



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



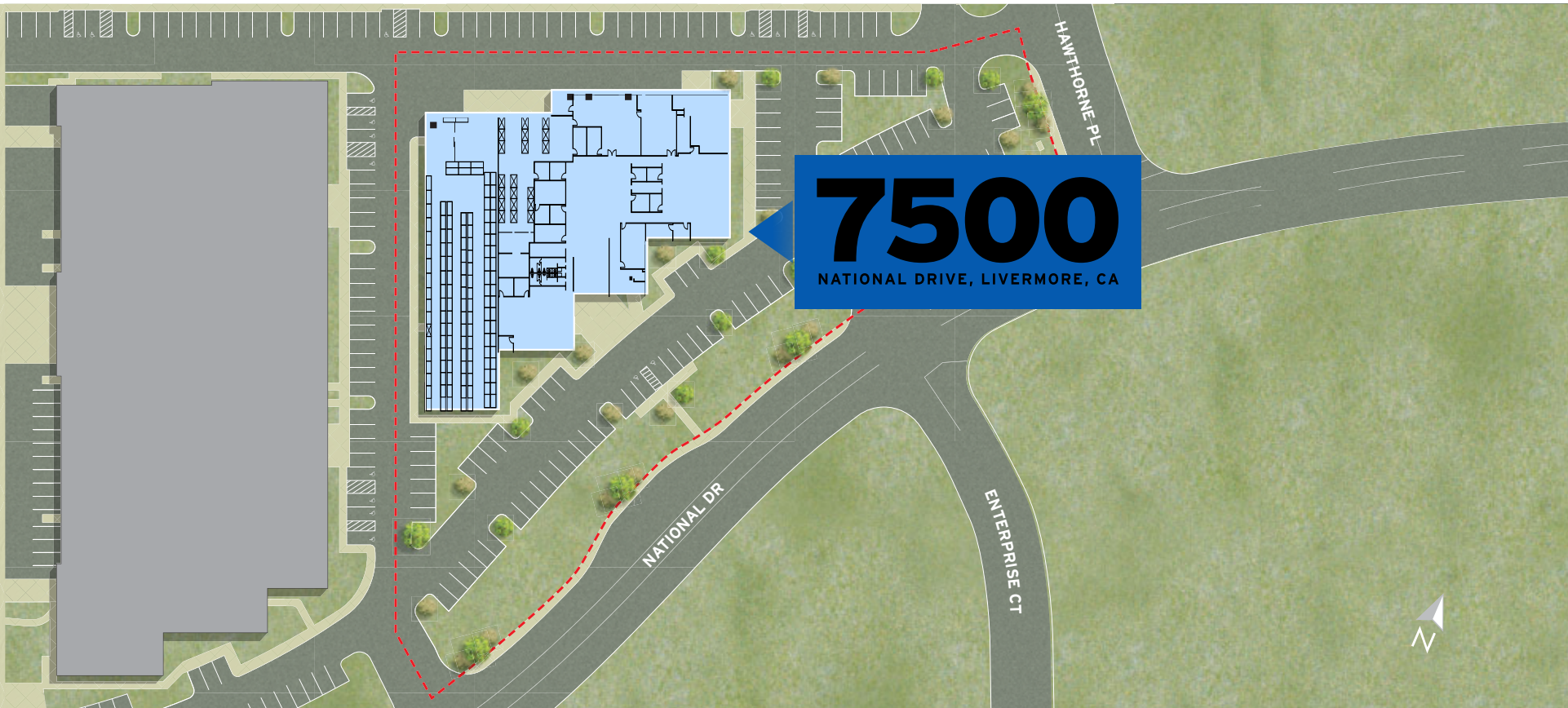
Solar on Roof and
Parking Area



7 HVAC Units



Fully Sprinklered



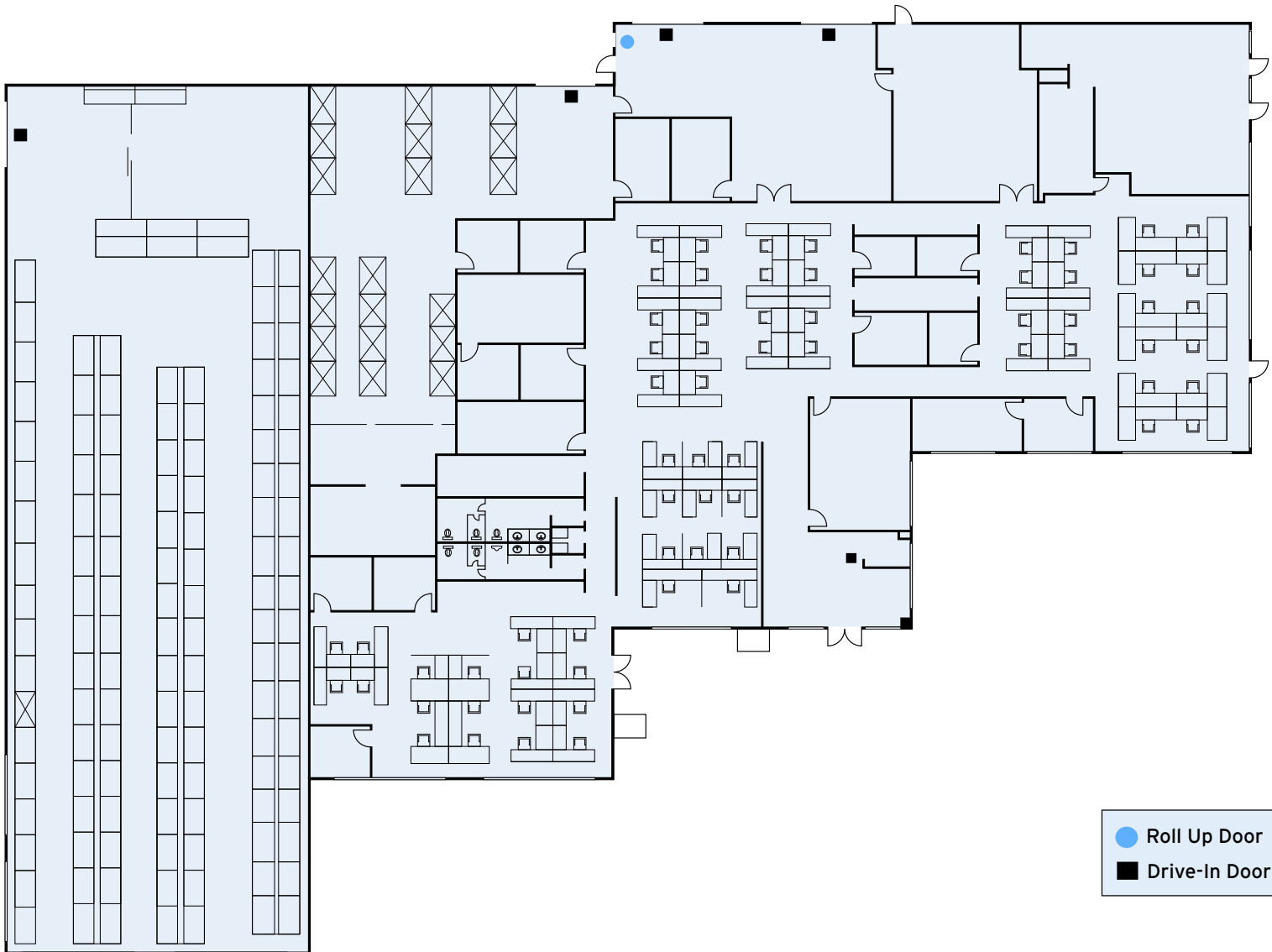
PROPERTY OVERVIEW



7500

