

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



Highlights



Unit 100:
±7,500 SF

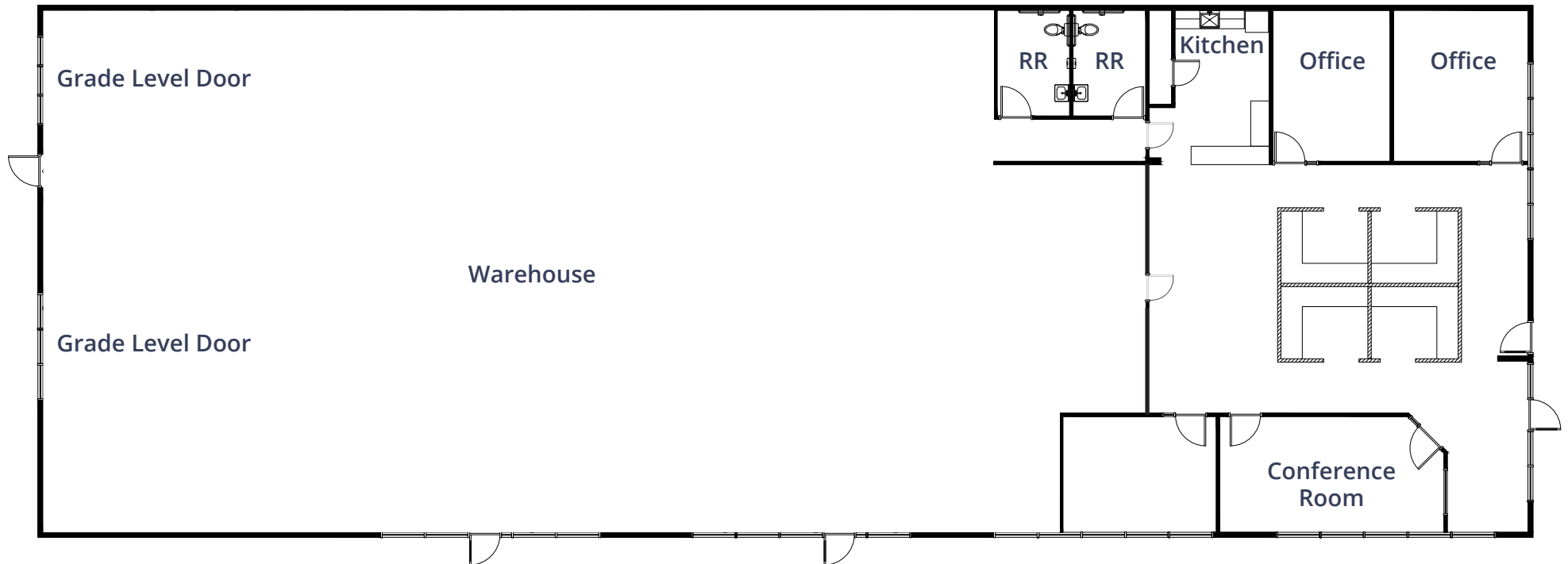


For sale price: \$2,850,000



For lease price:
\$1.85 NNN

Conceptual (Light Industrial) Floor Plan

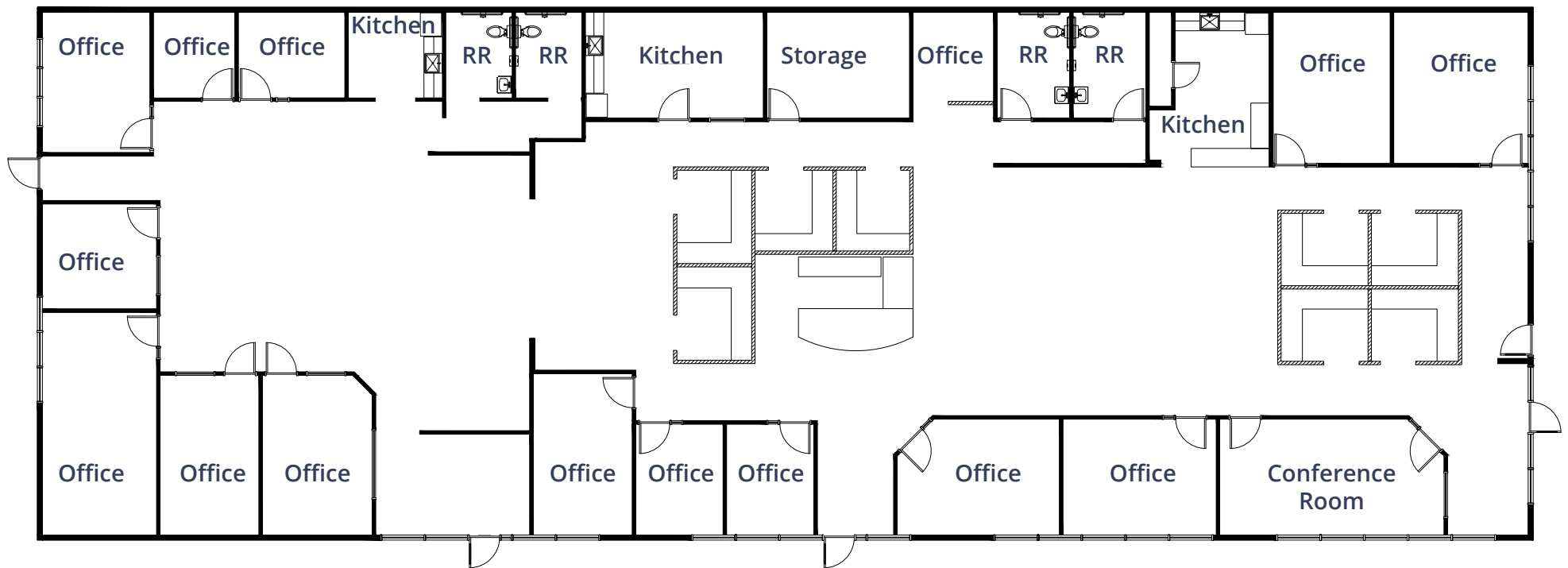


