

7500

NATIONAL DRIVE, LIVERMORE, CA

PRIME INDUSTRIAL FACILITY
AVAILABLE IMMEDIATELY



30,976 SF ON 2.61 ACRES | OFFERED AT \$6,820,000

CBRE

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EXECUTIVE SUMMARY

Located within Livermore's premier industrial corridor, where sale availability is consistently limited, this for-sale offering presents a rare opportunity to secure a high-quality, industrial asset.

Built in 2001, this high-image industrial facility is well suited for a manufacturing owner-user given its robust power for its respective size. The building allows for a broad range of production, assembly, and associated distribution uses.



ADDRESS	7500 National Drive Livermore, CA 94550
BUILDING SIZE	30,976 RSF
LAND SIZE	113,692 SF (2.61 Acres)
YEAR BUILT	2001
APN	99B-5753-26
ZONING	I-3 Industrial
USE	Manufacturing/Assembly/Warehousing
POWER	2000 amps at 480v
LOADING	5 Roll-up Doors (1 Dock High)



PROPERTY HIGHLIGHTS



50 Parking Stalls
+ 8 EV Charging Stations



100%
Conditioned Space



SPF Roof Installed
2 Years Ago



Ceiling Height:
Approx. 24 feet



3 Phase Power:
2000 Amps



5 Roll-Up Doors
(1 Dock-High, 4 Grade-Level)



Slurry Coat & Striping
Recently Completed



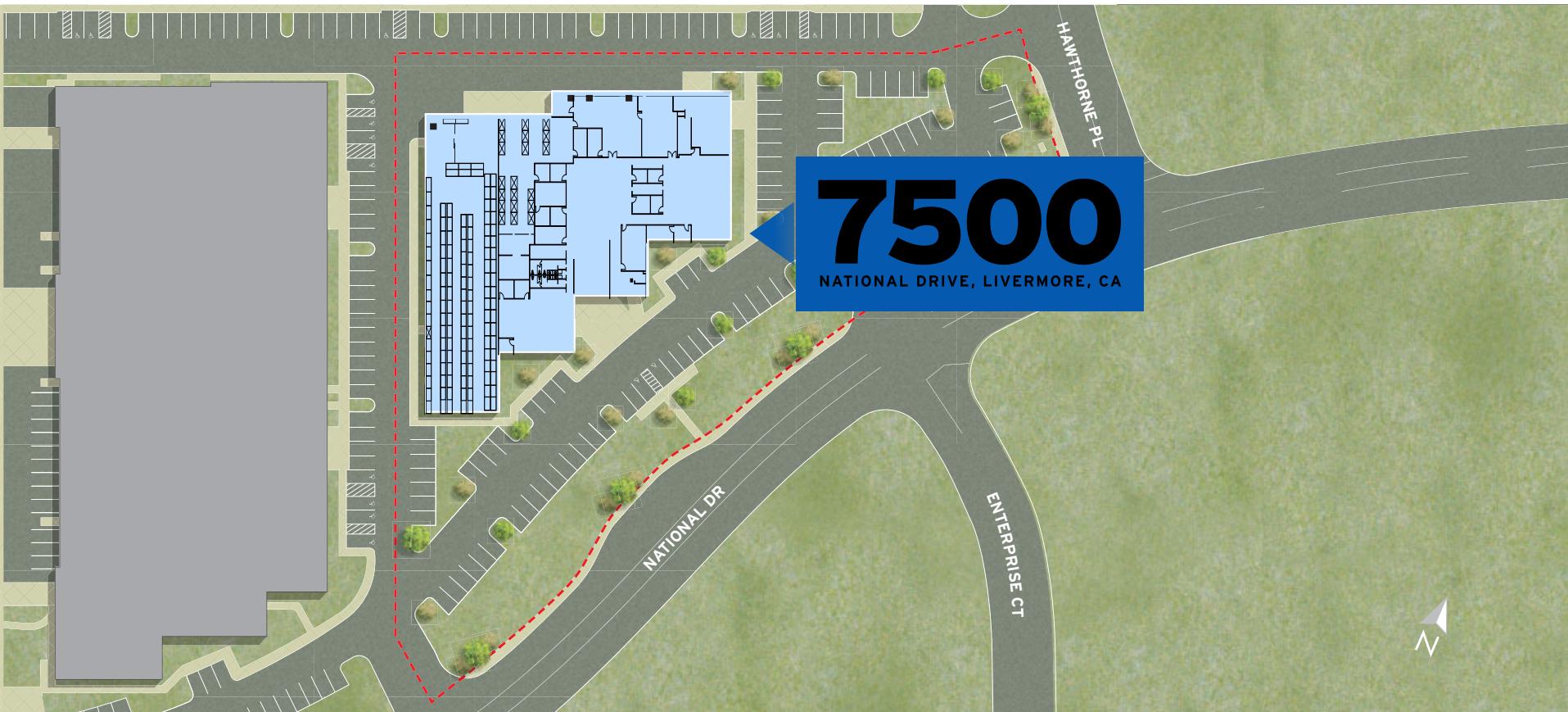
Solar on Roof and
Parking Area



