

For Sale or Lease

# ±7,500 SF Light Industrial Condominium Available

440 Boulder Court | Unit 100  
Pleasanton, CA

## Contact Brokers

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### **Colliers**

4301 Hacienda Drive, Suite 430  
Pleasanton, CA



**Colliers**

Accelerating success.

## Highlights



Unit 100:  
±7,500 SF

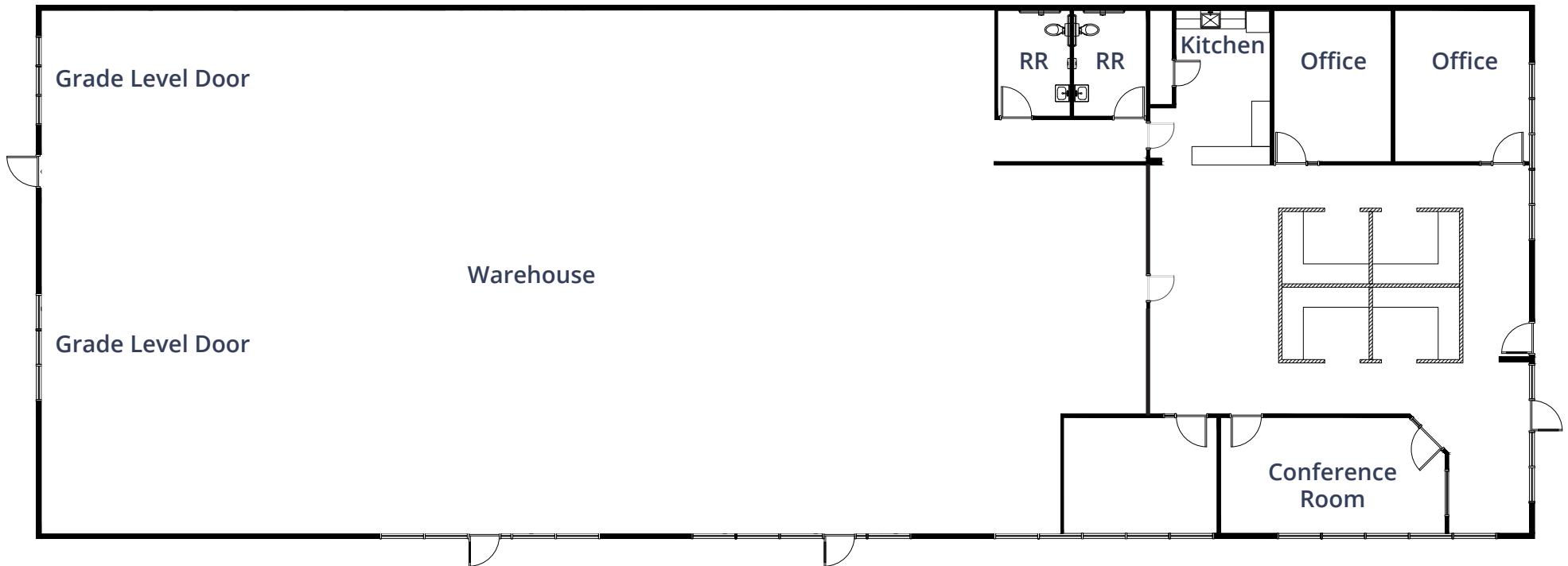


For sale price: \$2,850,000



For lease price:  
\$1.85 NNN

# Conceptual (Light Industrial) Floor Plan



## Property Specifications

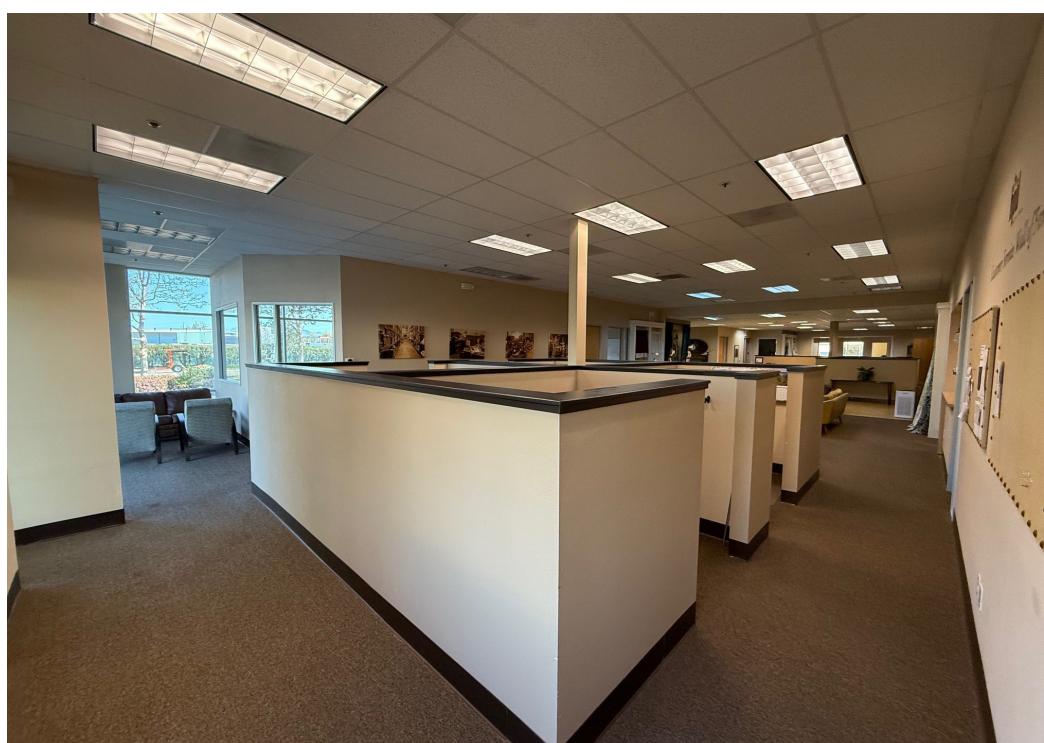
- Unit 100: ±7,500 SF
- Office build-out: 20%
- Clear height: 24'
- Grade level doors: 2
- Power: Confirm with Landlord
- Parking Ratio: 3/1000
- **Seller is willing to participate in the conceptual plan**

