



FOR LEASE OR SALE

±3,159 -16,065 SF OF INDUSTRIAL SPACES

1813 RUTAN DRIVE, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Sean Offers, SIOR

Principal

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925.737.4159

LIC NO 01858116

RUTAN DRIVE



PROPERTY HIGHLIGHTS



±16,065 SF Light Industrial Building For Sale
Lease Available for All or in 3 Individual/Combined Units

- Unit A: ±8,078 SF
- Unit B: ± 4,828 SF
- Unit C: ± 3,159 SF



1200 Amps, 480 Y/ 277V (Buyer/Tenant to verify)



Fully Sprinklered, Density .33 GPM per 3,000 SF



16' Clear Height



Yard Area with Potential for Secured Gated Access



Three (3) 12'x12' Grade-Level Doors Total (One per Unit)



Close proximity to I-580



Contact Broker for pricing details

1813
RUTAN DRIVE

Unit A: ±8,078 SF

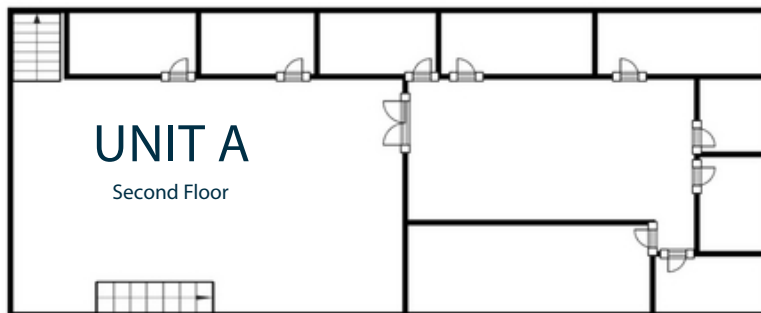
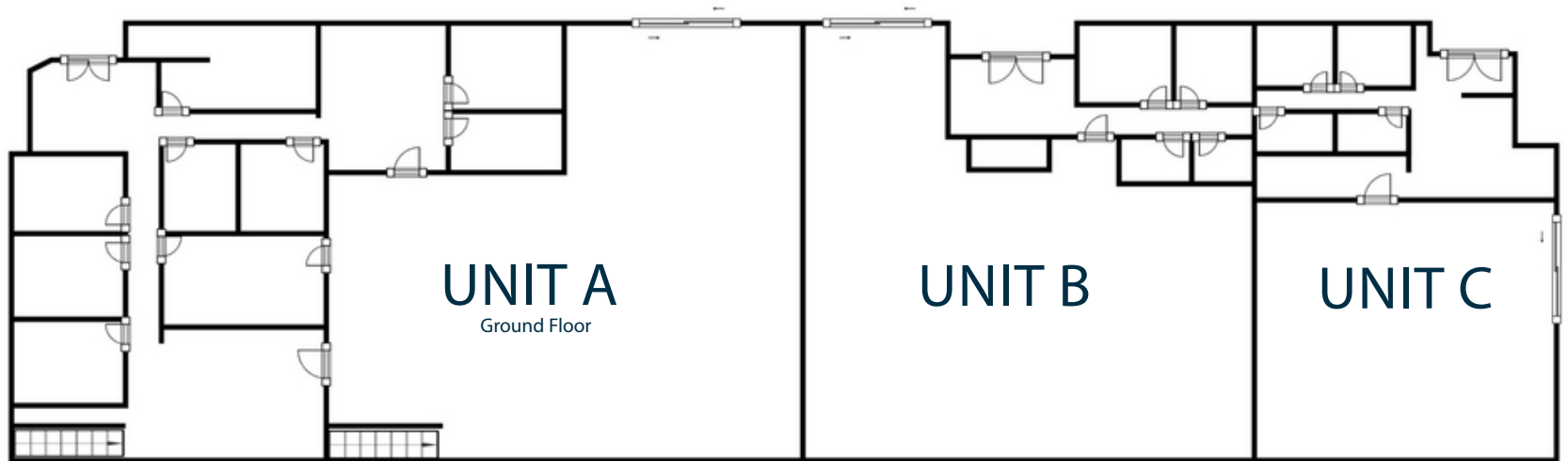
- ±3,042 SF Office includes: reception, several private offices, conference room & break room
- Second floor includes; several private offices and two (2) training areas
- Bonus built out and conditioned mezzanine
- Two (2) restrooms
- 100% HVAC
- Power 800 Amps (Tenant to Verify)
- One (1) 12'X12' Grade level door

Unit B: ± 4,828 SF

- Reception area with three (3) private offices
- One (1) Restroom
- Power: 400 Amps/480 V (Tenant to verify)
- One (1) 12'X12' Grade level door

Unit C: ± 3,159 SF

- Open office, four (4) private offices
- One (1) Restroom
- Power: 200 Amps (Tenant to verify)
- One (1) 12'X12' Grade level door



*FLOORPLAN NOT TO SCALE

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±2,086 -14,922 SF OF INDUSTRIAL SPACES

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