

# ±7,640 SF Light Industrial Building on Fully Fenced ±1.68 Parcel



2283 RESEARCH DRIVE | LIVERMORE, CA

FOR LEASE OR SALE



## Mike Donnelly, SIOR

Senior Vice President  
CA License No. 01402626  
michael.donnelly@colliers.com  
+1 925 227 6241

## Mike Carrigg, SIOR

Executive Managing Director  
CA License No. 01298928  
mike.carrigg@colliers.com  
+1 925 227 6220

## Colliers

4301 Hacienda Dr, Suite 430  
Pleasanton, CA 94588  
colliers.com

# Floor Plan

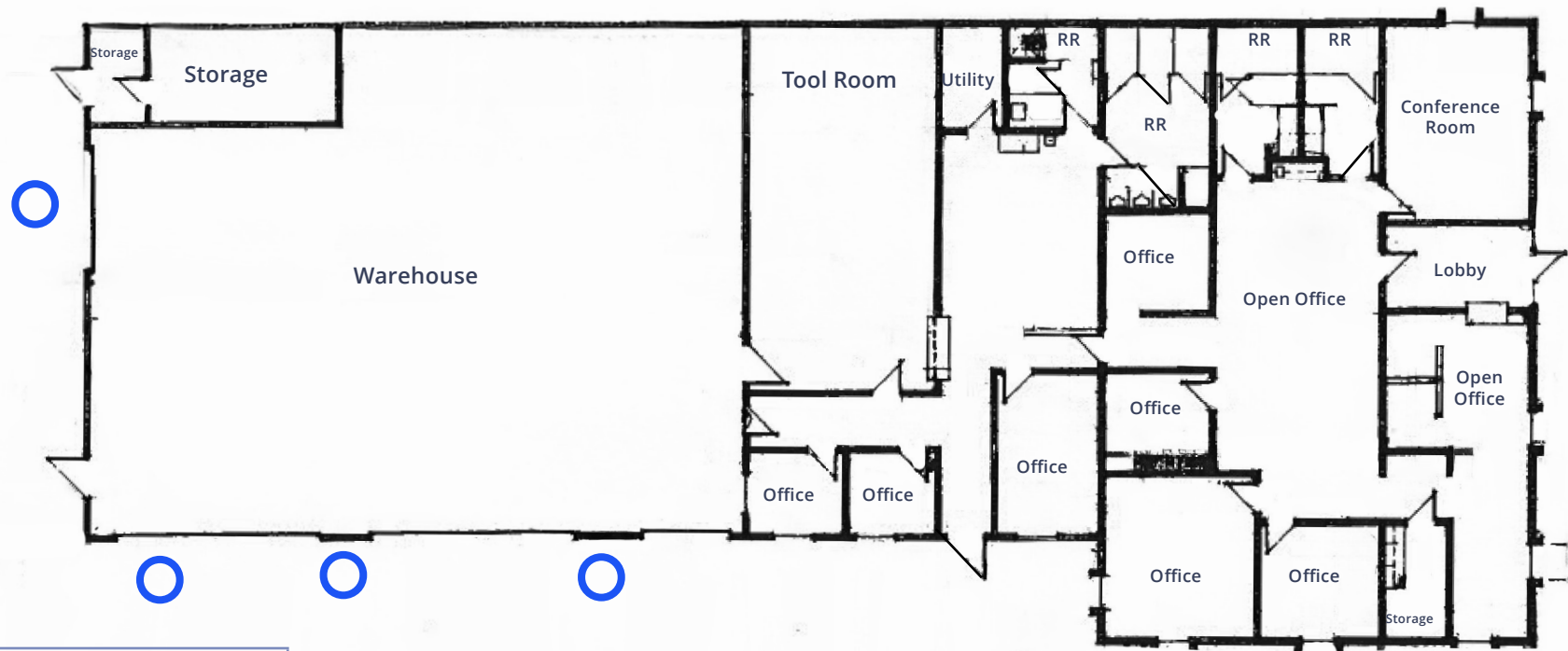
## Property Features

- ±1.68 acres of yard
- 4 grade doors
- Warehouse area with mezzanine
- Sprinkler system
- Additional mezzanine area for extra storage or light assembly
- Outside yard area with metal-framed storage structure
- I-2 Light Industrial Zoning
- Lease Rate: \$25,000 Gross
- Sale Price: Call brokers for pricing

