

# 6383 >>

**LAS POSITAS ROAD**  
LIVERMORE | CA



**AVAILABLE FOR SUBLEASE**

SUBLEASE TERM THROUGH SEPTEMBER 30, 2027



**±106,700 SF HIGH-QUALITY DISTRIBUTION / MANUFACTURING FACILITY**

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**NEWMARK**

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# »» AT A GLANCE

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Institutional-quality industrial facility located in Livermore's premier Las Positas corridor, offering  $\pm 106,700$  SF of high-function distribution and manufacturing space. The building features strong loading, heavy power infrastructure, excellent parking, and a secured, gated site - well suited for logistics, advanced manufacturing, and high-throughput operations.

- »»  **$\pm 106,700$  SF total building**
- »»  **$\pm 11,377$  SF office | 100% HVAC**
- »» **11 dock-high doors + 1 grade-level door**
- »» **25'–29' clear height**
- »» **40' x 40' column spacing**
- »» **Heavy power: 4000 Amps, 480 Volts, 3 Phase**
- »» **Rail-served**
- »» **178 parking spaces (1.66 / 1,000 SF)**
- »» **EV charging on site**
- »» **Secured and gated facility**

# »» BUILDING & WAREHOUSE SPECIFICATIONS

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## Building Specifications

- **Total Building Size:** ±106,700 SF
- **Site Area:** ±6.19 acres
- **Office Area:** ±11,377 SF
- **HVAC:** 100% air-conditioned building
- **Clear Height:**
  - 25' minimum
  - Up to 29' at center (varies by location)
- **Column Spacing:** 40' x 40'
- **Roof:** Center-pitch construction
- **Fire Suppression:** System in place
- **Security:** Fully secured and gated site

## Loading & Distribution Features

- **11 dock-high doors (9' x 11')**
- **Pit levelers and capture hooks**
- **7 dock positions with automatic levelers**
- **1 grade-level door (12' x 14')**
- **40' dock-to-column depth**
- **Dock lights installed**
- **Rail-served facility with 4 rail docks**

## Power & Infrastructure

- **Heavy distributed power**
- **Two (2) 1,500 KVA transformers**
- **4000 Amps, 480 Volts, 3 Phase**
- Suitable for manufacturing, packaging, assembly, and logistics operations



# »» SITE, PARKING & LOCATION

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## Parking & Site

- 178 total parking spaces
- 1.66 spaces per 1,000 SF
- Efficient truck circulation
- Secure, gated site environment
- EV charging available on site

## Location Highlights

- Located within Livermore's Las Positas industrial corridor
- Immediate access to Interstate 580
- Strong connectivity to I-680, the Tri-Valley, and the East Bay
- Access to regional labor pool and logistics infrastructure
- Proximity to Oakland, San Jose, and Central Valley distribution routes

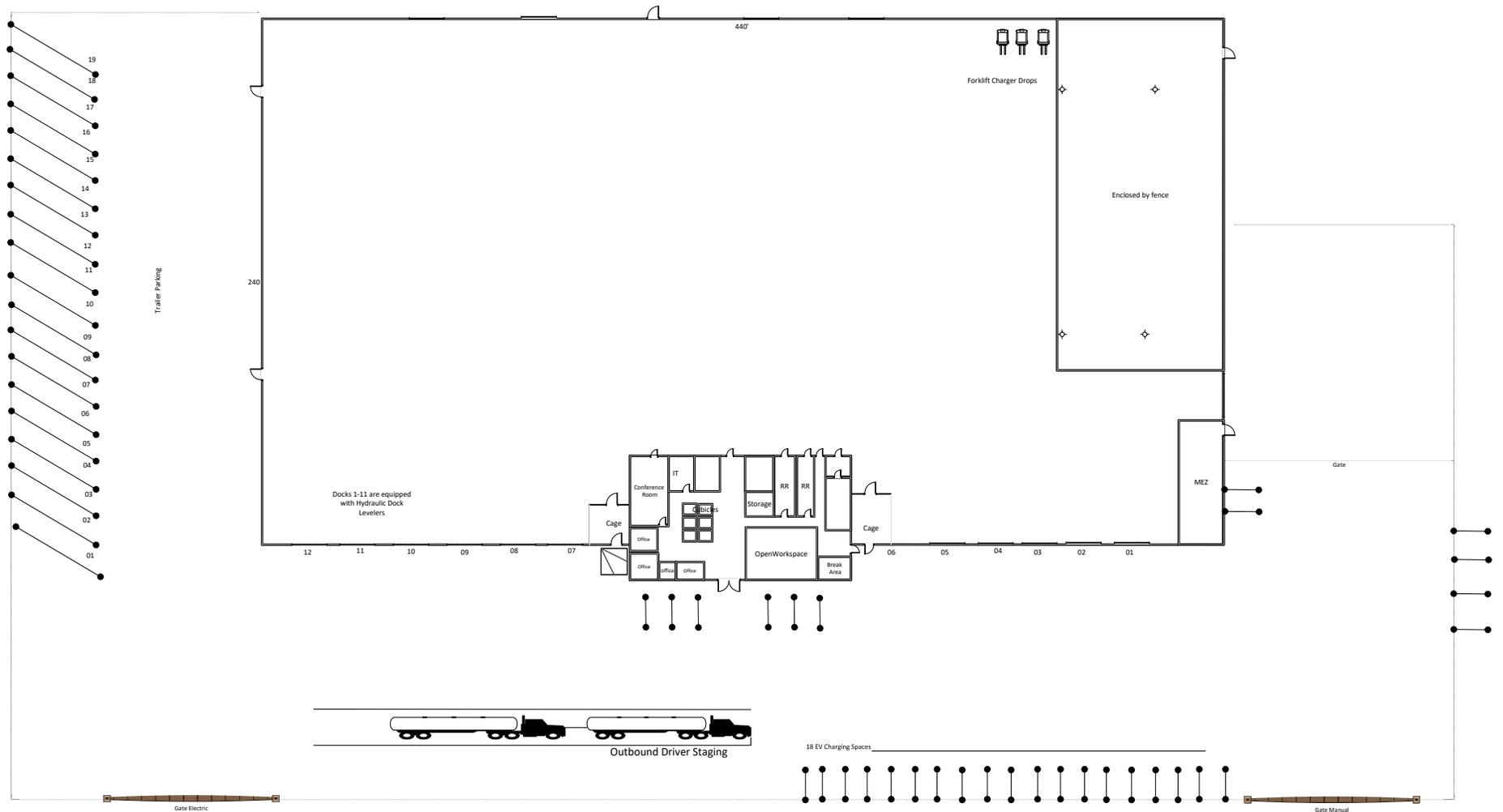
## Ideal Uses

- Distribution & fulfillment
- Advanced manufacturing
- Packaging & assembly
- Light industrial & logistics



# ➤➤ FLOOR PLAN & SUBLEASE TERMS

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## Sublease Overview

- **Sublease expiration:** September 30, 2027
- **Lease structure:** Triple Net (NNN)
- **Rental rate:** Call broker for detail

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*SOUTH VASCO ROAD*



*UNION PACIFIC FREIGHT RAIL LINE*

*LAS POSITAS ROAD*