# Existing Floor Plan

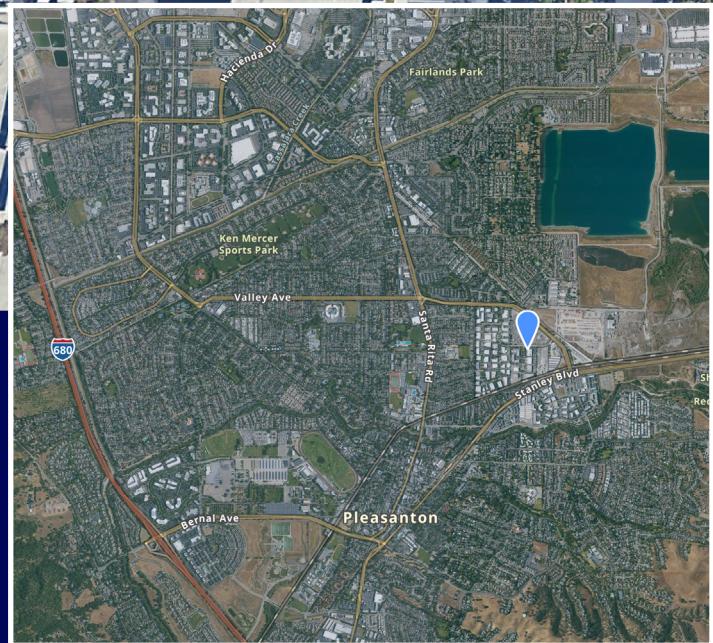
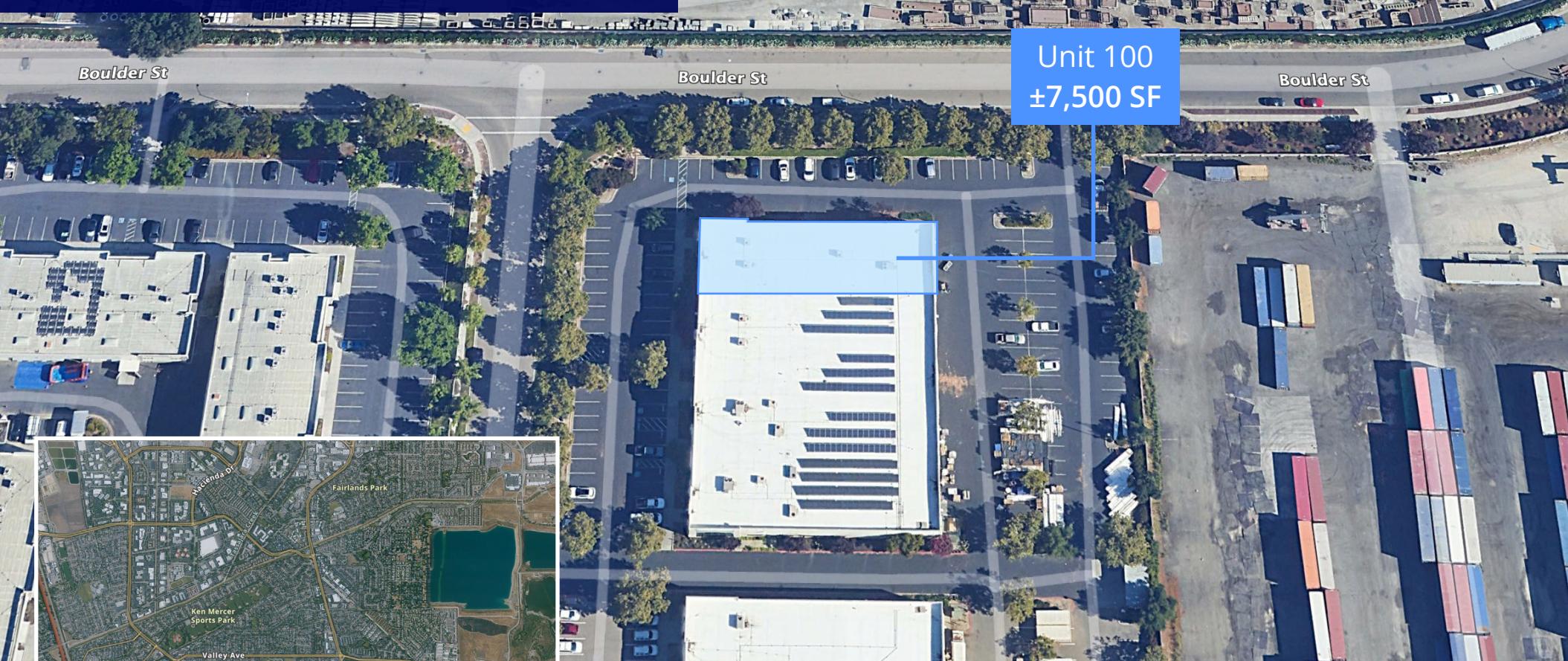


440 Boulder Court | Unit 100

# Photo Gallery



# Location Overview



## Location Highlights



Located in  
Pleasanton



23 miles to OAK  
28 miles to SJC  
42 miles to SFO



29 miles to  
the Port of Oakland

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# Amenity Map