Property Specifications

- Unit 100: $\pm 7,500$ 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**

440 Boulder Court | Unit 100

Existing Floor Plan



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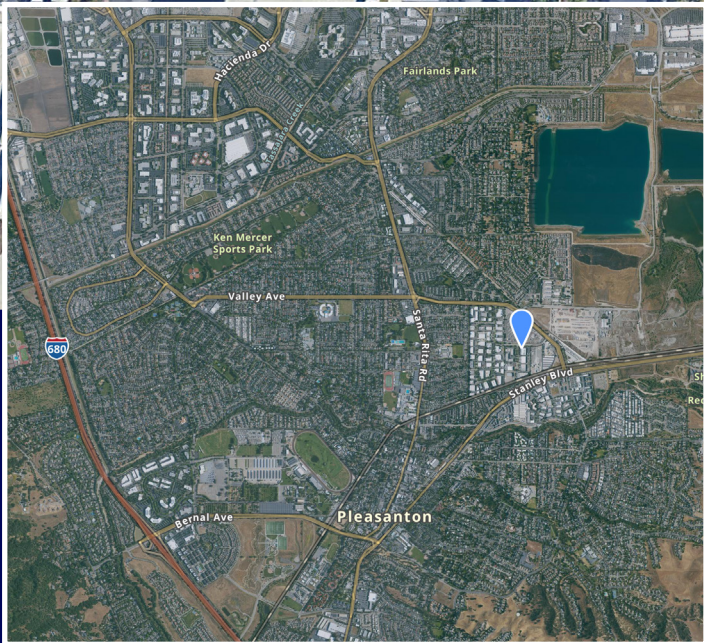
440 Boulder Court | Unit 100

