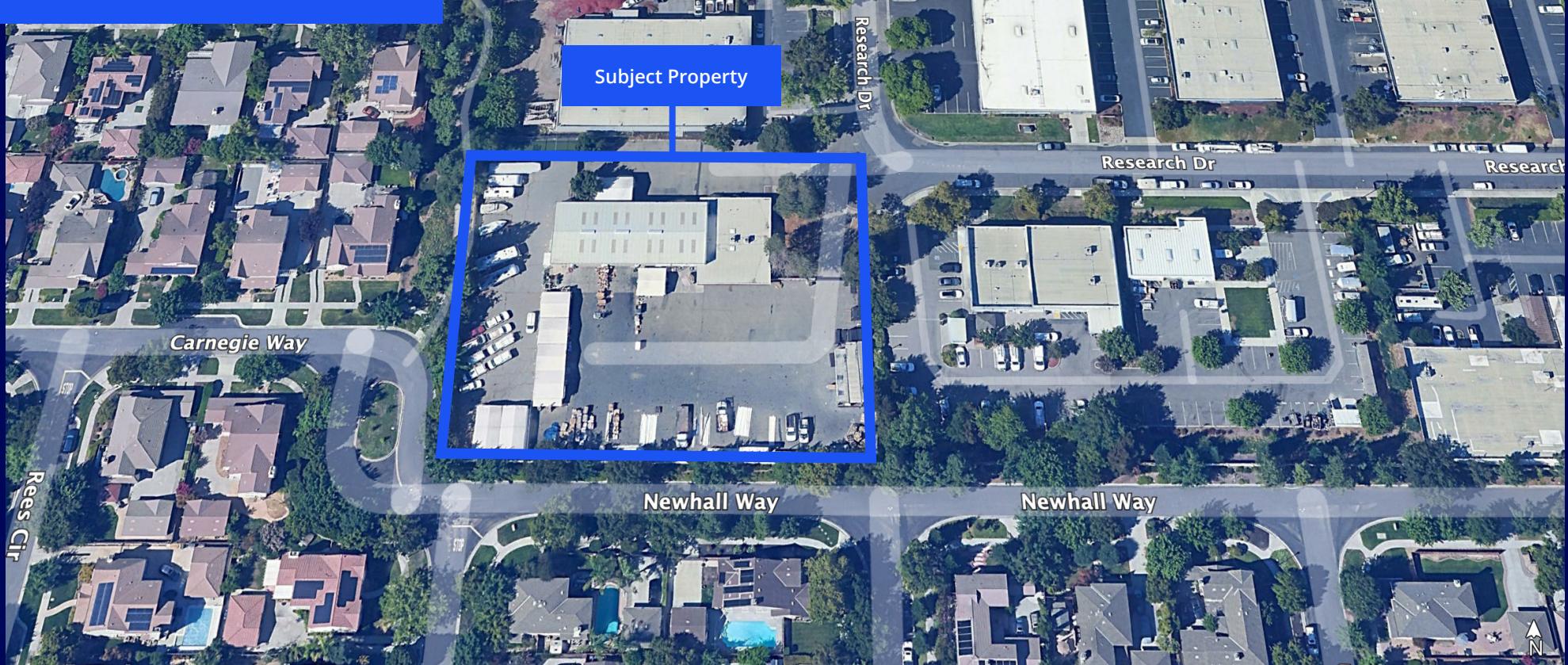


±7,640 SF Light Industrial Building on Fully Fenced ±1.68 Parcel

2283 RESEARCH DRIVE | LIVERMORE, CA



FOR LEASE OR SALE



