



AVAILABLE FOR LEASE

±9,849 SF TO ±21,641 SF OFFICE/WAREHOUSE SPACES

4771 ARROYO VISTA, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Sean Offers, SIOR

Principal

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Blake Dicus

Principal

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PROPERTY HIGHLIGHTS

Current Availability:



Suite D: ±9,849 SF Warehouse and Office  
Suite F: ±21,641 SF Warehouse and Office  
(can be demised)



Standalone ±70,560 SF Multi-tenant Building



Heavy Power: Approx. 2,000 AMPS Available



Multiple Docks & Grade Level Doors



22' Minimum Clear Height



Fire Suppression System



Close Proximity to I-580 via First Street Exit



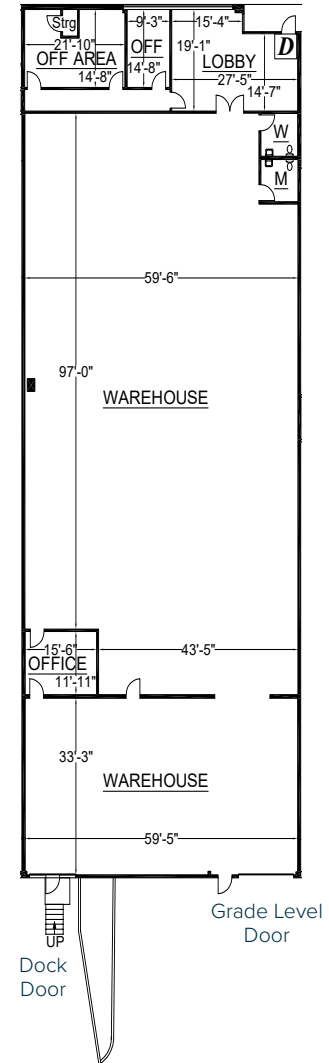
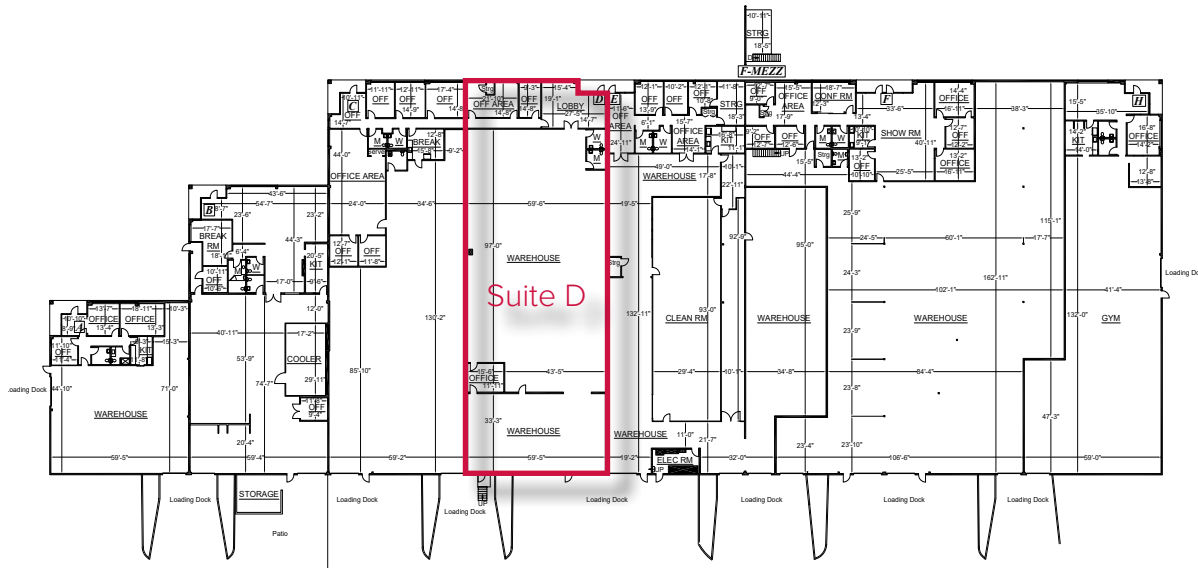
Lease Rate: Contact Brokers