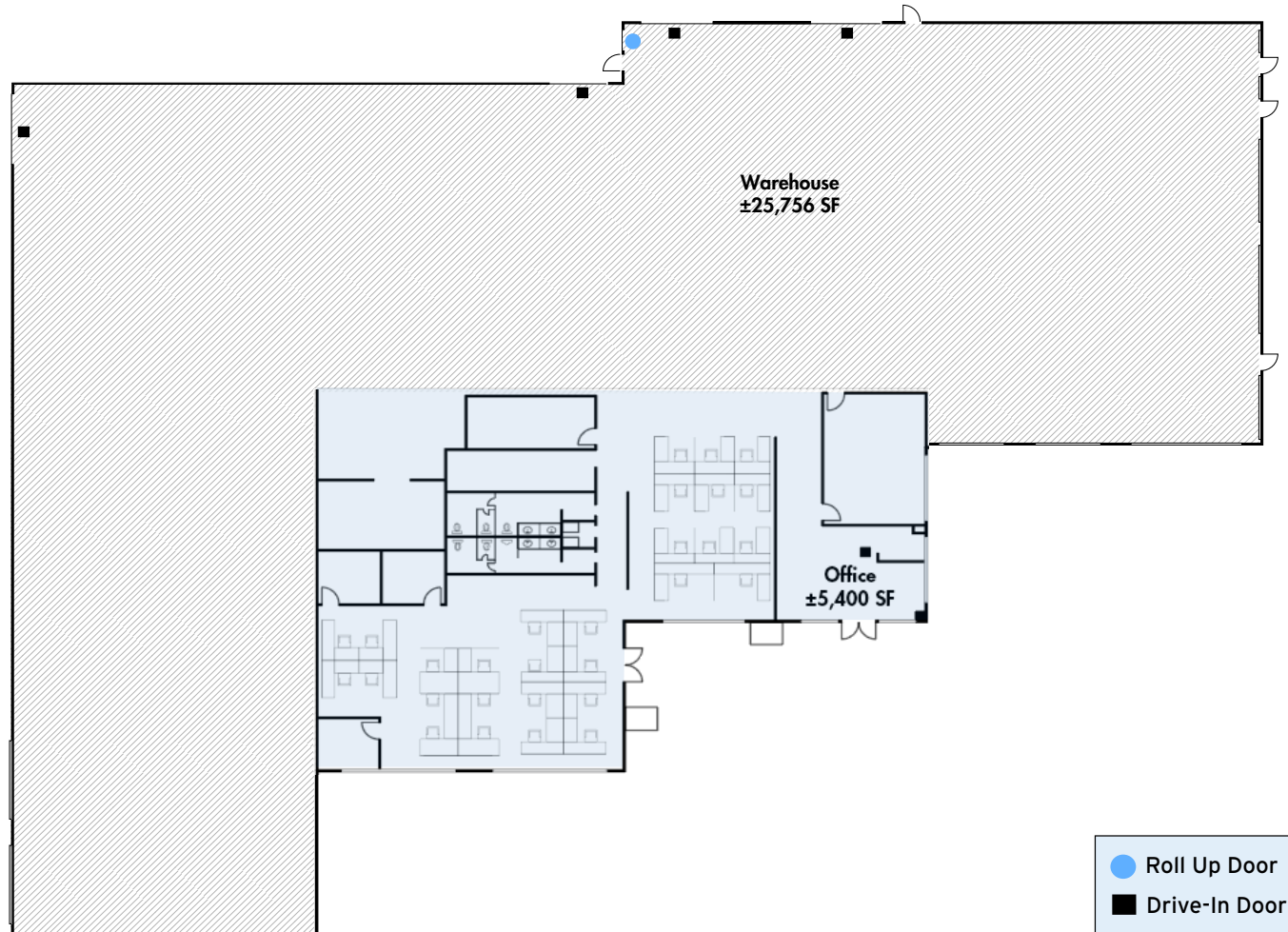
NATIONAL DRIVE, LIVERMORE, CA

FLOOR PLAN



*Office Can Be Demoed

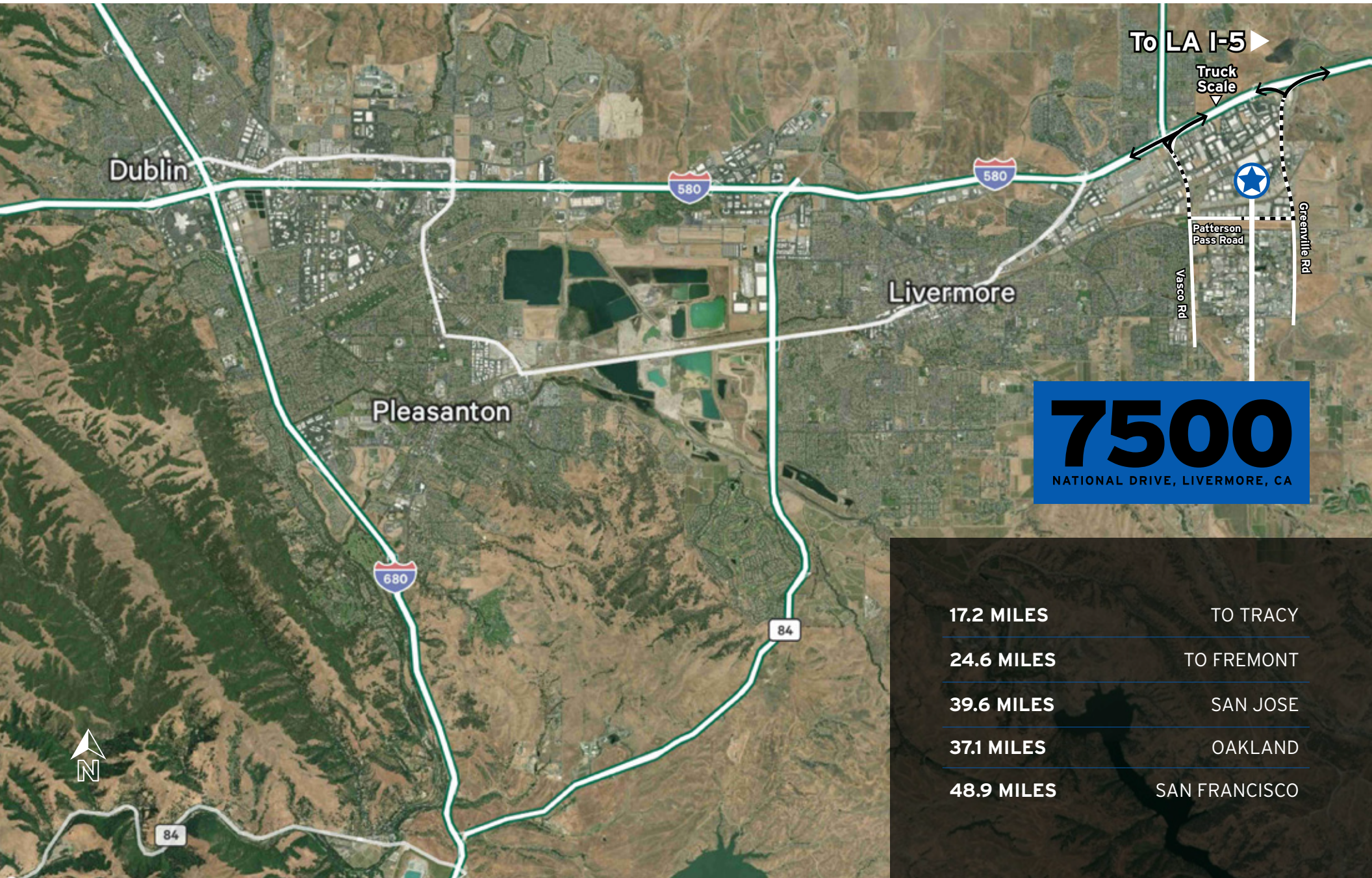
CONCEPT FLOOR PLAN



*Office Can Be Demoed



LOCATION MAP



7500
NATIONAL DRIVE, LIVERMORE, CA

17.2 MILES	TO TRACY
24.6 MILES	TO FREMONT
39.6 MILES	SAN JOSE
37.1 MILES	OAKLAND
48.9 MILES	SAN FRANCISCO

CORPORATE NEIGHBORS



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**FOR MORE
INFORMATION,
PLEASE
CONTACT:**

ADAM EBNER

Senior Vice President
+1 925 296 7700
adam.ebner@cbre.com
Lic. 01213890

BOB FERRERO

Executive Vice President
+1 510 874 1910
Lic. 00949584
bob.ferraro@cbre.com

CHRIS VAN KEULEN

Executive Vice President
+1 925 818 6353
Lic. 01845520
chris.vankeulen@cbre.com

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