

FOR SALE

7855 Southfront Road

Livermore I CA 94551

MIKE CAREY

DRE# 01055545

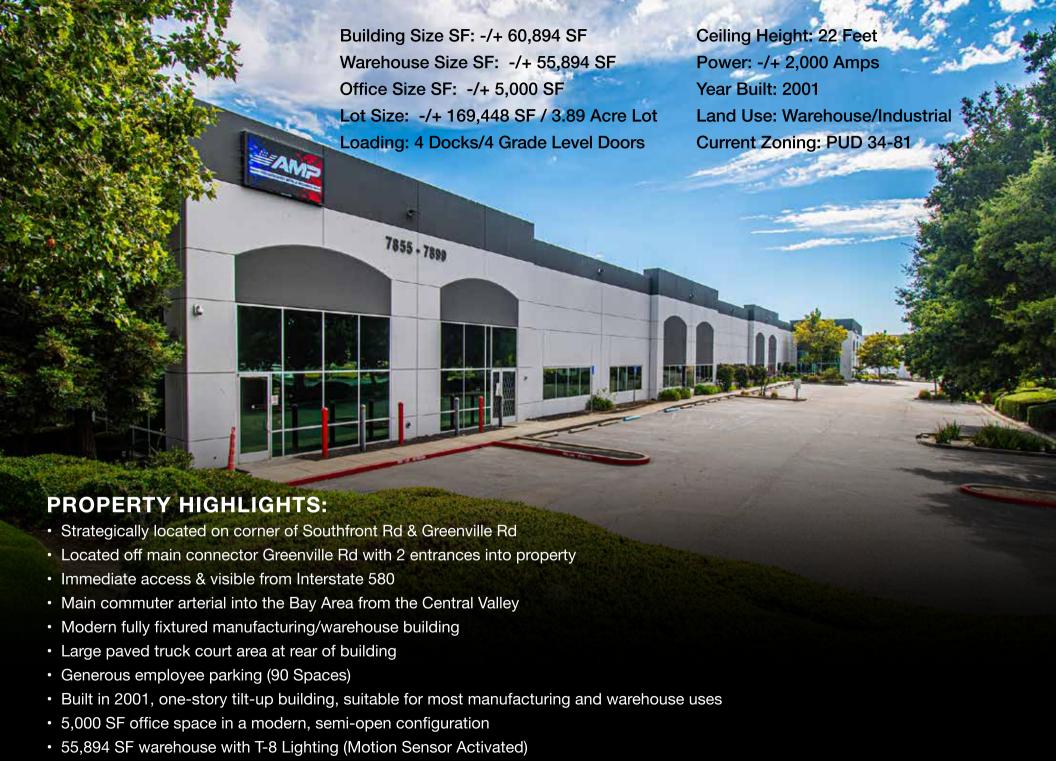
925.963.0569

MIKE@INVRE.COM



INVESTMENT REAL ESTATE COMPANY

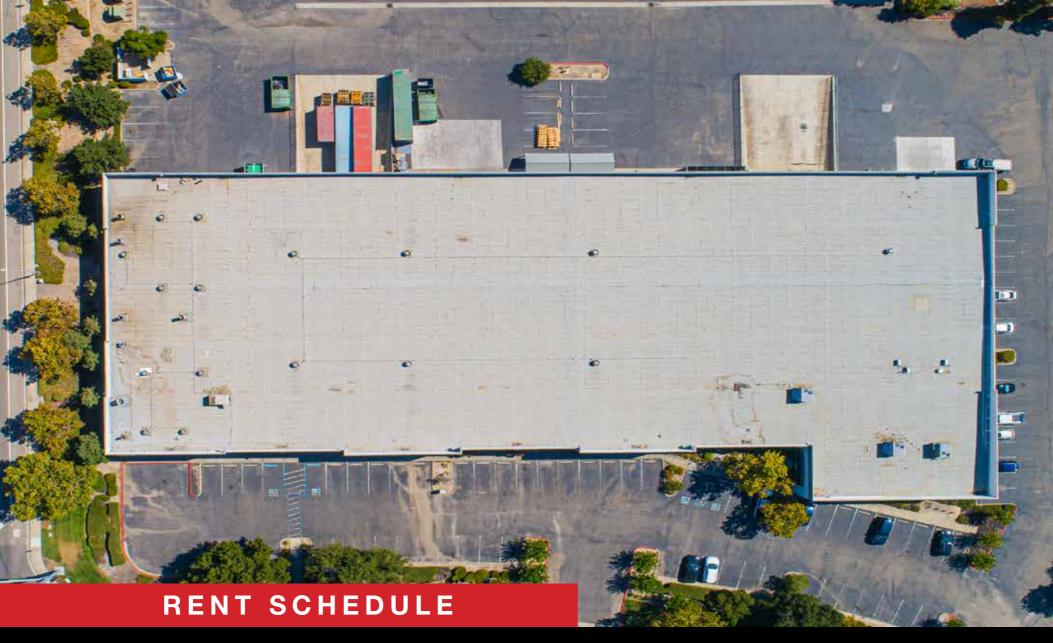
- · RESIDENTIAL SALES · INCOME PROPERTIES ·
- , 1031 EXCHANGES , LAND AND DEVELOPMENT ,



· Parcel Surrounded by industrial properties of similar age & design on the west and south side



- Substantial tenant investment in building
- Leased to "Advantage Metal Products" for 5 year term
- April 21, 2025 to April 30, 2028
- (1) 5 Year renewal option at market rate
- 3% annual increases throughout term
- Lease is net with tenant responsible for taxes, insurance, maintenance of interior, exterior and non-structural portions of building, and reimbursement of capital repairs/expenditures on a amortized basis
- · Landlord is responsible for the replacement of structural components of building



DATES	ANNUAL RENT	MONTHLY REN
2025	\$756,432.00	\$63,654.00
2026	\$779,124.96	\$65,563.62
2027	\$802,498.70	\$67,530.53
2028	\$826,783.67	\$69,556.44

OFFERED AT: \$14,900,000