

For Lease | Light Industrial & Office Complex

Alder Creek Business Center

2021 Las Positas Court | Livermore, CA

Highlights

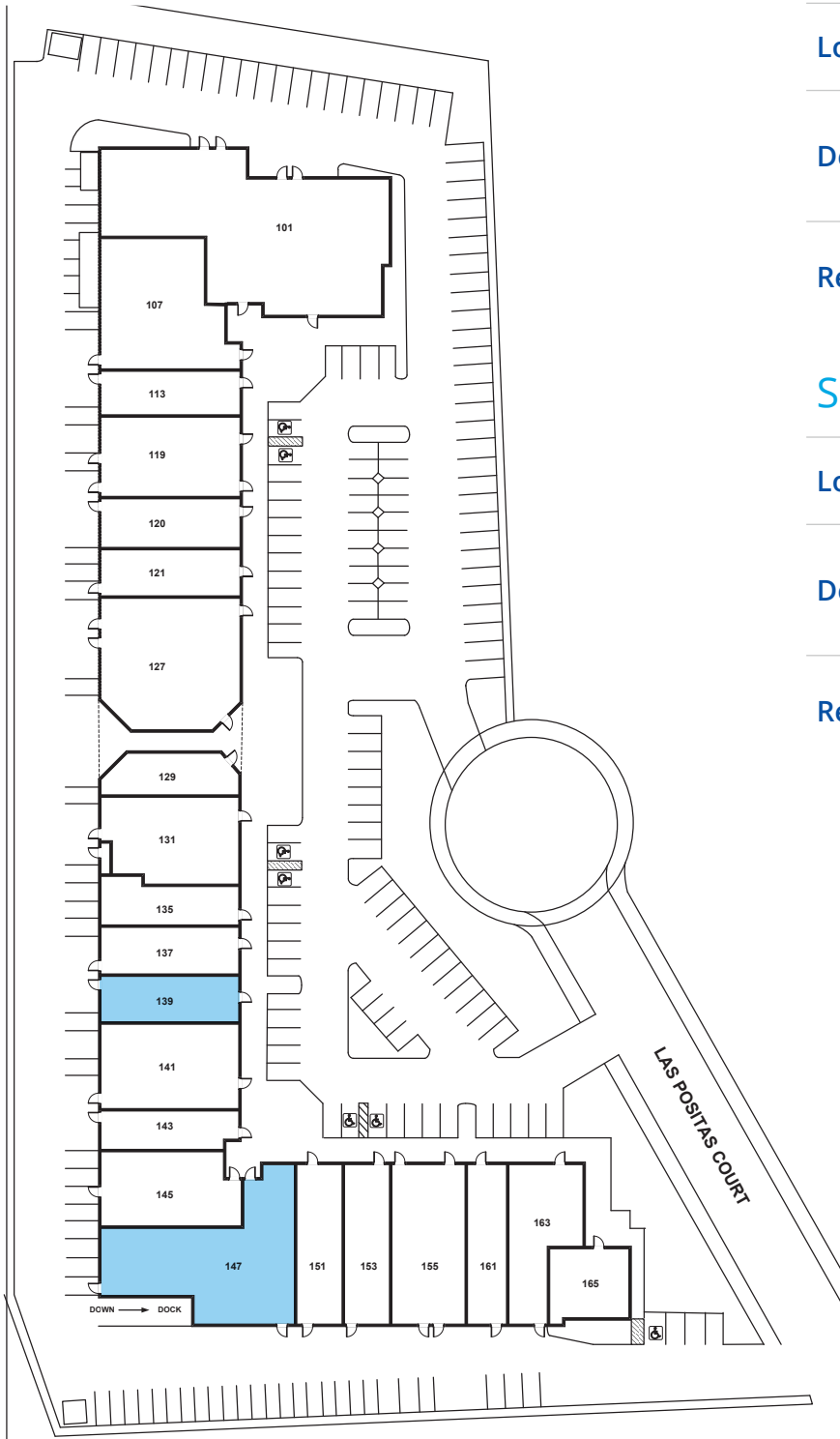
- ±73,314 SF light industrial & office complex
- Clear height 14'6" to 17'10"
- 12' by 12' grade level doors
- 2.7/1,000 sf parking
- 120/208V three-phase electrical
- Comcast and AT&T fiber available
- Retail amenities nearby
- Easy freeway access
- CAM charge \$0.19/SF
- Security gates

