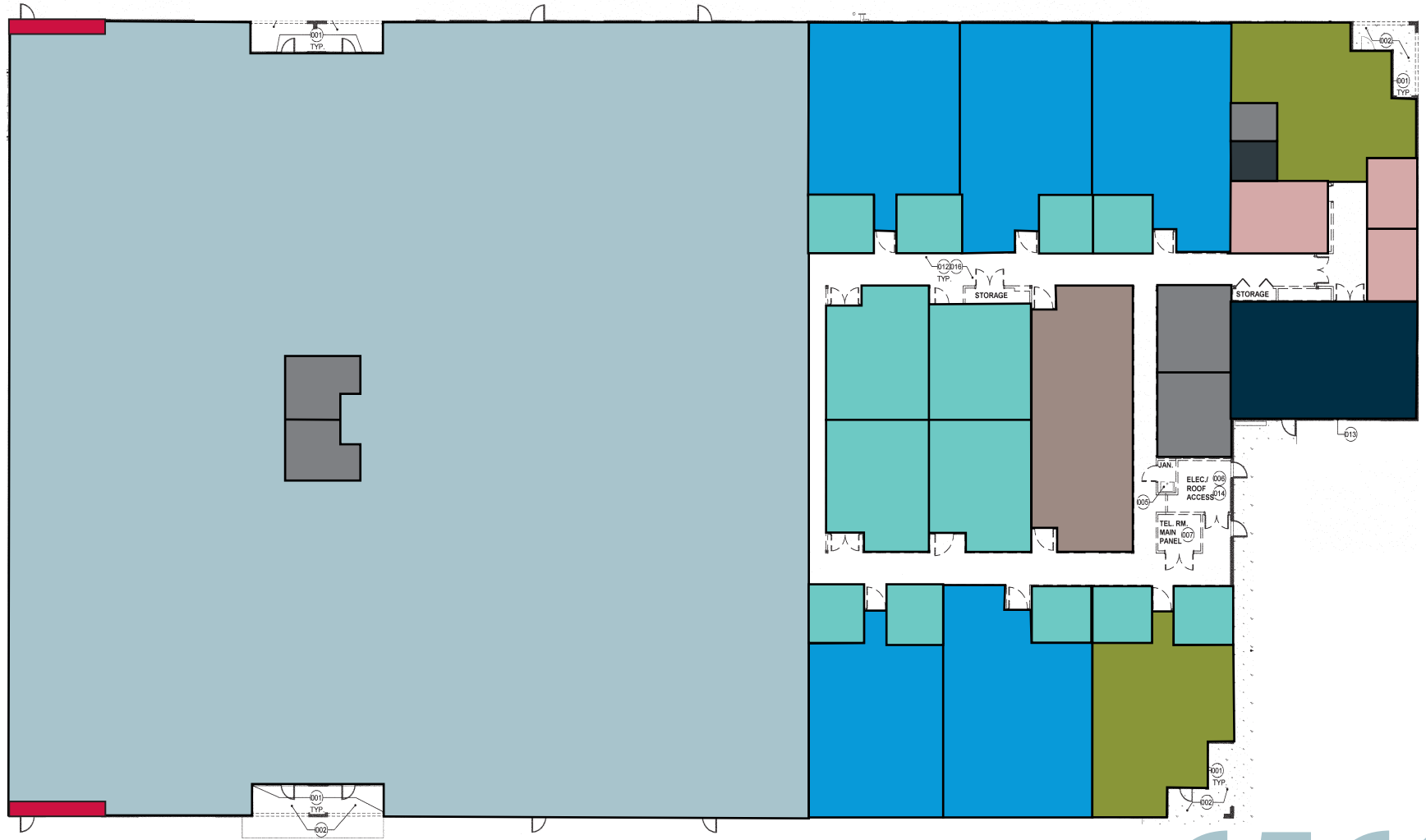
- LOBBIES
- LABORATORIES
- LAB OFFICES
- OTHER POTENTIAL LABS
- RESTROOMS
- WAREHOUSE
- LOADING BAYS
- COMMON SPACES
- KITCHENETTE



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HYPOTHETICAL FLOOR PLAN - OPTION 1

