



FOR LEASE

±41,885 - 145,534 SF INDUSTRIAL SPACES

7041 LAS POSITAS ROAD, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Sean Offers, SIOR

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LEASED

SUITE F
±43,948 SF
Available
11/01/2025

SUITE C/D
±41,885 SF
Coming April 2026

SUITE A/B
±59,701 SF
Available Now

LAS POSITAS ROAD

PROPERTY HIGHLIGHTS



Property type: Industrial Spaces



Suite F: ± 43,948 SF
Suite C/D: 41,885 SF (Coming April 2026)
Suite A/B: ± 59,701 SF
Can be combined



Min. Clear Height: 24 feet



Column spacing: 40'x50'



Fully insulated warehouses



Space Amenities:

- Pit levelers in place
- Motion sensor T-5 lighting
- Skylights



Lease rate:
\$1.05/SF + \$0.23psf NNN

Suite C/D
±41,885 SF

Coming April 2026

SUITE A/B
±59,701 SF

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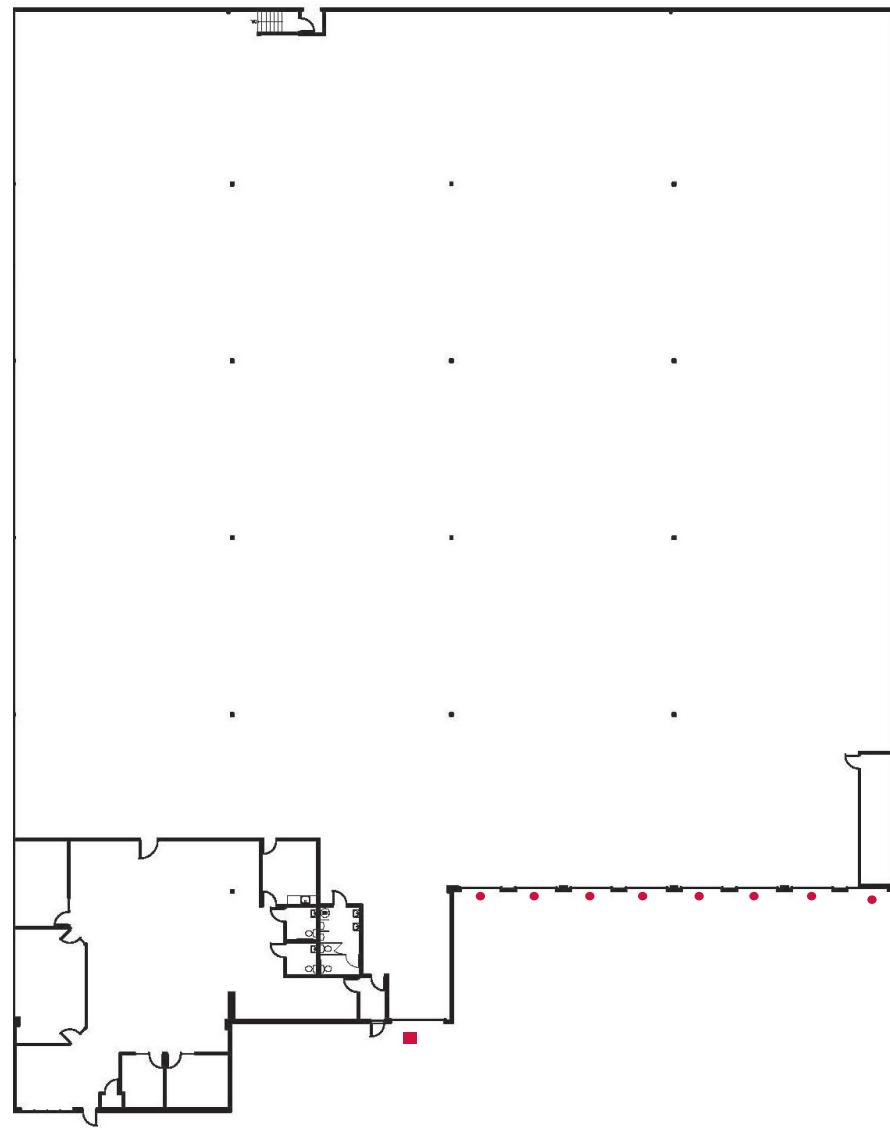
FLOOR PLAN

