

±128,622 SF for Sublease*

6755 Brisa Street | Livermore, CA

*Direct Deal Possible



industrial park **580**
livermore, ca

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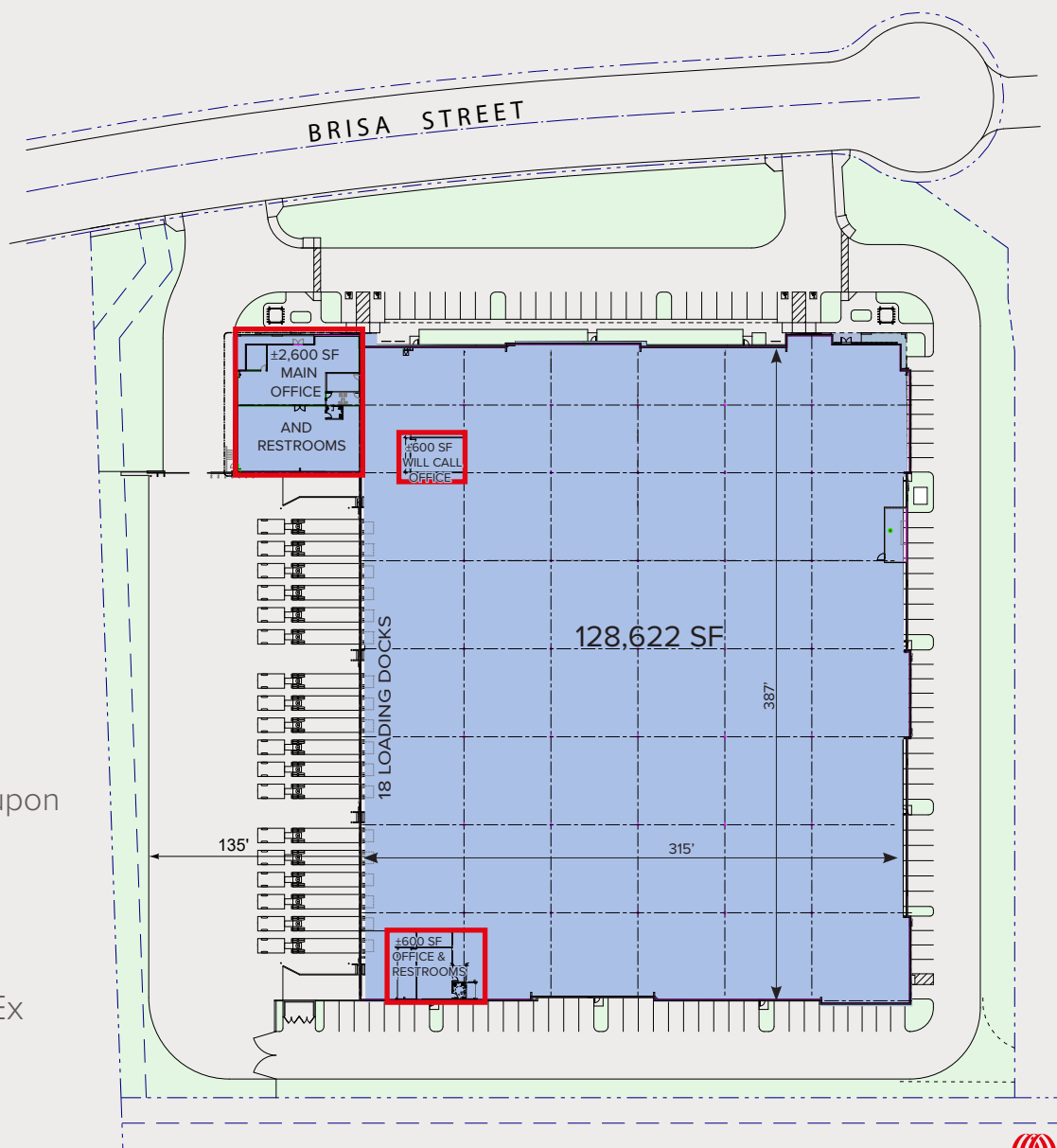
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Ideal opportunity for a variety of uses including light manufacturing, industrial and warehouse, biotech, laboratory, and food production

- ± 128,622 SF available
- ± 3,800 SF total office in 2 areas
- Multiple access points
- Fully secured and gated
- 32' clear height
- 52' x 50' column spacing
- 2,000 amps, 277/480v power
- 18 dock-high, 2 grade-level doors
- Three (3) 30,000 lbs. dock levelers & Six (6) edge of dock levelers
- 100% concrete truck court & apron
- 101 auto spaces
- ESFR fire suppression
- Built to CalGreen standards
- Current tenant will vacate 60 days upon signed lease
- Call broker for tour instructions
(Do not disturb Tenant)
- Asking \$1.10 NNN with \$0.36 OpEx



Ideal location for strong industrial workforce

	Warehousing Employees	Manufacturing Employees	Engineering/Computer Science Employees
15-min	2,227	6,188	6,650
30-min	12,455	32,418	33,254
45-min	53,404	141,476	132,823