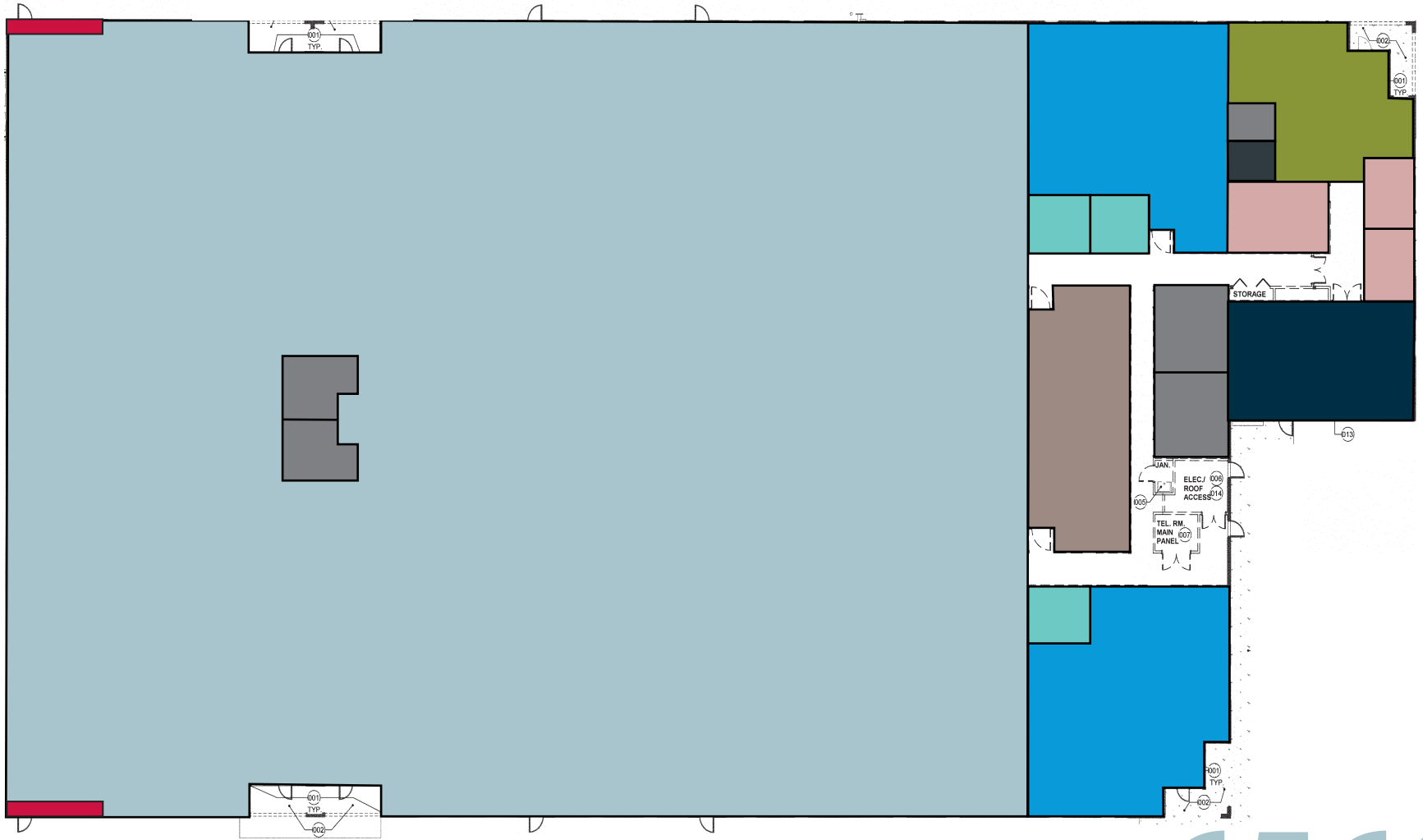
- WAREHOUSE
- EXECUTIVE OFFICES
- OPEN OFFICE /R&D
- KITCHEN AND LOUNGE
- PRIVATE OFFICES
- RESTROOMS
- RECEPTION AREAS
- KITCHENETTE
- CONFERENCE ROOM
- LOADING BAYS



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HYPOTHETICAL FLOOR PLAN - OPTION 2