Suite F: ±43,948 SF

- ± 4,233 SF of existing Office including four (4) Private Offices, Open Office, Break Room and two (2) Restrooms
- Power: 600 Amps, 480 Volt, 3 Phase (Tenant to Verify)
- Eight (8) 10'x10' Dock Level Doors
- One (1) 12'x14' Grade Level Door

■ GRADE LEVEL DOOR
● DOCK HIGH DOOR

*FLOOR PLAN NOT TO SCALE



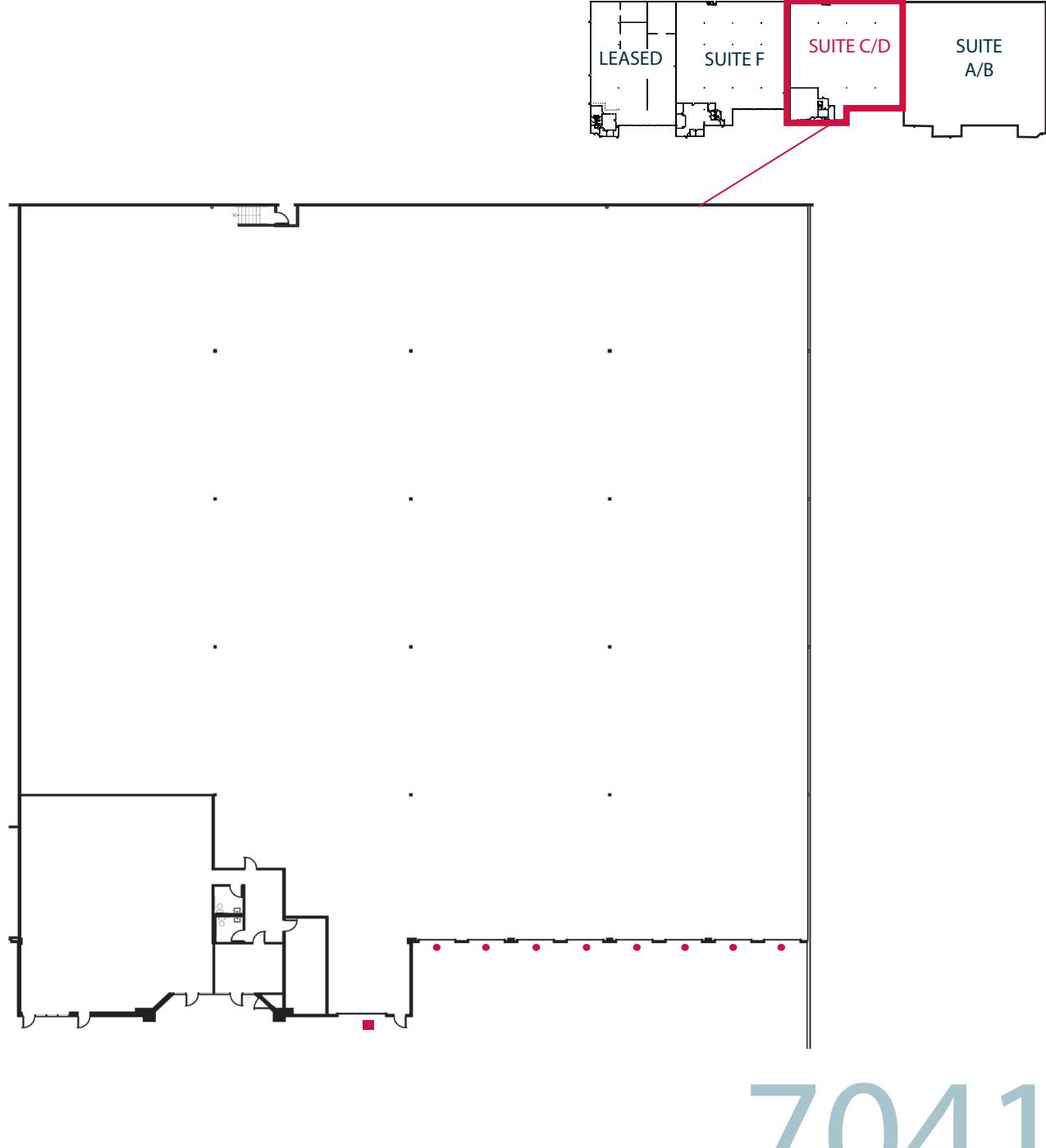
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FLOOR PLAN

