

FOR LEASE

±41,885 - 145,534 SF INDUSTRIAL SPACES

7041 LAS POSITAS ROAD, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

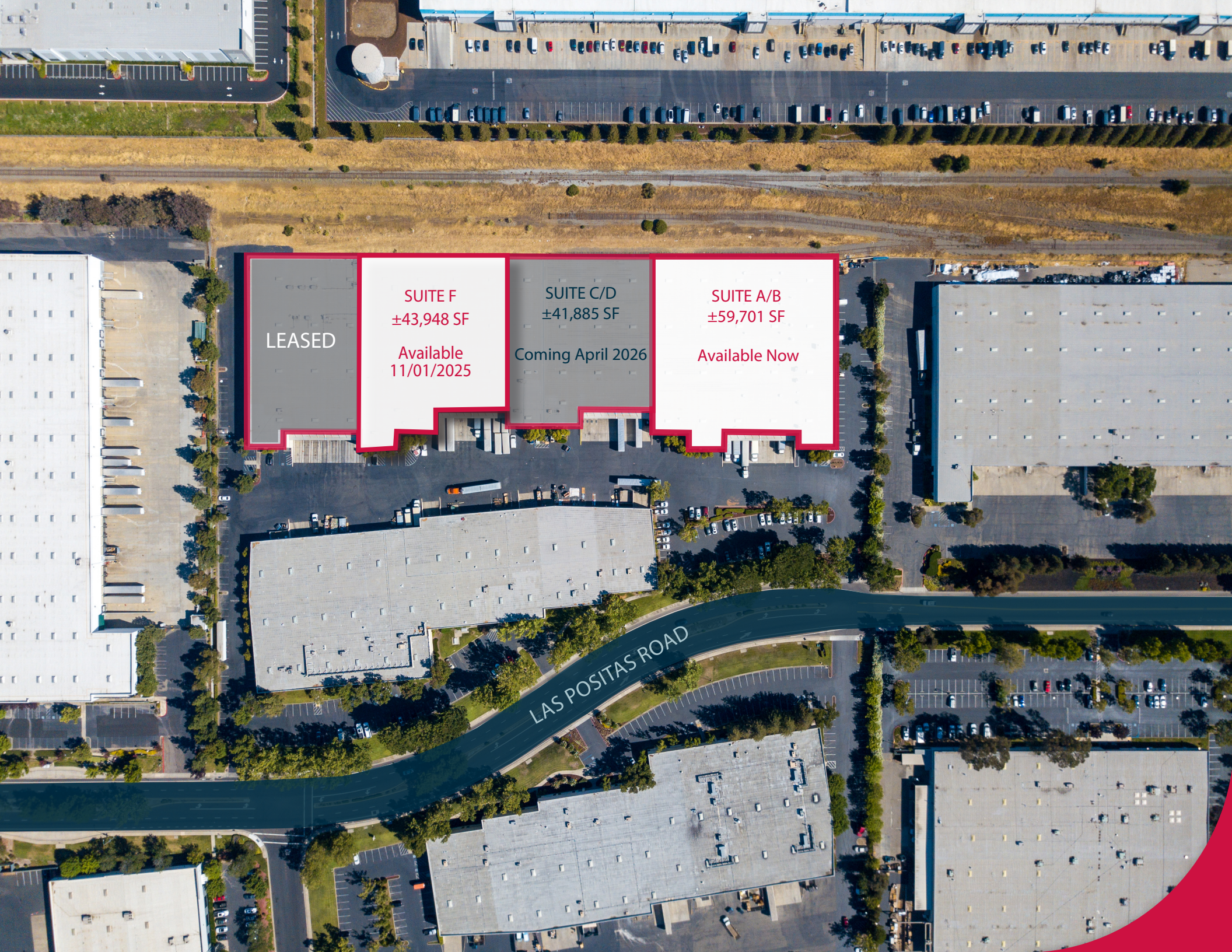
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LEASED