Contact Brokers

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Site Plan



Suite 139 | ±1,997 RSF

Loading	1 grade-level roll-up door
Description	• Office, reception, restroom, break room, three privates and warehouse
Rental Rate	\$1.55/SF IG \$0.19/SF/mo CAM charge

Suite 147 | ±5,545 RSF

Loading	1 grade-level roll-up door 1 dock-level roll-up door
Description	• Reception, restroom, break room, five privates and warehouse
Rental Rate	\$1.50/SF IG \$0.19/SF/mo CAM charge

Alder Creek Business Center

Floor Plan

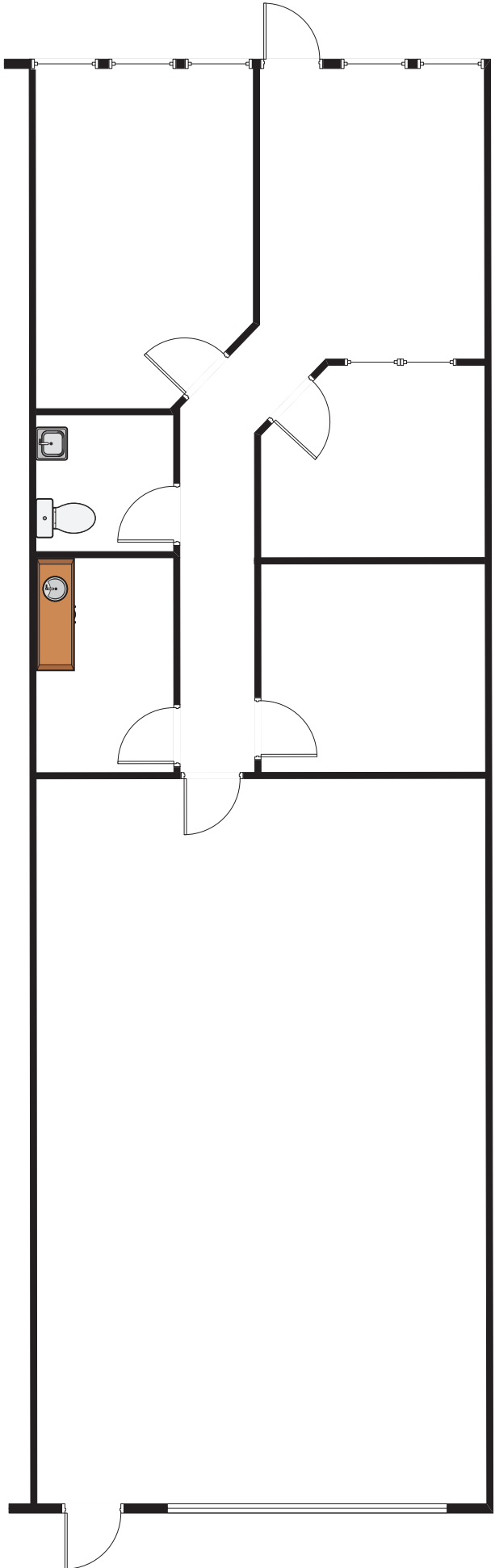
Suite 139 | ±1,997 RSF

Loading 1 grade-level roll-up door

Description • Reception, break room, three privates, new paint and carpet, LED lights