- WAREHOUSE
- OPEN OFFICE
- PRIVATE OFFICES
- RECEPTION AREA
- CONFERENCE ROOM
- EXECUTIVE OFFICES
- KITCHEN AND LOUNGE
- RESTROOMS
- KITCHENETTE
- LOADING BAYS



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# LAB MATRIX

LAB #	LAB OFFICE	LAB POWER APMS	FLUME HOOD	SINKS	NATURAL GAS	COMP AIR	VAC	HEAT & AC	MAKE UP AIR	EXHAUST
8	1	225 A	1	6	YES	YES	YES	YES	YES	YES
10	2	225 A	2	4	YES	YES	YES	YES	YES	YES
12	2	225 A	3	6	YES	YES	YES	YES	X3	X3
13	0	440 A	1	1	NO	NO	NO	YES	YES	YES
14	2	225 A	3	6	YES	YES	YES	YES	X3	X3
16	1	100 A	2	6	YES	YES	YES	YES	X2	X2
17	0	225 A	0	0	YES	YES	YES	YES	NO	NO
18	2	225 A	2	5	YES	YES	YES	YES	X3	X3
19	1	225 A	1	0	YES	YES	YES	YES	YES	YES
22	2	225 A	2	3	YES	YES	YES	YES	X2	X2
23	1	225 A	1	0	YES	YES	YES	YES	NO	NO
24	1	225 A	1	2	YES	YES	YES	YES	YES	YES
25	0	225 A	0	0	NO	NO	NO	YES	NO	NO
26	2	225 A	2	3	YES	YES	YES	YES	X2	X2
27	0	400 A	0	2	NO	NO	NO	YES	NO	NO
28	2	225 A	2	4	YES	YES	YES	YES	X2	X2
30	1	225 A	1	2	YES	YES	YES	YES	NO	NO



BUILDING GALLERY

**TRALEE VILLAGE**  
Yanagi Sushi & Grill  
Fresh Millions  
Farmers Insurance  
Technology Credit Union  
Edward Jones  
Harmony Music School  
Mimis Chocolates