Available April 2026

Suite C/D: $\pm 41,885$ SF

- $\pm 5,131$ of existing Office including Open Office Area, Conference Room, Break Room and Two (2) Restrooms
- Eight (8) 10'x10' Dock Level Doors
- Three (3) 12'x14' Grade Level Doors

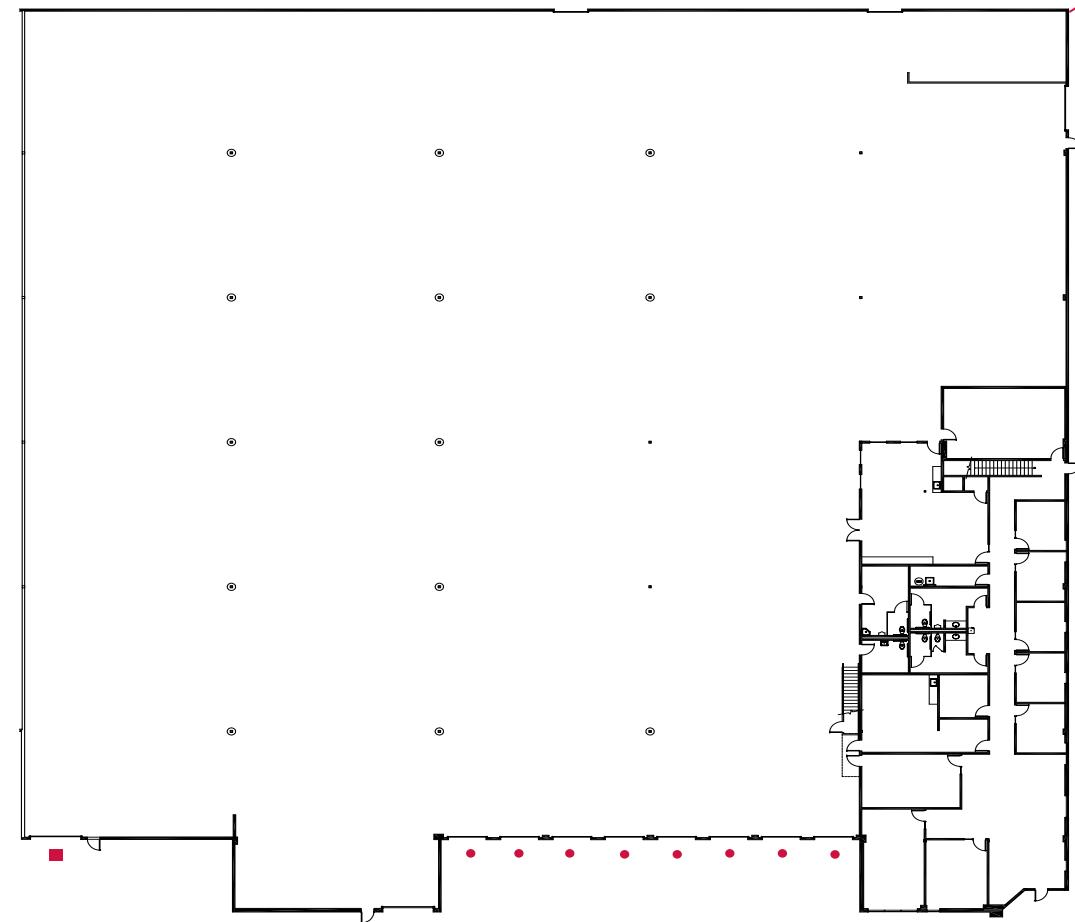


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FLOOR PLAN

Suite A/B: $\pm 59,701$ SF

- $\pm 6,990$ SF of existing Office including six (6) Private Offices
- Bonus Mezzanine Space
- Power: 1,600 Amps, 277/480V (Tenant to Verify)
- Eight (8) 10'x10' Dock Level Doors
- Three (3) 12'x14' Grade Level Doors