## Office Layout

- Reception area
- Conference room
- Break room
- Multiple private offices
- Two (2) restrooms, plus an additional shower room that was previously a restroom and could easily be converted back

±7,640 SF  
on a ±1.68 acre parcel

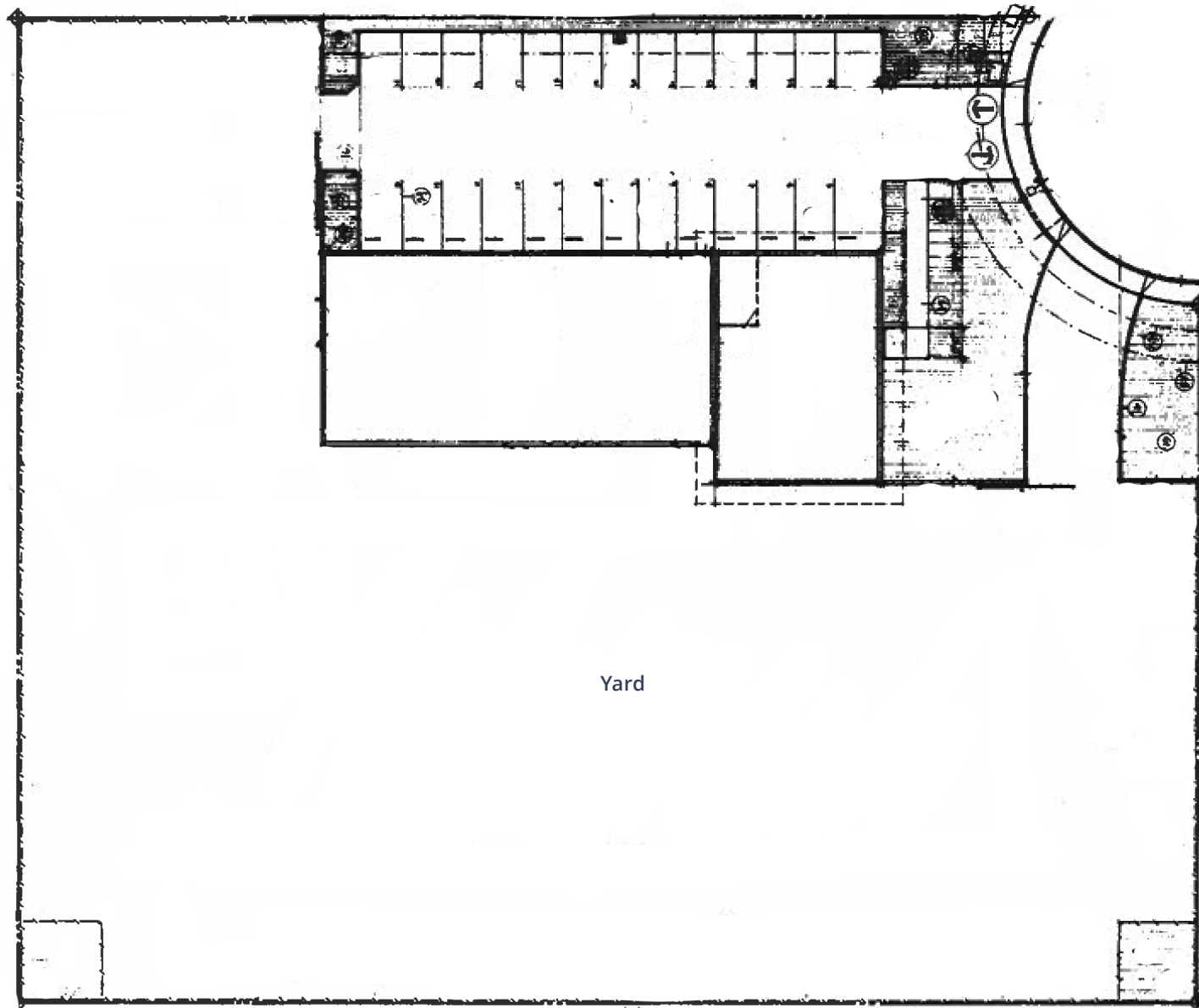


Grade Level Doors