7 HVAC Units



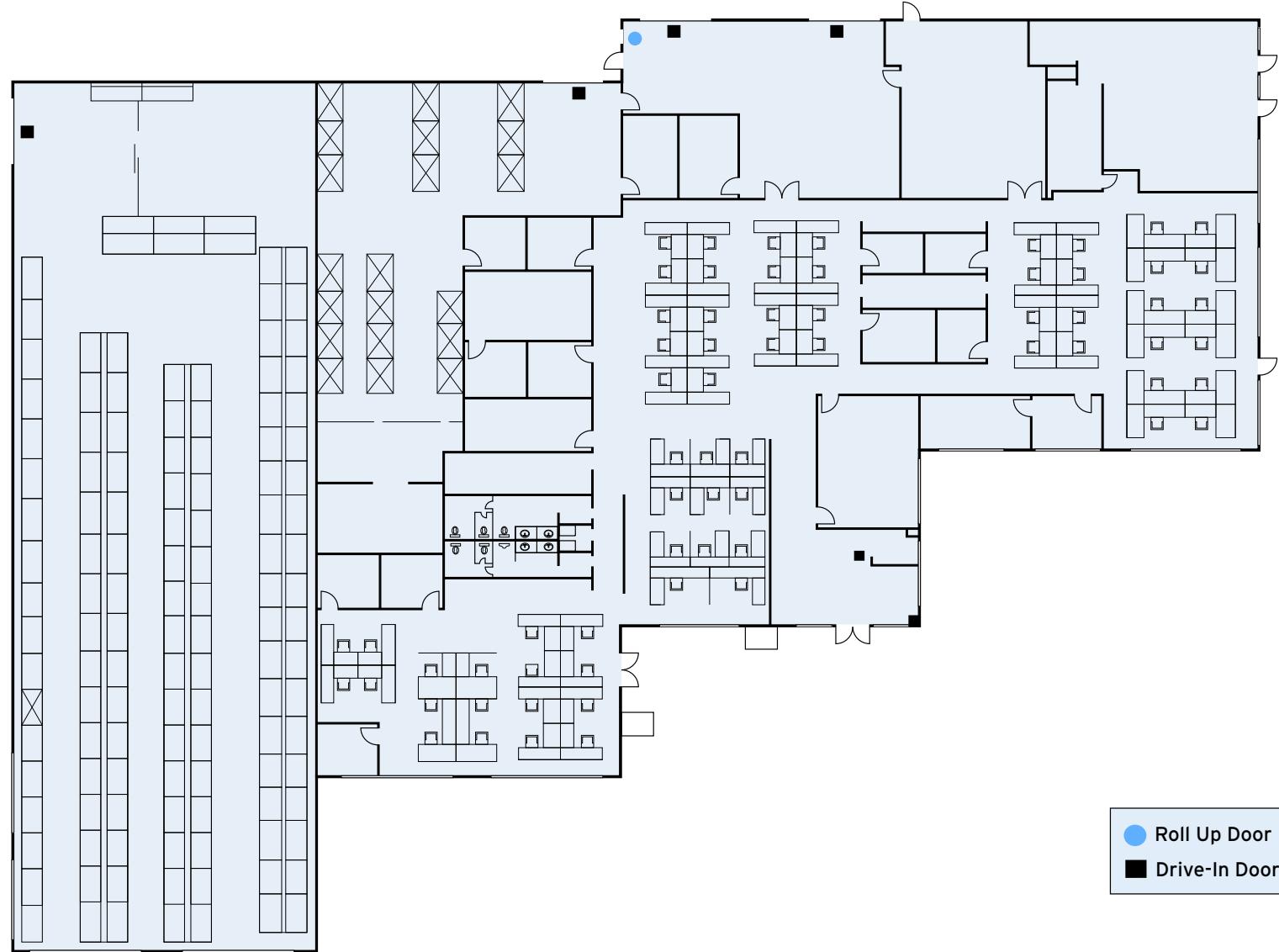
Fully Sprinklered



PROPERTY OVERVIEW

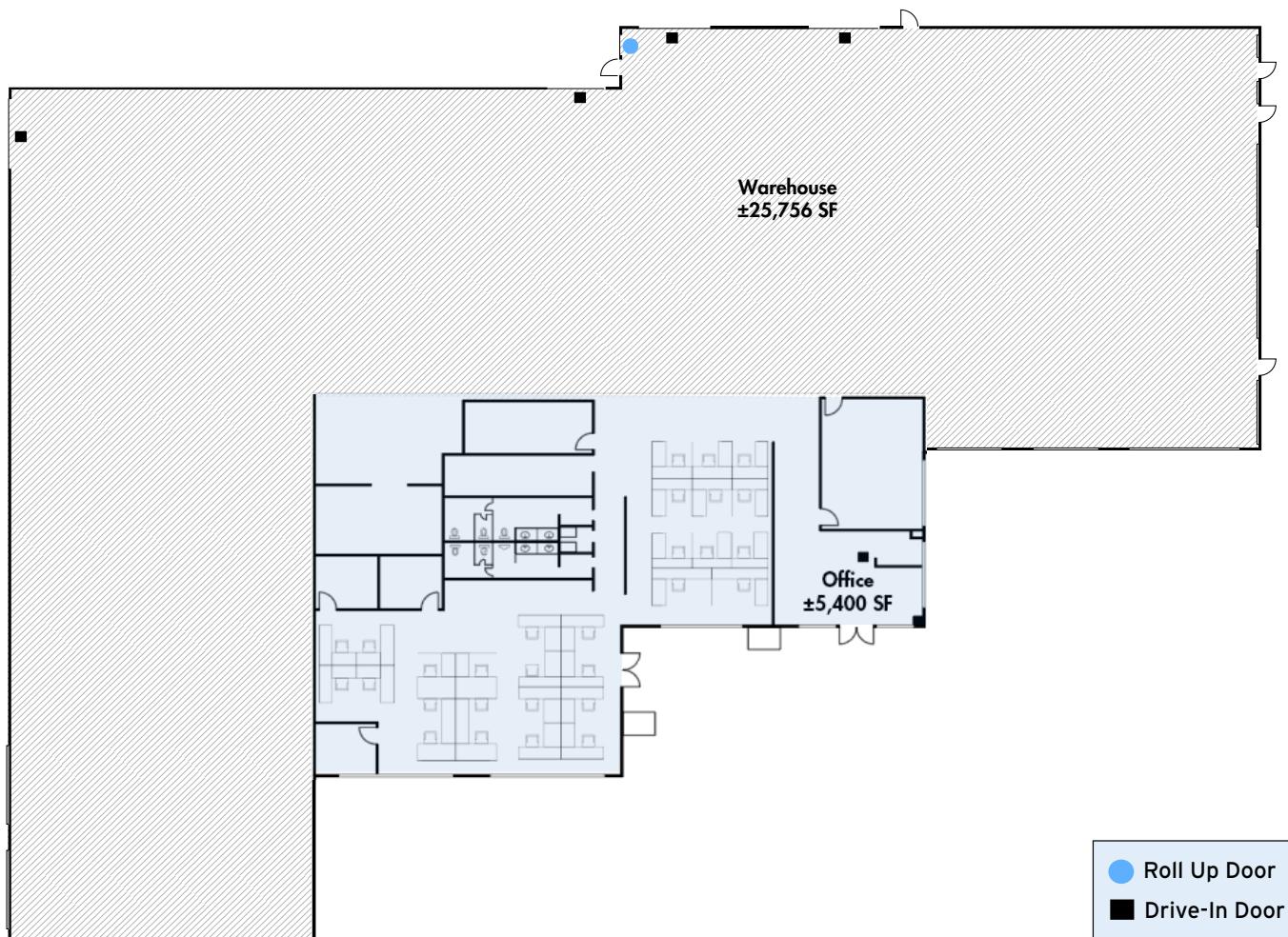


FLOOR PLAN



*Office Can Be Demoed

CONCEPT FLOOR PLAN

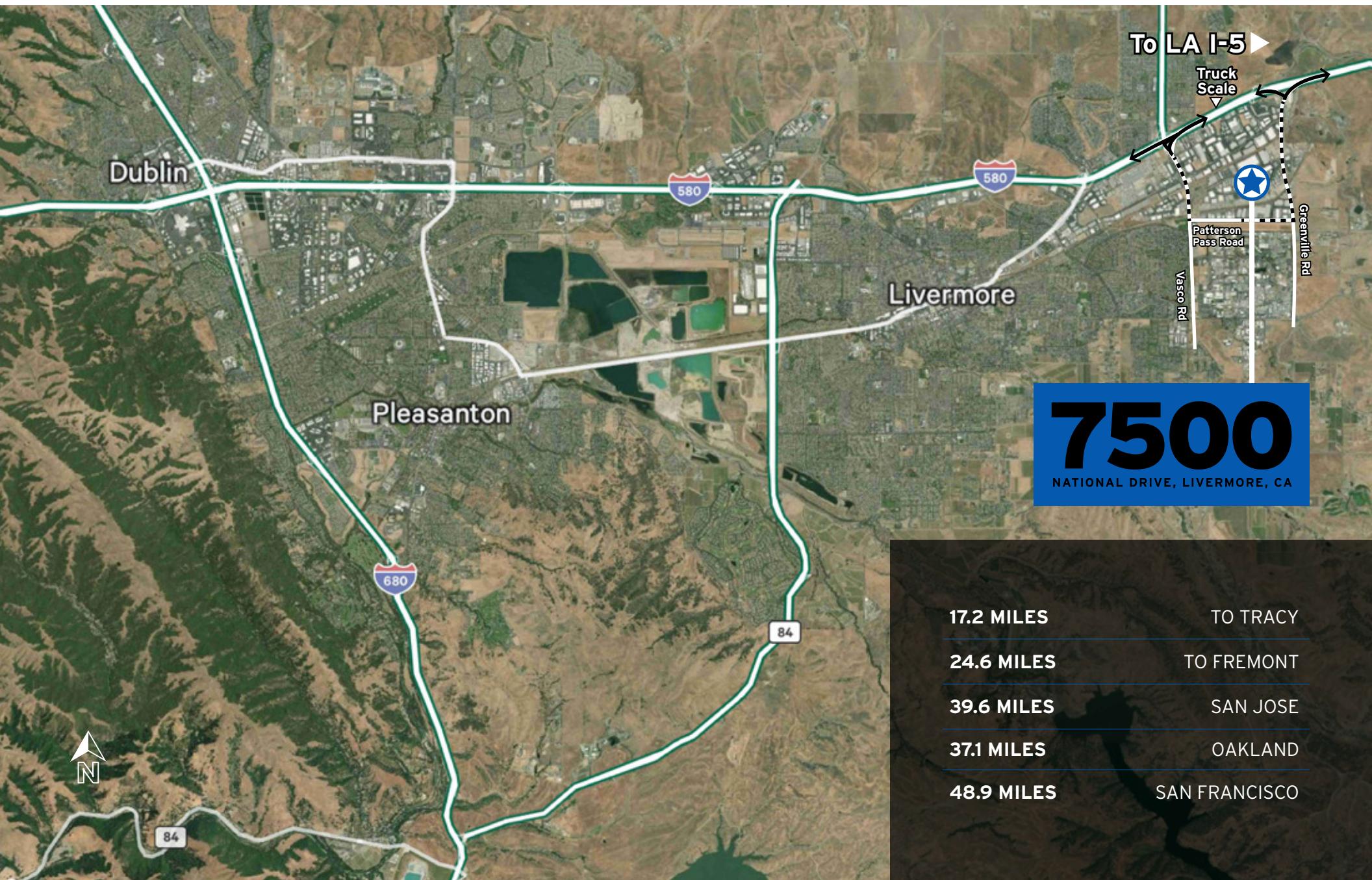


*Office Can Be Demoed

PARCEL MAP



LOCATION MAP



CORPORATE NEIGHBORS



7500

NATIONAL DRIVE, LIVERMORE, CA



**FOR MORE
INFORMATION,
PLEASE
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