Photo Gallery



440 Boulder Court | Unit 100

Location Overview



Location Highlights



Located in
Pleasanton



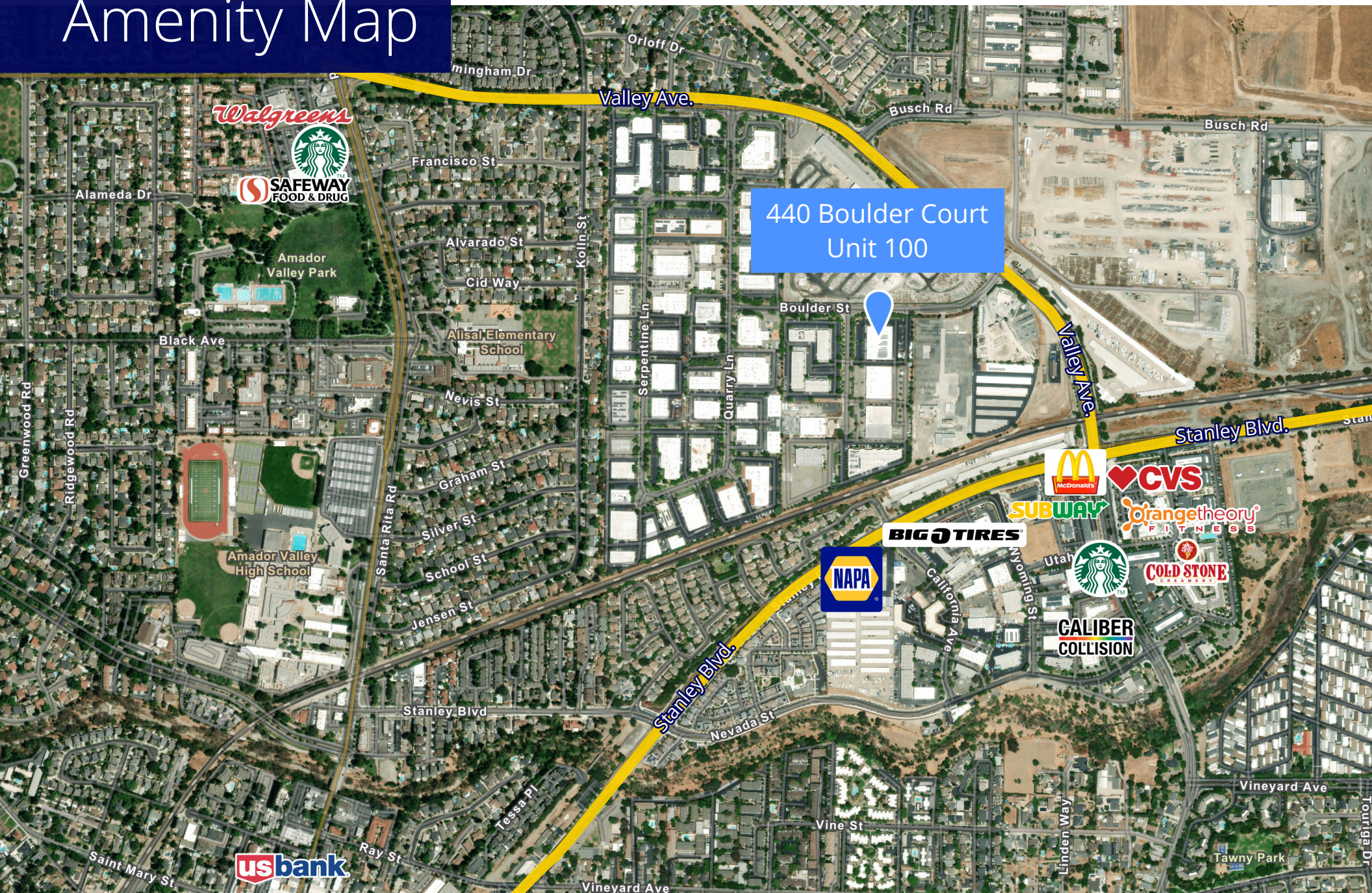
23 miles to OAK
28 miles to SJC
42 miles to SFO



29 miles to
the Port of Oakland

440 Boulder Court | Unit 100

Amenity Map



Walgreens



SAFeway
FOOD & DRUG

Amador
Valley Park

Black Ave

Amador Valley
High School

Mingham Dr

Valley Ave.

Busch Rd

Busch Rd

440 Boulder Court
Unit 100

Boulder St

Valley Ave.

Stanley Blvd.



CVS

SUBWAY

Orangetheory
FITNESS

BIG O TIRES



COLD STONE
CREAMERY

CALIBER
COLLISION

Stanley Blvd

Stanley Blvd.

Nevada St

Vine St

Vineyard Ave

Tawny Park

usbank

Ray St

Vineyard Ave

Saint Mary St