Rental Rate \$1.55/SF IG
\$0.19/SF/mo CAM charge

Available September 2024



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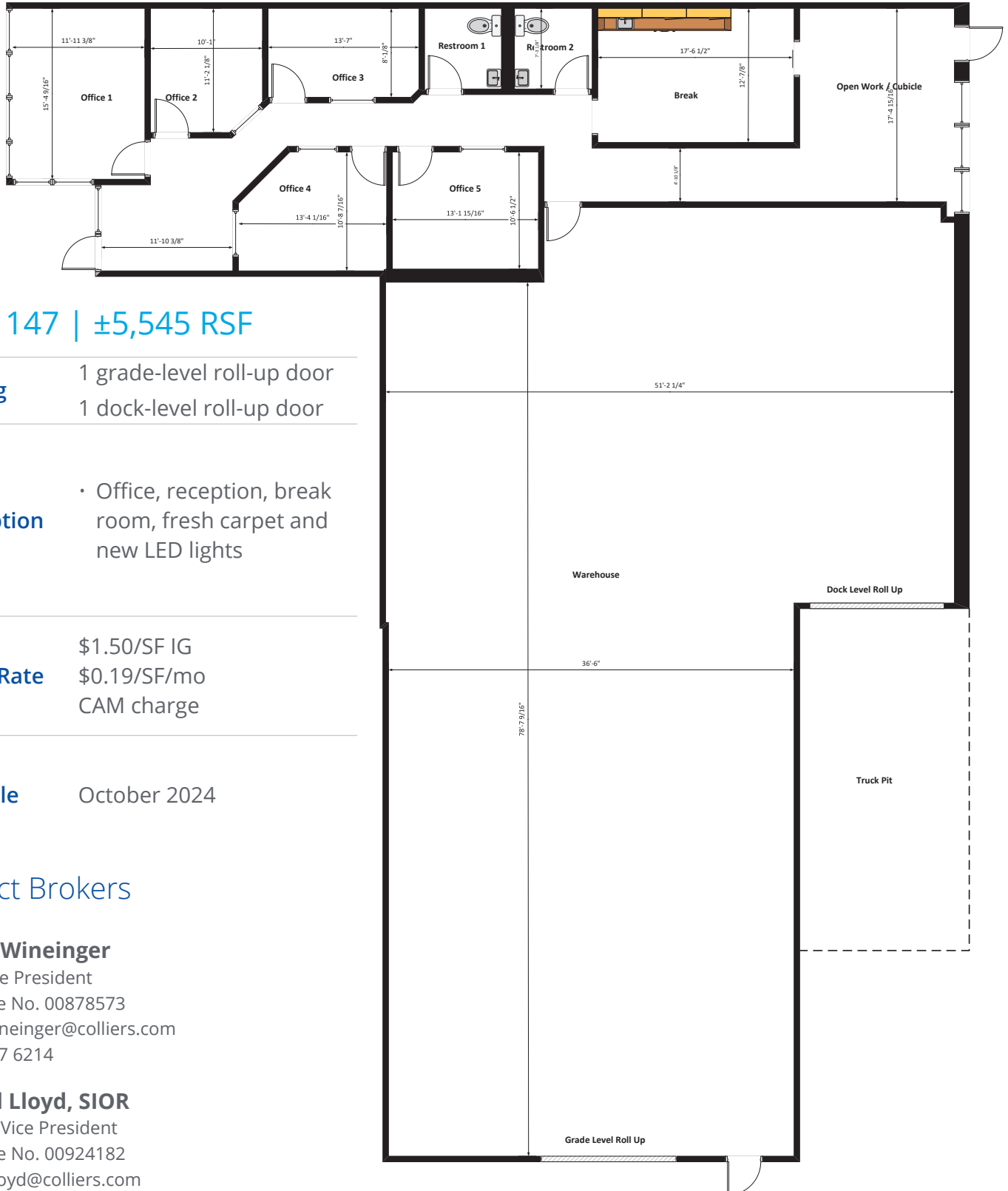
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Proposed Floor Plan



Suite 147 | ±5,545 RSF

Loading

- 1 grade-level roll-up door
- 1 dock-level roll-up door

Description

- Office, reception, break room, fresh carpet and new LED lights

Rental Rate

- \$1.50/SF IG
- \$0.19/SF/mo
- CAM charge

Available

October 2024

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Location Overview



Location Highlights



Easy access
to I-580



Less than 2 miles to
downtown Livermore



26.2 miles
to OAK

33.4 miles
to SJC

44.3 miles
to SFO