■ GRADE LEVEL DOOR

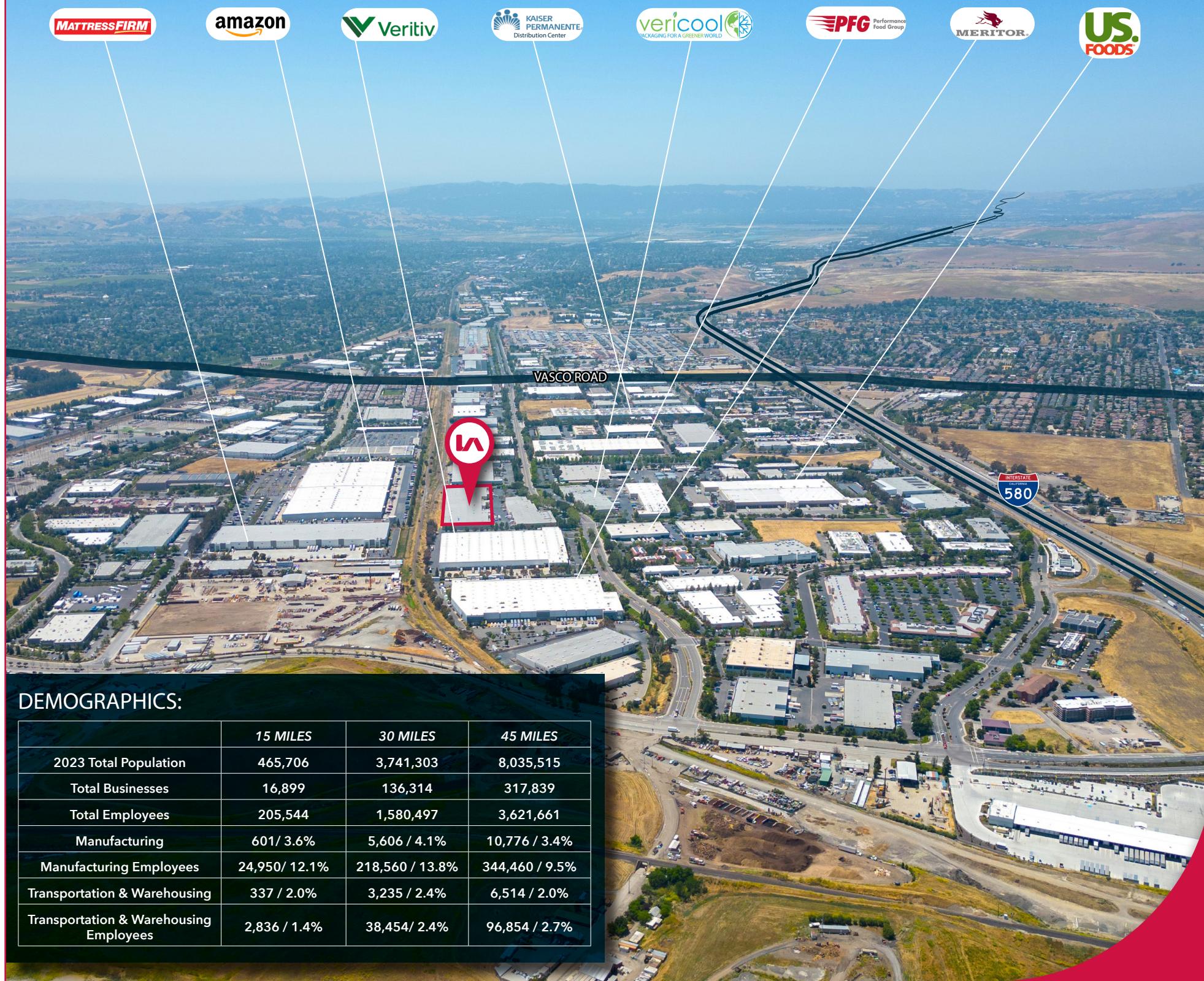
● DOCK HIGH DOOR

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LAS POSITAS ROAD

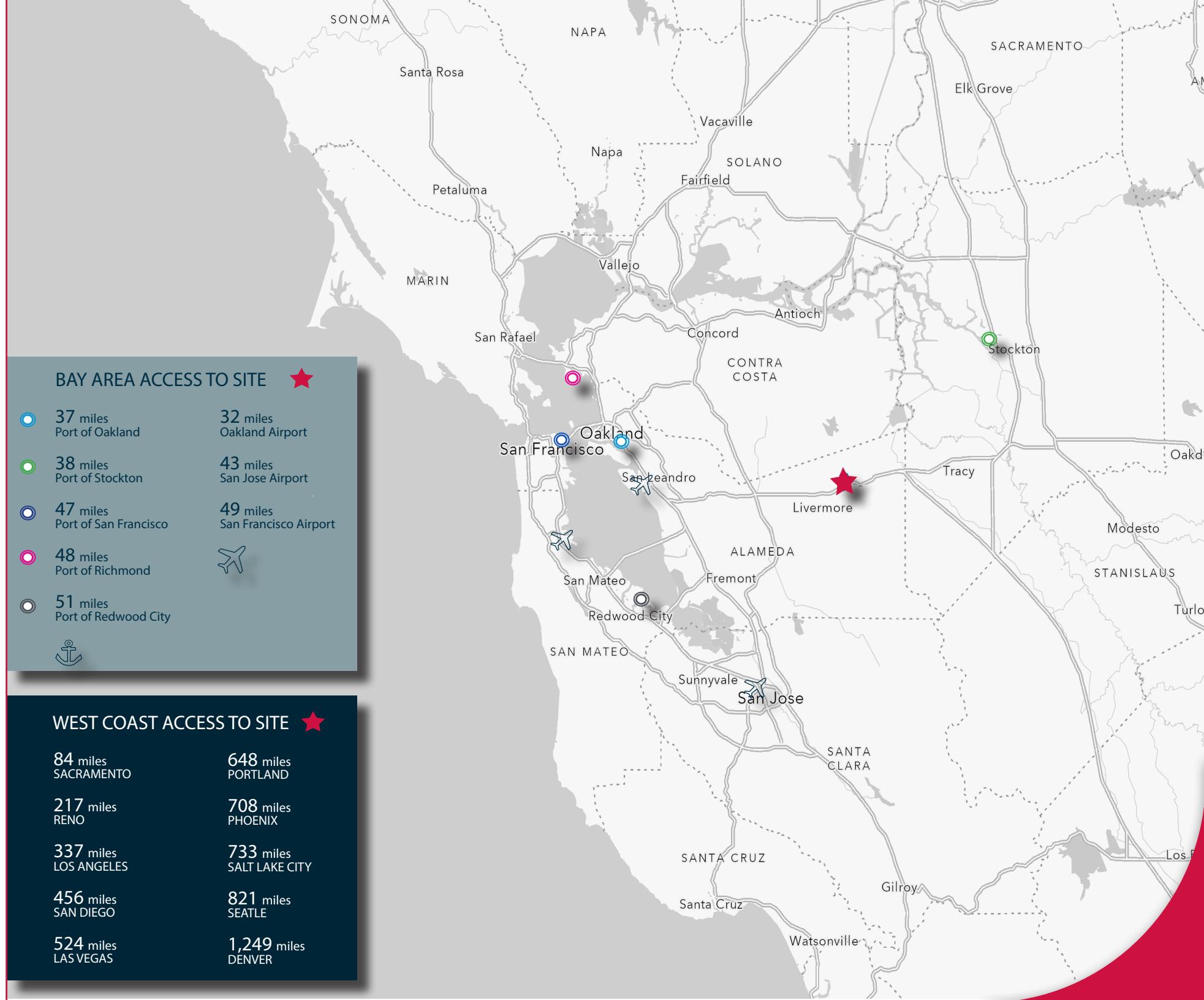
AERIAL MAP



DEMOGRAPHICS:

	15 MILES	30 MILES	45 MILES
2023 Total Population	465,706	3,741,303	8,035,515
Total Businesses	16,899	136,314	317,839
Total Employees	205,544	1,580,497	3,621,661
Manufacturing	601 / 3.6%	5,606 / 4.1%	10,776 / 3.4%
Manufacturing Employees	24,950 / 12.1%	218,560 / 13.8%	344,460 / 9.5%
Transportation & Warehousing	337 / 2.0%	3,235 / 2.4%	6,514 / 2.0%
Transportation & Warehousing Employees	2,836 / 1.4%	38,454 / 2.4%	96,854 / 2.7%

REGIONAL MAP



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