*\*Plan not to scale*

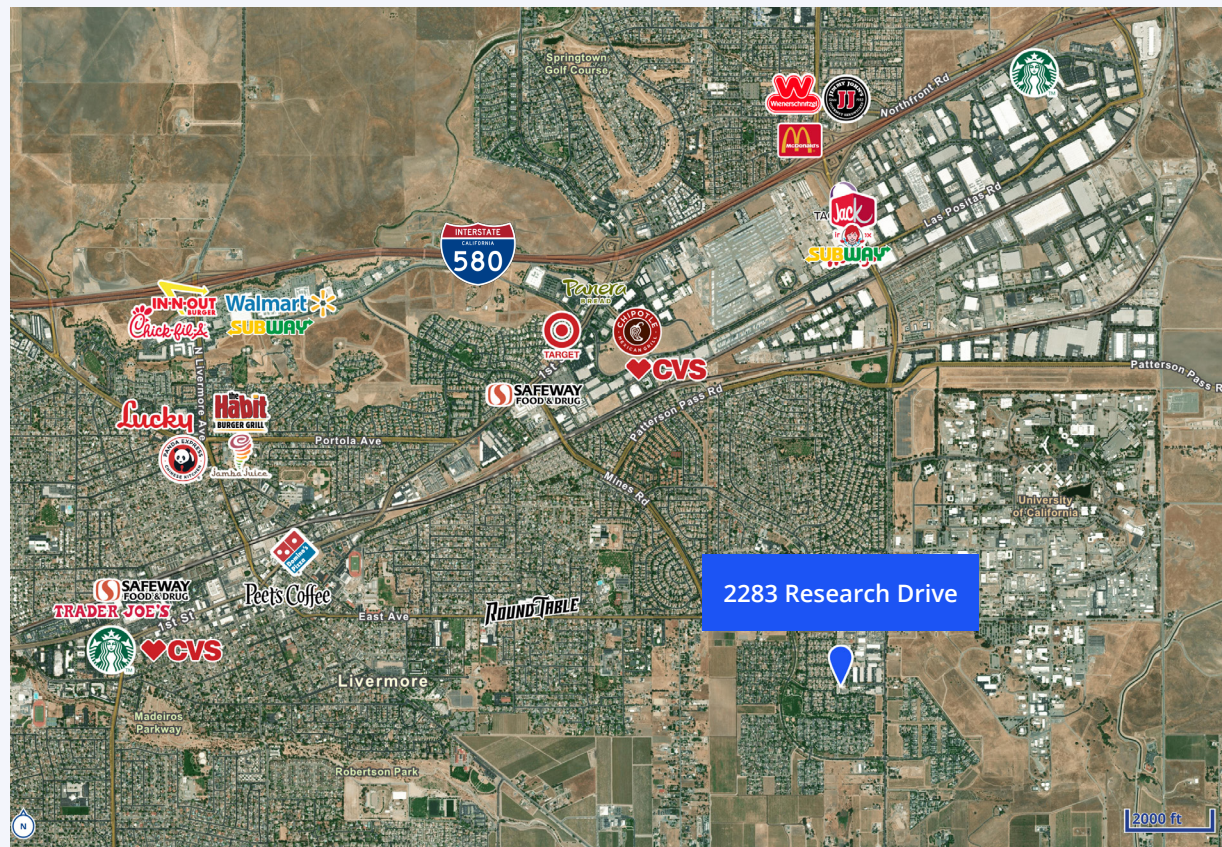


# Site Plan





# Location Overview



## Location Highlights:

- Surrounded by industrial and research facilities
- Access to I-580 for easy regional connectivity
- Nearby retail and dining
- Close to downtown Livermore
- Ample amenities within short drive

