

FOR LEASE:

AMADOR BUSINESS CENTER

7364 MARATHON DRIVE | LIVERMORE | CA 94550



Low OpEx



±193,240 SF

AVAILABLE NOW

WAREHOUSE/DISTRIBUTION SPACE

MARK DOWLING
MANAGING DIRECTOR
+1 925 621 3844

MARK.DOWLING@CUSHWAKE.COM
LIC #01107108

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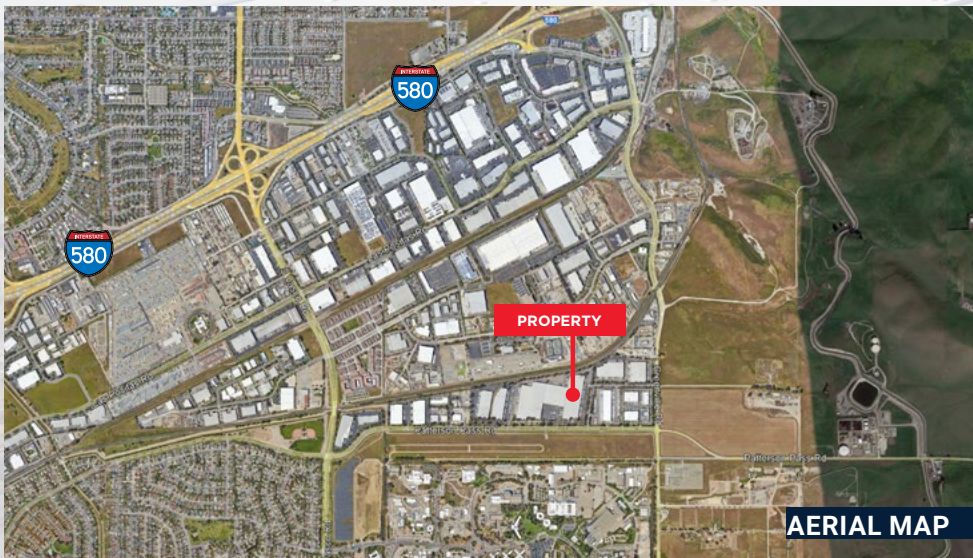
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PROPERTY HIGHLIGHTS

±8,000 SF total office space:

- ±6,000 SF main office
- ±2,000 SF (S&R office, breakroom and restrooms)

±20,000 SF of 16' clear drop ceiling production/
manufacturing space (which can be removed).



- 34 dock high doors
- Cross dock capability
- 9 grade level doors
- 24' - 26' clear height
- 24' x 62' column spacing
- Institutional Ownership and Management
- ESFR Fire Supression
- Energy efficient LED whs lighting control system
- Secured fenced yard
- Ample parking
- Call Broker for pricing and touring instructions
- 4,200 amps @ 480 volt power (to be confirmed)
- Amador Business Center is a IREM Certified Sustainable Property

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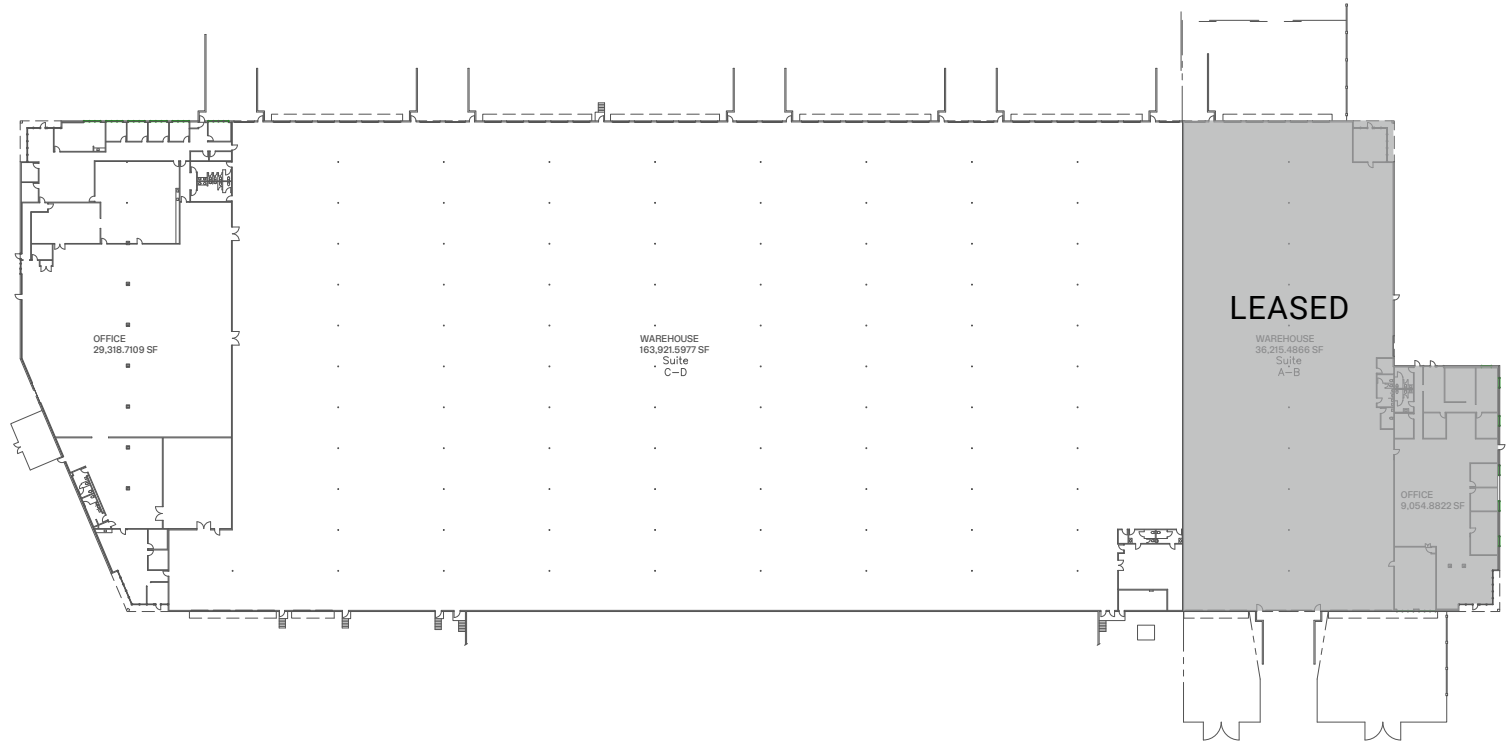
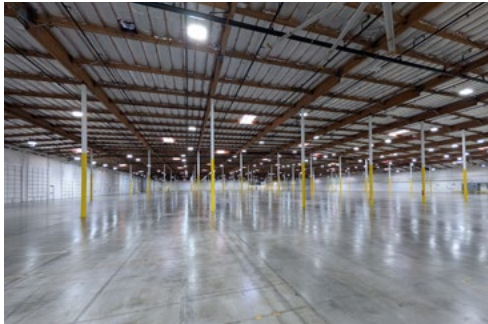


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FLOOR PLAN



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