

***±7.85 Acres Left!***  
***Can be leased as a whole or divided***

**Colliers**



Heavy Industrial Space

# For Lease

## 355 S Vasco Road | Livermore, CA

### Highlights



10 acre fenced  
& graveled yard



±54,000 SF metal  
manufacturing building



±7,500 SF  
of office space



Easy access  
to I-580

### Contact Brokers

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# Yard Space Available



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# Property Overview



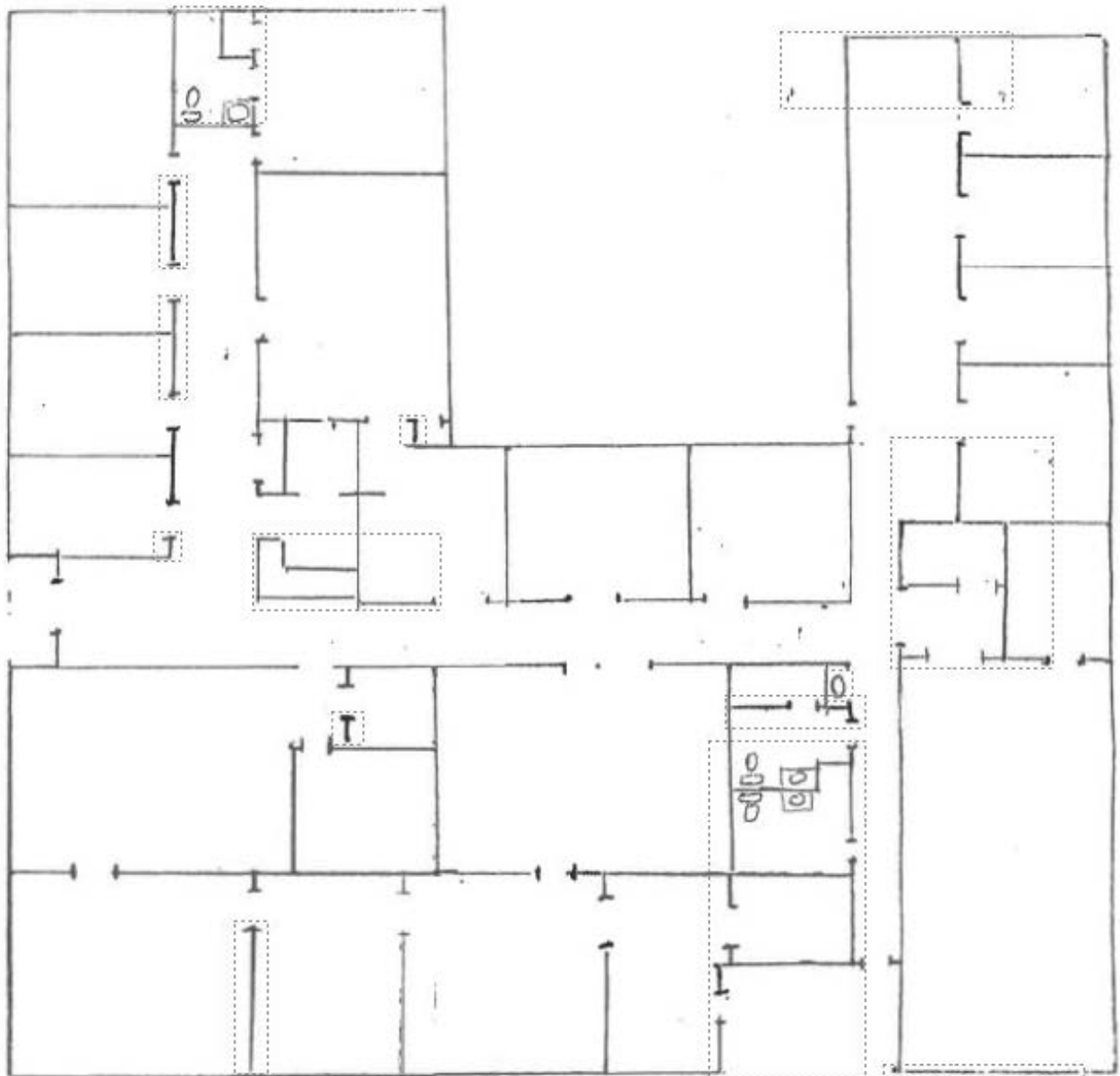
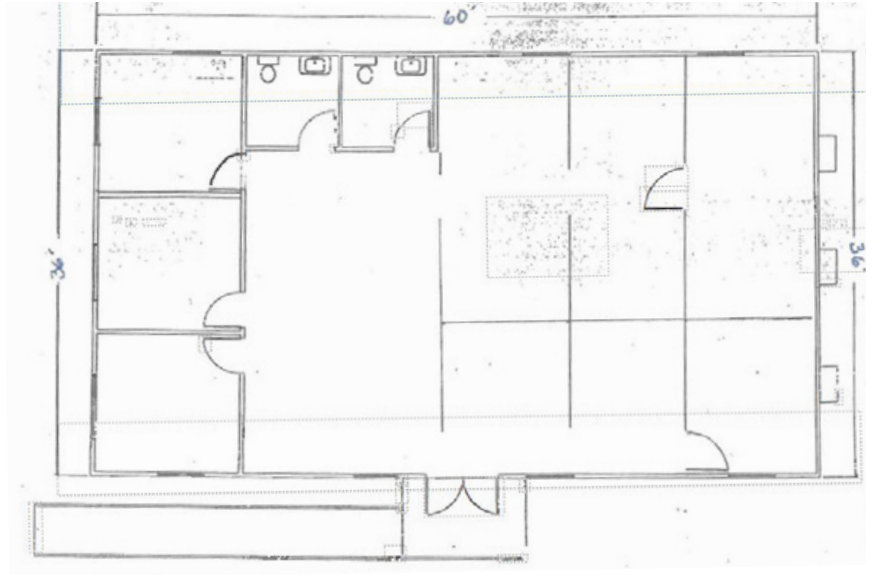
## Description