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Floor Plan

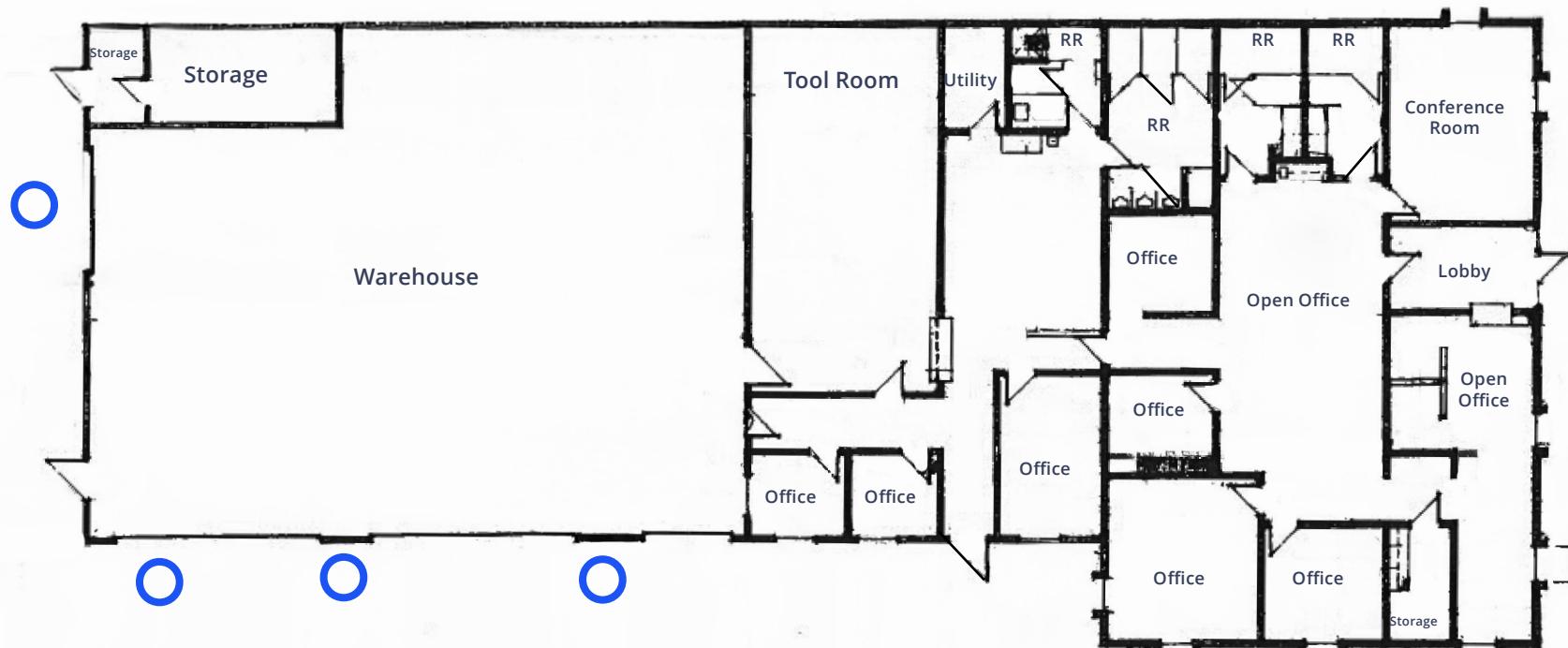
Property Features

- ± 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