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

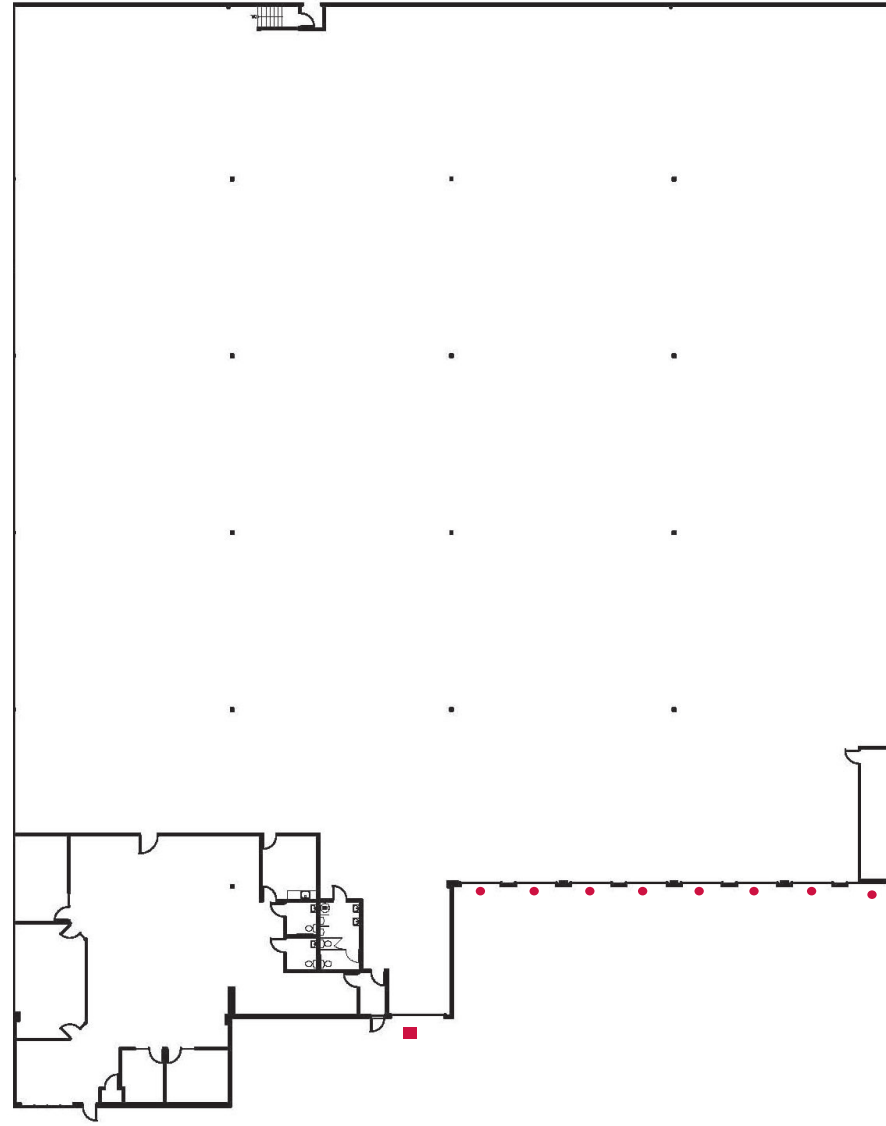


Lease rate:  
\$1.05/SF + \$0.23psf NNN

# 7041 LAS POSITAS ROAD

## 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

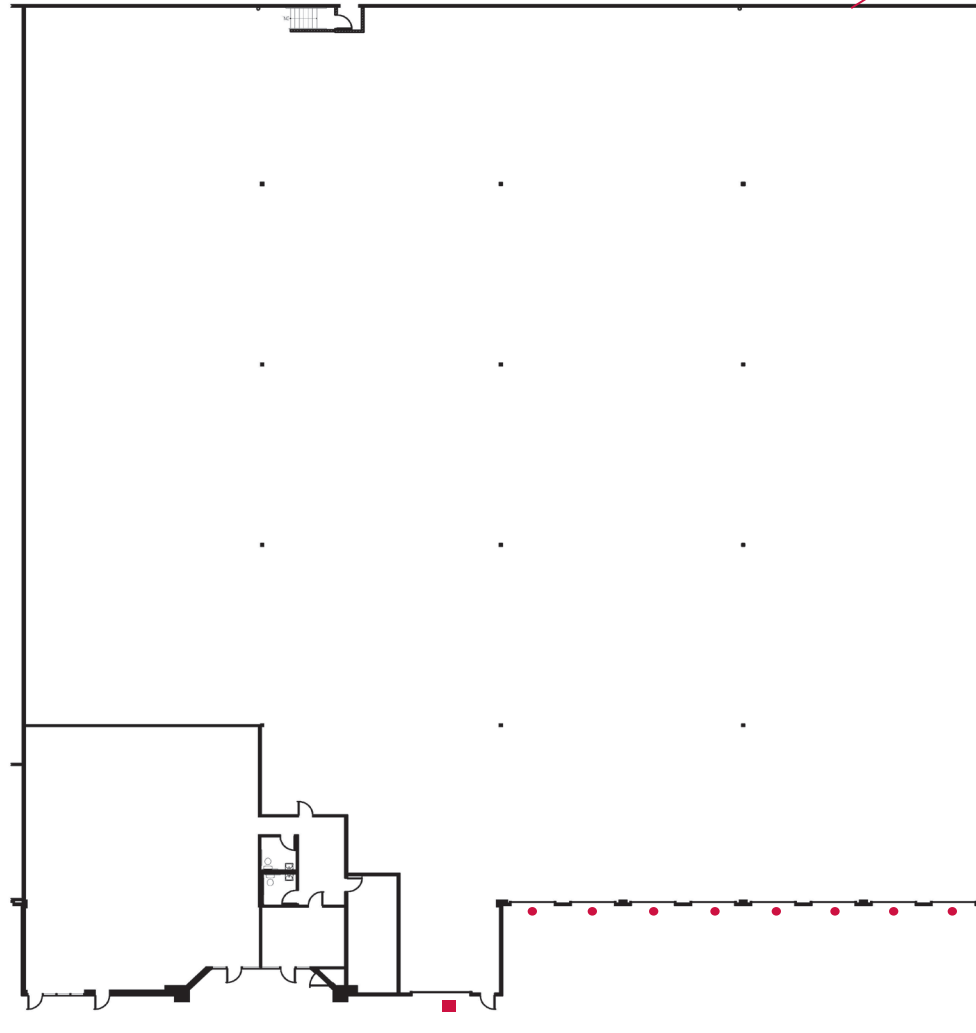
7041  