- $\pm 54,000$  SF of open warehouse on 10 acres
- $\pm 7,500$  SF of office
- Secure rocked and fenced yard
- Two - 5 ton cranes
- Two - 10 ton cranes
- Heavy power - 2,000 amps 480/277V
- Rail Spur on site
- Close proximity to I-580
- Adjacent to Vasco Rd ACE Station
- Ideal for contractor yard
- Ideal for outdoor storage
- Potentially divisible
- $\pm 30\%$  paved
- Lease rate: contact brokers

# Floor Plans

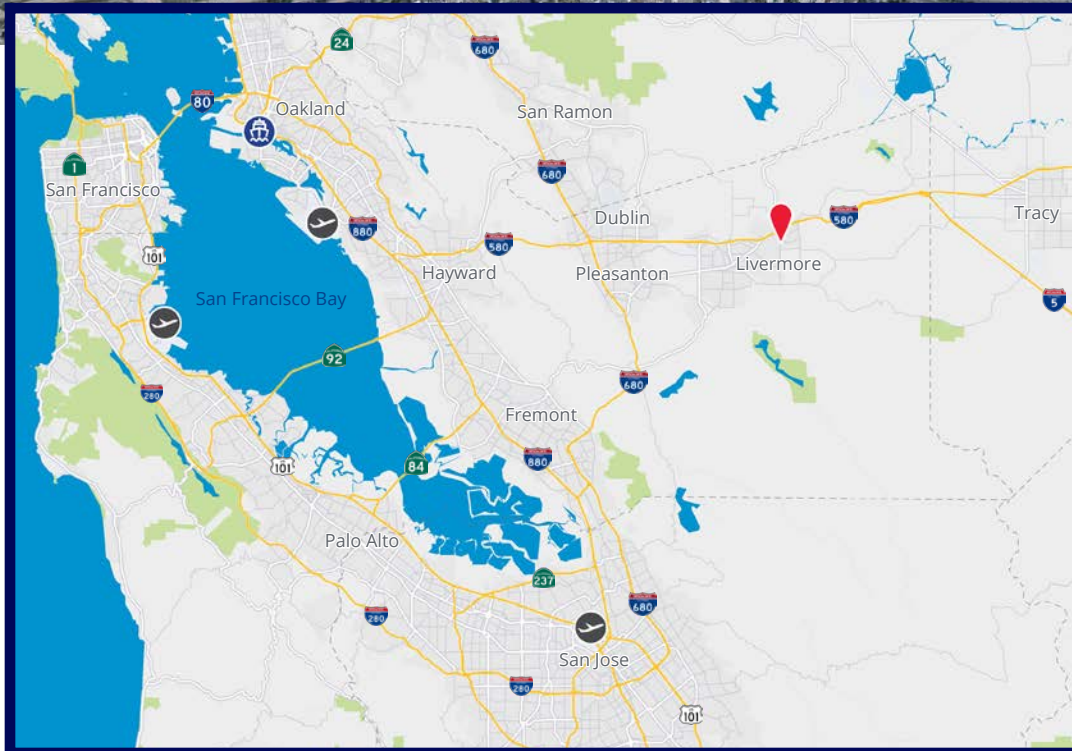
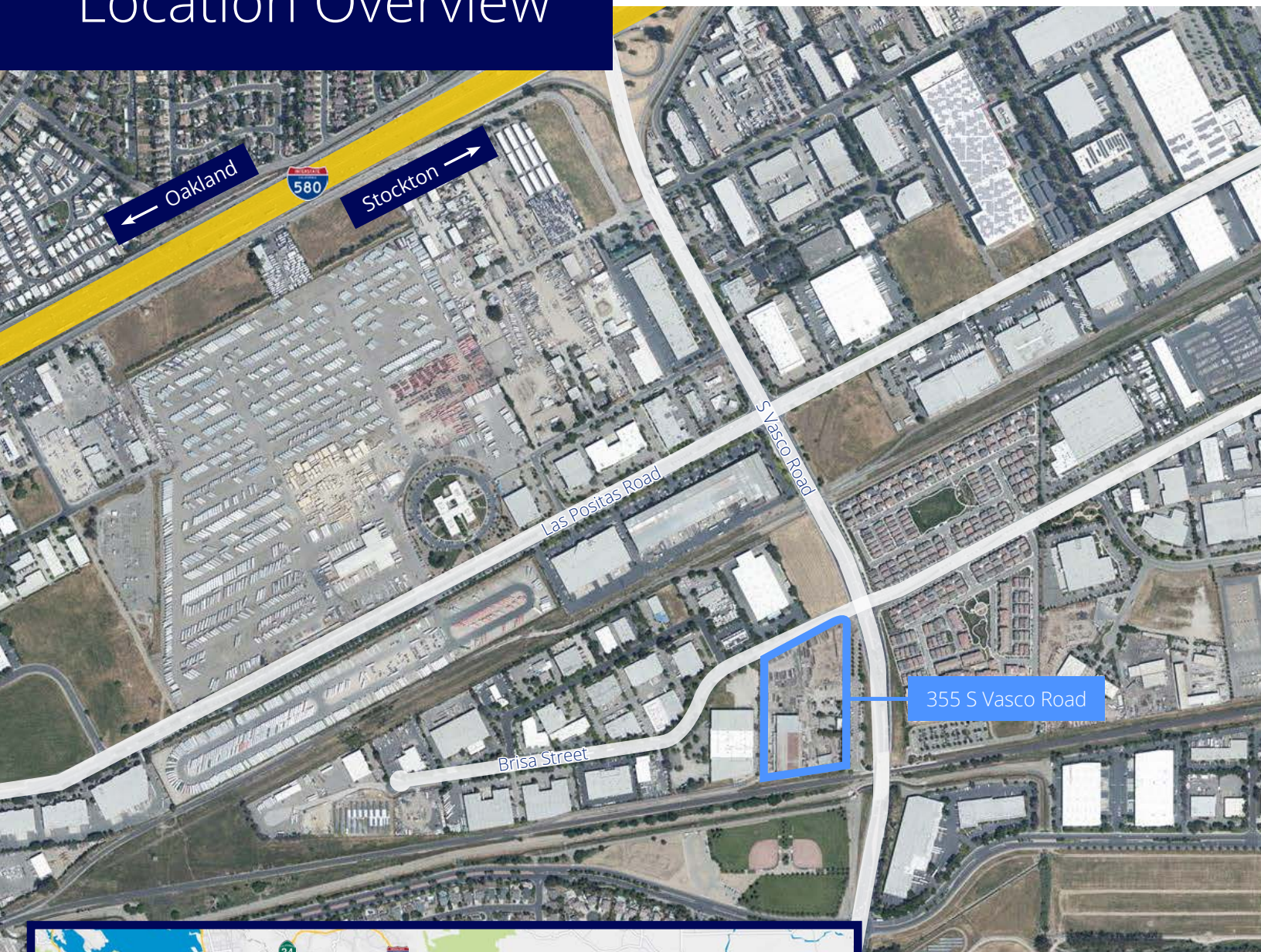
## Office Spaces

- $\pm 7,500$  SF of office





# Location Overview



## Proximity to Major Cities

35.5 miles Oakland

39.5 miles San Jose

46.5 miles San Francisco

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# Photo Gallery