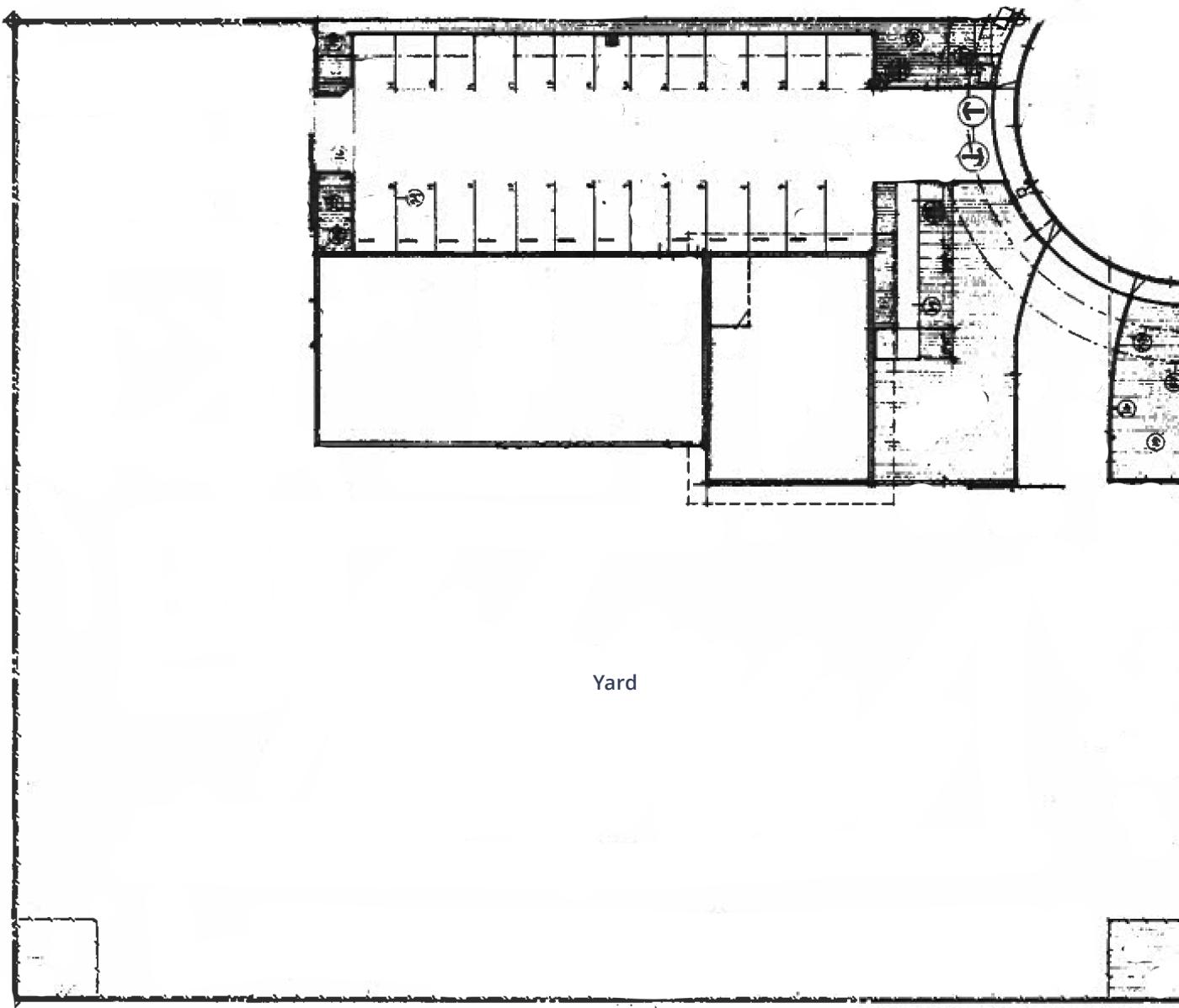
$\pm 7,640$ SF
on a ± 1.68 acre parcel



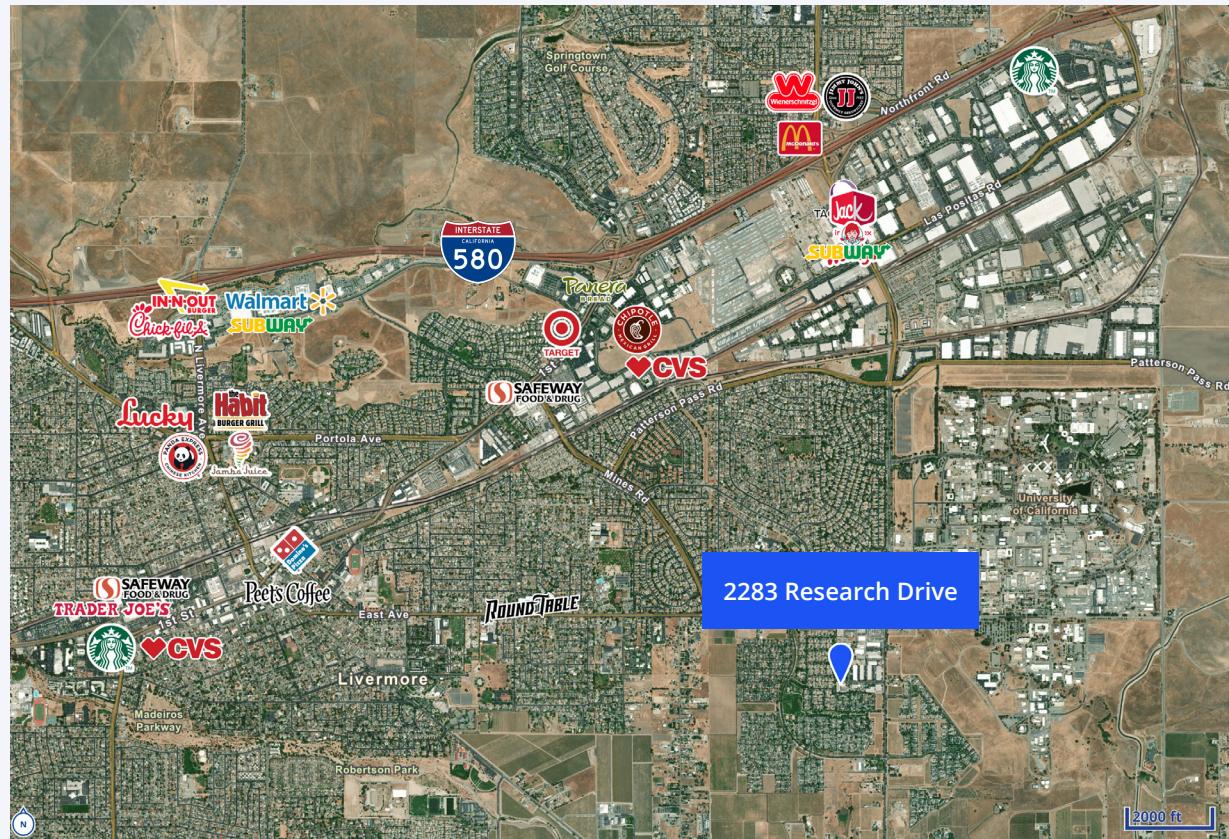
Grade Level Doors

*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

