



*For Lease*

±7,850 SF R&D Building

1069 Serpentine Lane, Suite A | Pleasanton, CA

Contact Broker

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4301 Hacienda Drive, Suite 430  
Pleasanton, CA 94588

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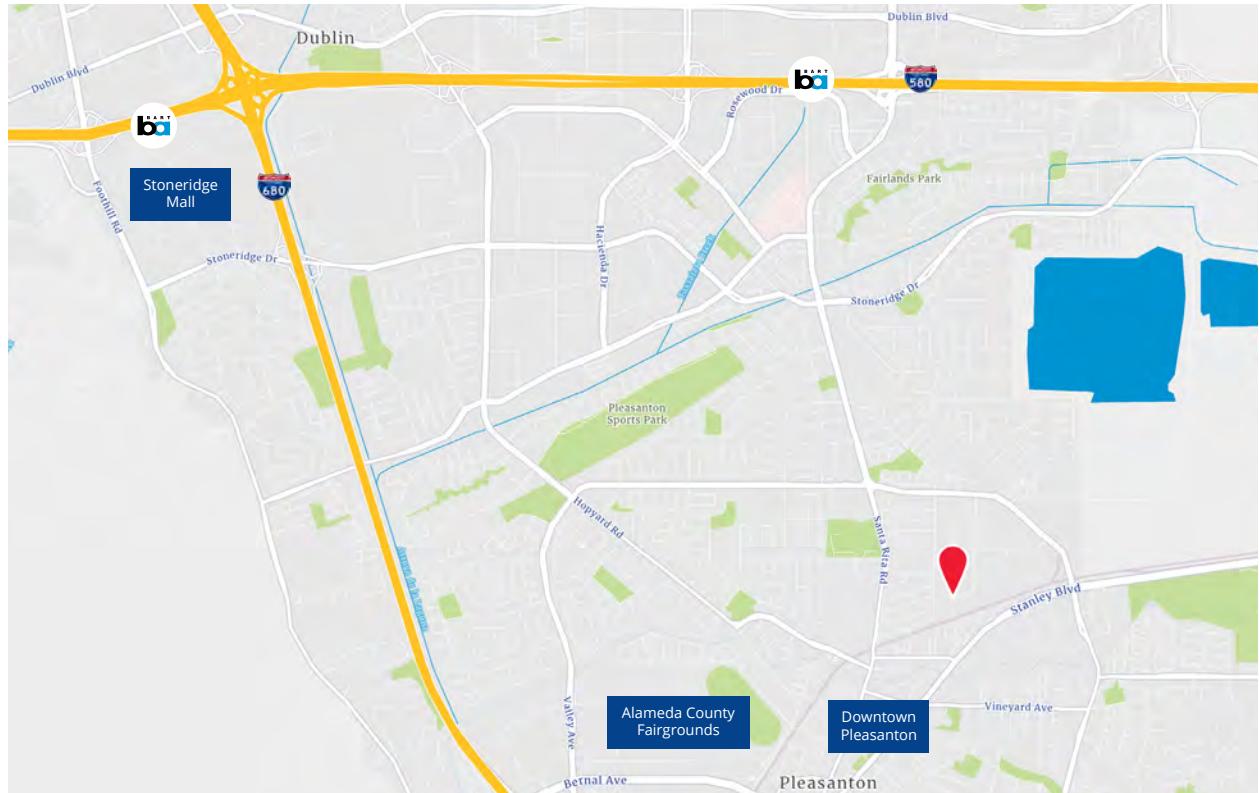
# Property Overview

## Investment Highlights

- Freestanding Industrial Condominium
- Zoning PUD-I
- Near Downtown Pleasanton and Hacienda Business Park
- New Warehouse LED Lights
- Warehouse Floor, Polished and Sealed

## Features

- ±7,850 SF R&D Warehouse
- 0.24 Acre Lot
- Renovated in 2014
- Power: 300 Amps, 120/208 Volts
- Grade Level Door (with Electric Opener)
- Fully Sprinklered Building
- Parking: 19 Spaces
- Rooftop 30kw Solar Power System (2006)
- Telecommunication: Comcast
- **Lease Rate: \$1.95 IG**



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# Floor Plan

- ±7,850 SF R&D Office / Warehouse
- ±0.24 Acre Lot

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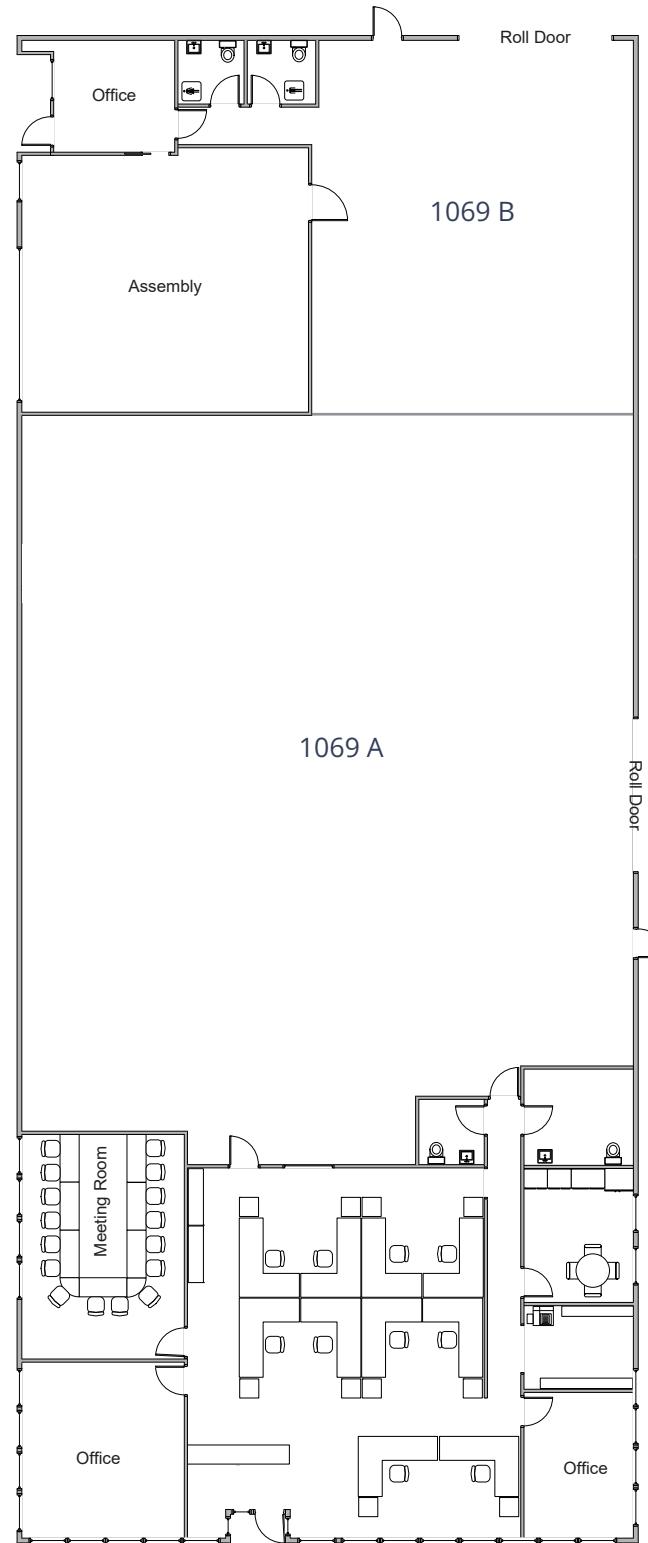
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# Photo Gallery