**STONERIDGE SHOPPING CENTER**  
A SIMON MALL

**DOWNTOWN DUBLIN**

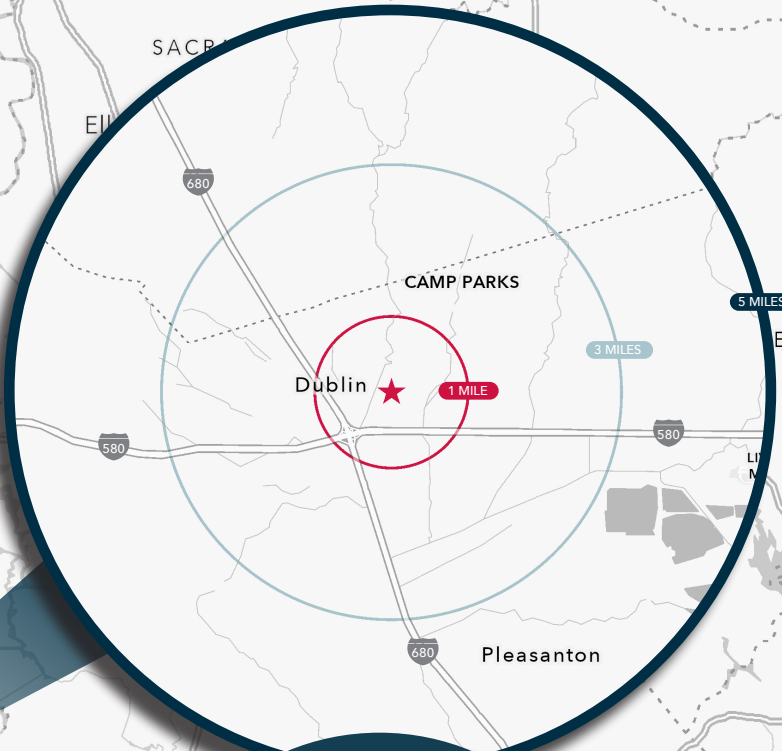
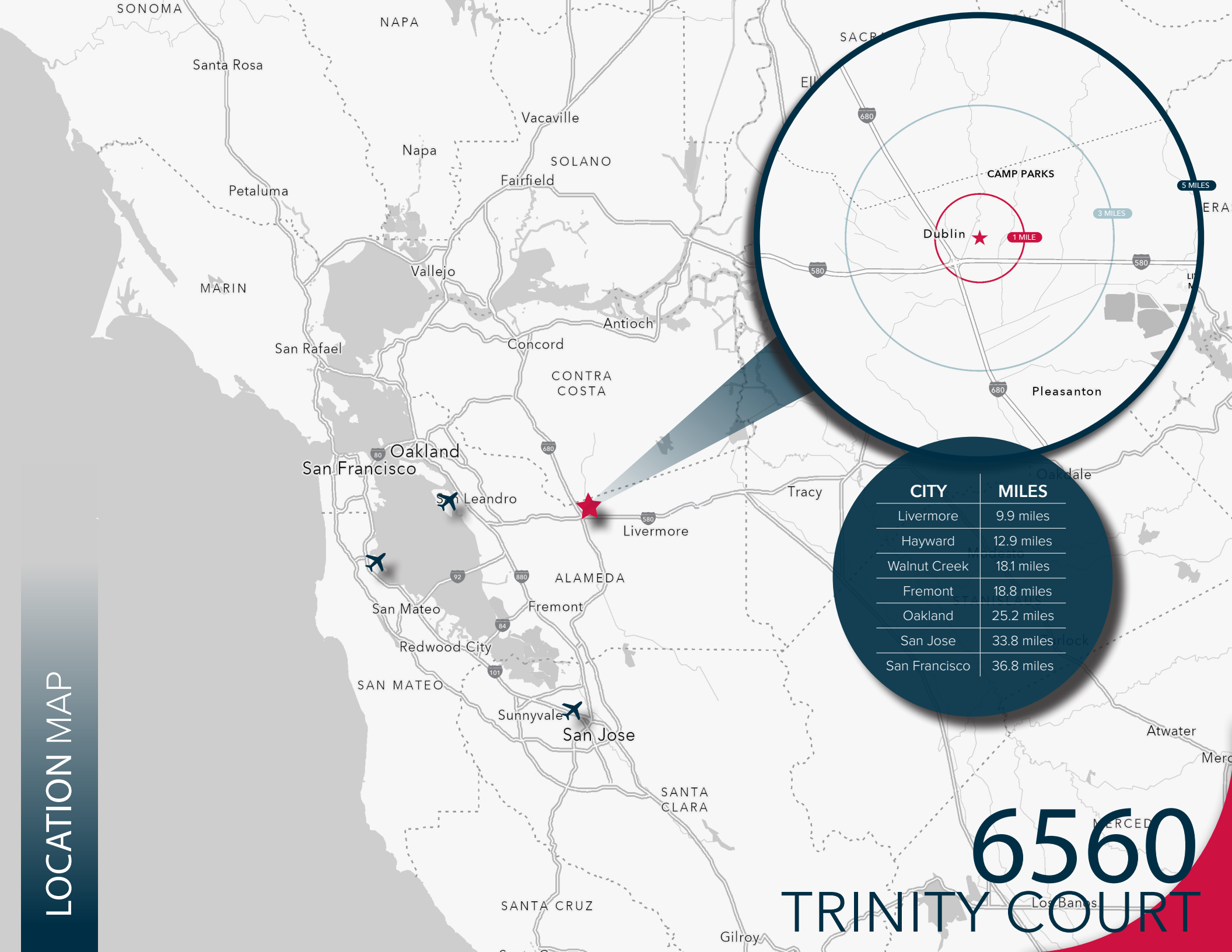
Ross	Holiday Inn	Chase Bank	PetSmart	Citibank	CVS
Marshalls	Dublin Bowl	Verizon	Bank of West	Wells Fargo	99 Ranch
Half Price Books	Starbucks	Piology	Bank of America	Target	Baskin-Robbins



**PROPERTY**

**AMENITIES MAP**





CITY	MILES
Livermore	9.9 miles
Hayward	12.9 miles
Walnut Creek	18.1 miles
Fremont	18.8 miles
Oakland	25.2 miles
San Jose	33.8 miles
San Francisco	36.8 miles

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