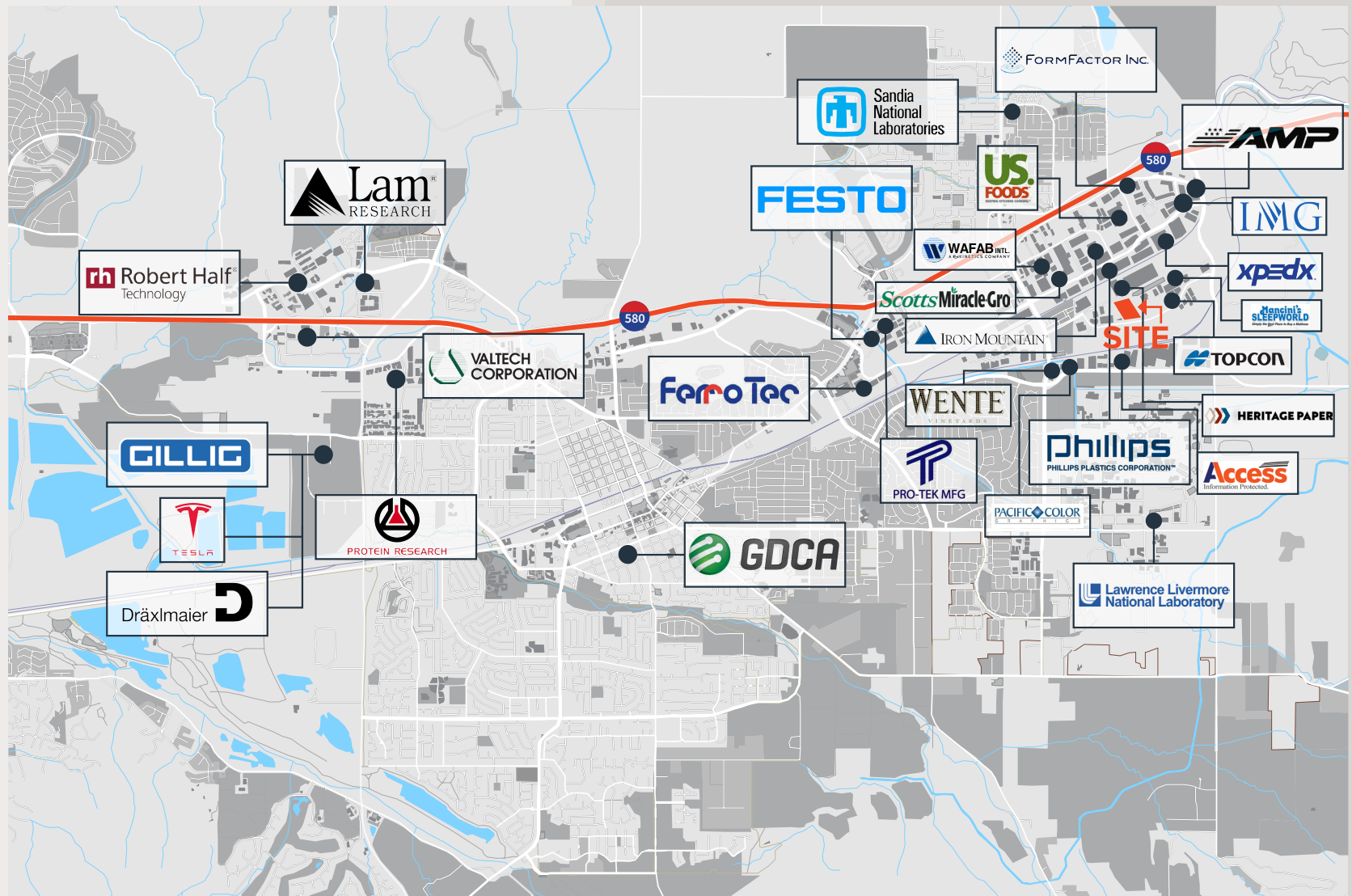
	Employment	Hrly. mean wage	Ann. mean wage	Hrly. median wage	Ann. median wage
First-Line Sup. of Office and Admin. Support Workers (431011)	11,780	\$32.57	\$67,746	\$30.60	\$63,648
Shipping, Receiving, and Traffic Clerks (435071)	6,360	\$19.18	\$39,894	\$18.00	\$37,440
First-line sup. of transp. and material moving workers (531048)	2,910	\$30.50	\$63,440	\$27.90	\$58,032
Truck and Tractor Operators (537051)	3,000	\$20.46	\$42,557	\$18.81	\$39,125
Freight, Stock, and Material Movers, Hand (537062)	20,720	\$17.48	\$36,358	\$15.63	\$32,510







Close proximity to Interstate 580, allowing access to both the Bay Area and greater West Coast



industrial park 580
livermore, ca

Bay Area

Access



47 miles

Port of San Francisco



32 miles

Oakland Airport

48 miles

Port of Richmond

36 miles

San Jose Airport

37 miles

Port of Oakland

49 miles

San Francisco
Airport

37 miles

Port of Stockton

West Coast

Access

84 miles
Sacramento

648 miles
Portland

216 miles
Reno

707 miles
Phoenix

336 miles
Los Angeles

734 miles
Salt Lake City

456 miles
San Diego

821 miles
Seattle

523 miles
Las Vegas

1,249 miles
Denver

Consumers

7,756,158 Population (2017) | **39,706** Growth (2016 – 2017) | **0.5%** change



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