LAS POSITAS ROAD



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



■ GRADE LEVEL DOOR

● DOCK HIGH DOOR

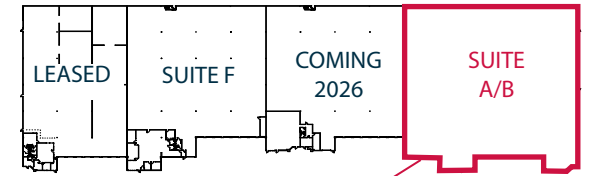
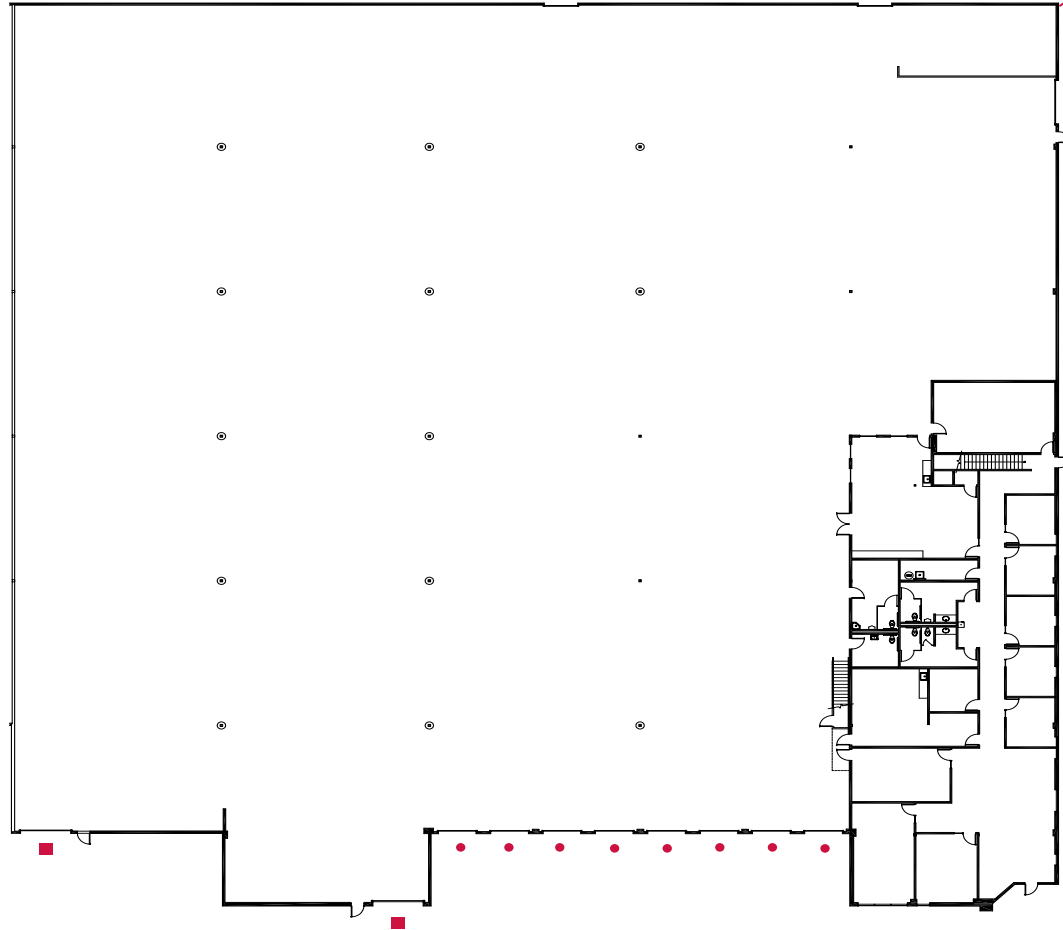
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7041  
LAS POSITAS ROAD