4771  
ARROYO VISTA

Suite D: ±9,849 SF Office with Warehouse

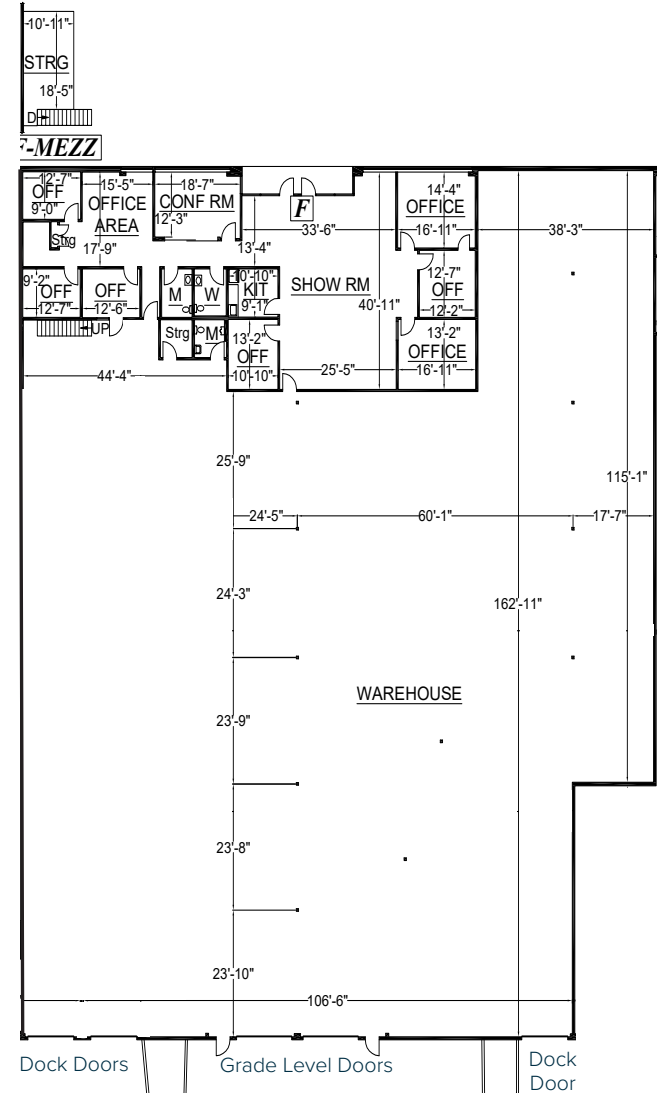
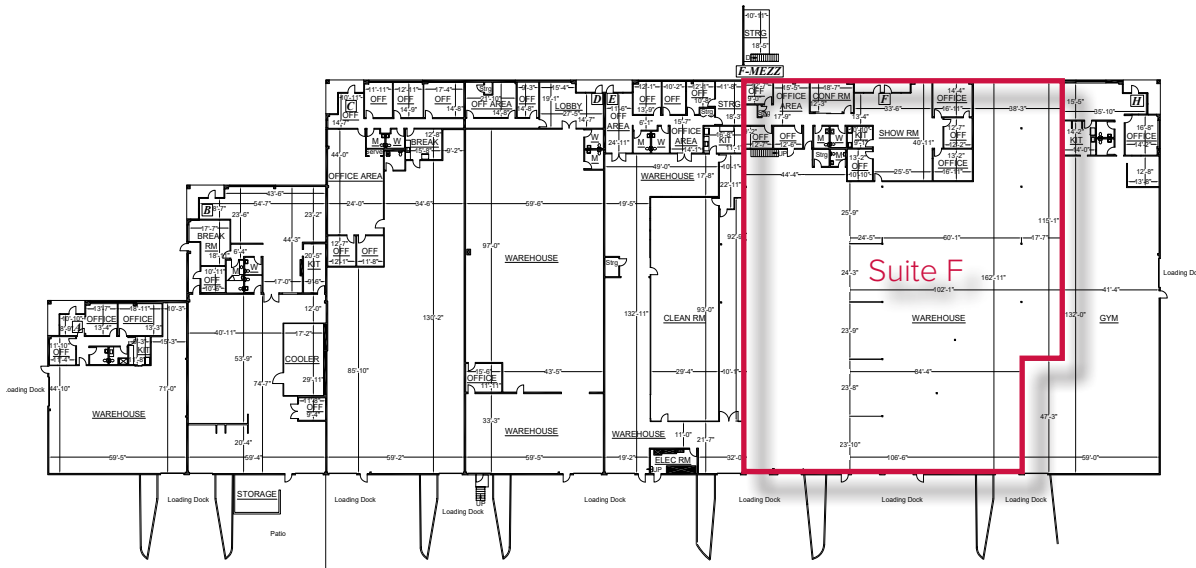
- Suite consists of Warehouse area, three (3) Private Offices, Reception, and two (2) Private Restrooms.
- One (1) Dock High Door
- One (1) Grade Level Door



\*PLANS NOT TO SCALE

Suite F: ±21,641 SF Office with Warehouse (can be demised)

- Suite consists of Warehouse area, seven (7) Private Offices, Showroom/Open Office area, Conference Room, Reception, Kitchen/Break Room, and three (3) Private Restrooms.
- Approximately ±2,800 SF of Office
- Three (3) Dock High Doors
- Two (2) Grade Level Doors
- Bonus Mezzanine



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NEIGHBORING  
BUSINESSES INCLUDE:



AERIAL MAP



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**4771**  
**ARROYO VISTA**