## Suite A/B: ±59,701 SF

- ± 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

\*FLOOR PLAN NOT TO SCALE

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LAS POSITAS ROAD





## 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

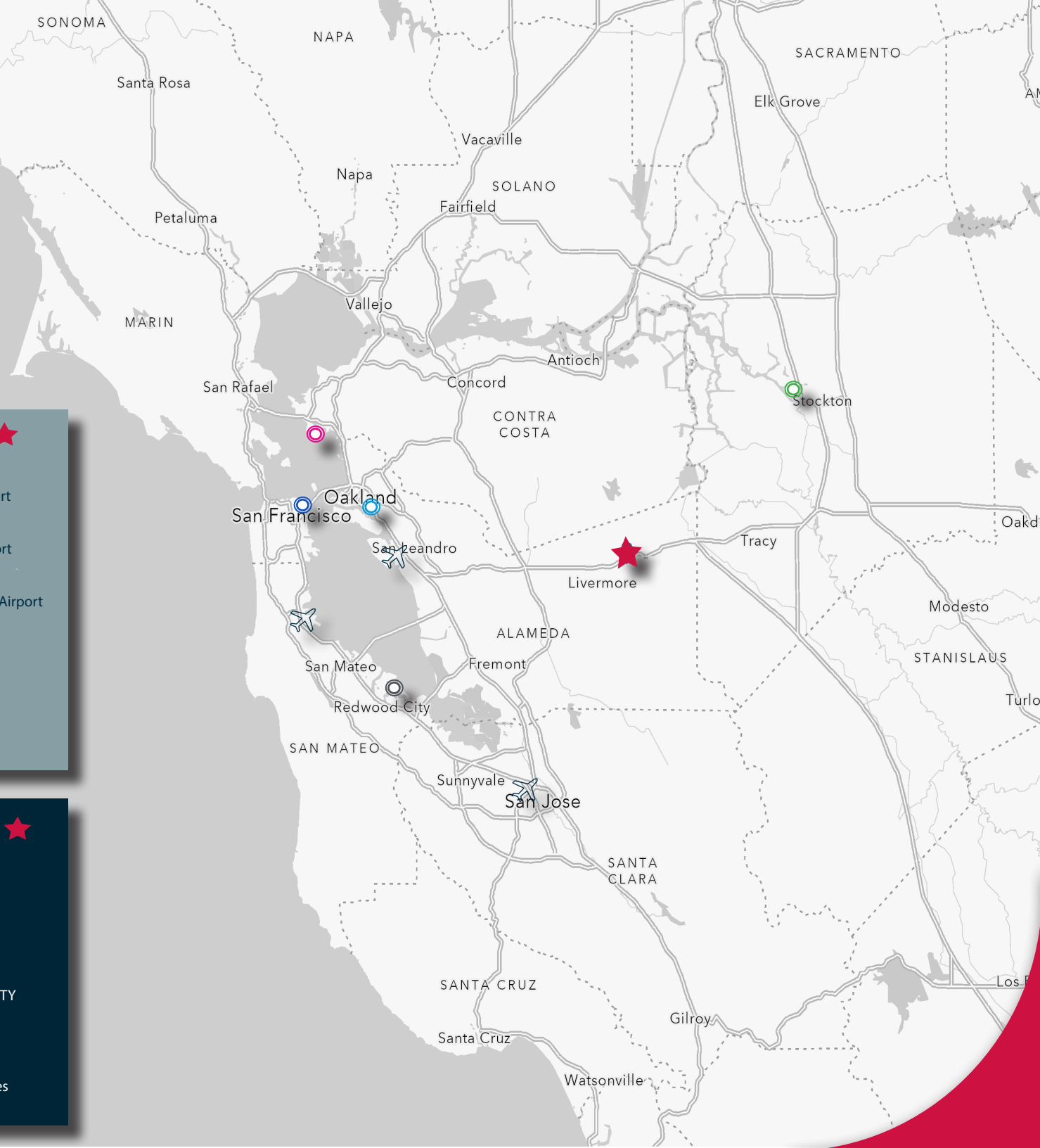
## BAY AREA ACCESS TO SITE ★

37 miles Port of Oakland	32 miles Oakland Airport
38 miles Port of Stockton	43 miles San Jose Airport
47 miles Port of San Francisco	49 miles San Francisco Airport
48 miles Port of Richmond	
51 miles Port of Redwood City	



## WEST COAST ACCESS TO SITE ★

84 miles SACRAMENTO	648 miles PORTLAND
217 miles RENO	708 miles PHOENIX
337 miles LOS ANGELES	733 miles SALT LAKE CITY
456 miles SAN DIEGO	821 miles SEATTLE
524 miles LAS VEGAS	1,249 miles DENVER





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