



AVAILABLE FOR LEASE

±11,800 SF INDUSTRIAL/RETAIL FACILITY

2310 NISSEN DRIVE, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Sean Offers, SIOR

Principal
soffers@lee-associates.com
925-737-4159
LIC NO 01858116

Jack Snook

Associate
jsnook@lee-associates.com
925-737-4164
LIC NO 02224052

PROPERTY HIGHLIGHTS



±11,800 SF Industrial/Retail Facility consisting of Office, Showroom and Warehouse



- First Floor: Office, Showroom, Kitchen & Restrooms
- Second Floor: Private Offices & Work Rooms
- Warehouse: ±3,500 SF



Power: 600 Amps (Tenant to Confirm)



Fire Suppression System: .33/3000



Two (2) 12'x14' Grade Level Doors



Fenced Paved Yard: ±10,500 SF



PD-17 Zoning: Permits Industrial & Retail

PERMITTED USE



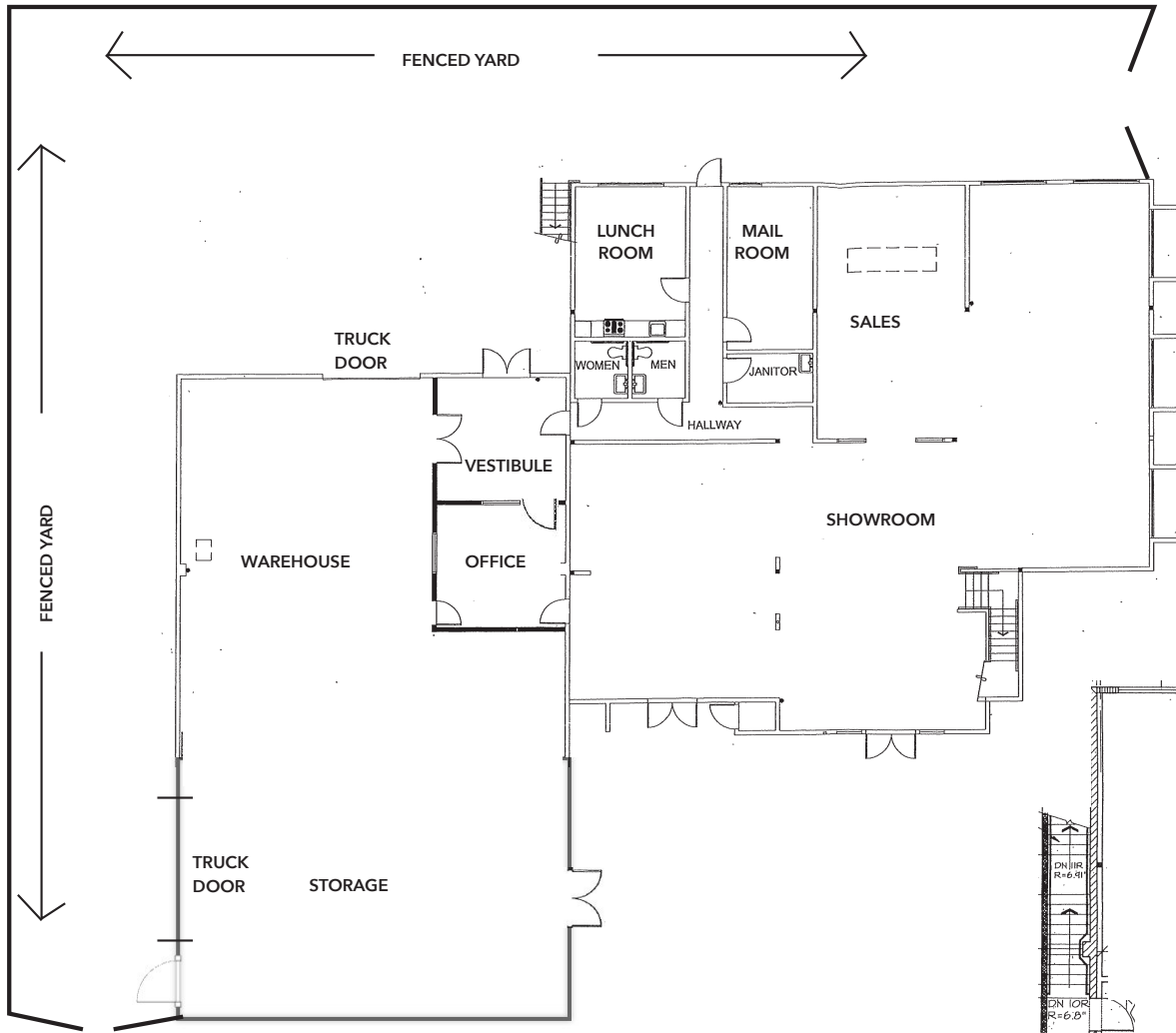
Close Proximity to I-580



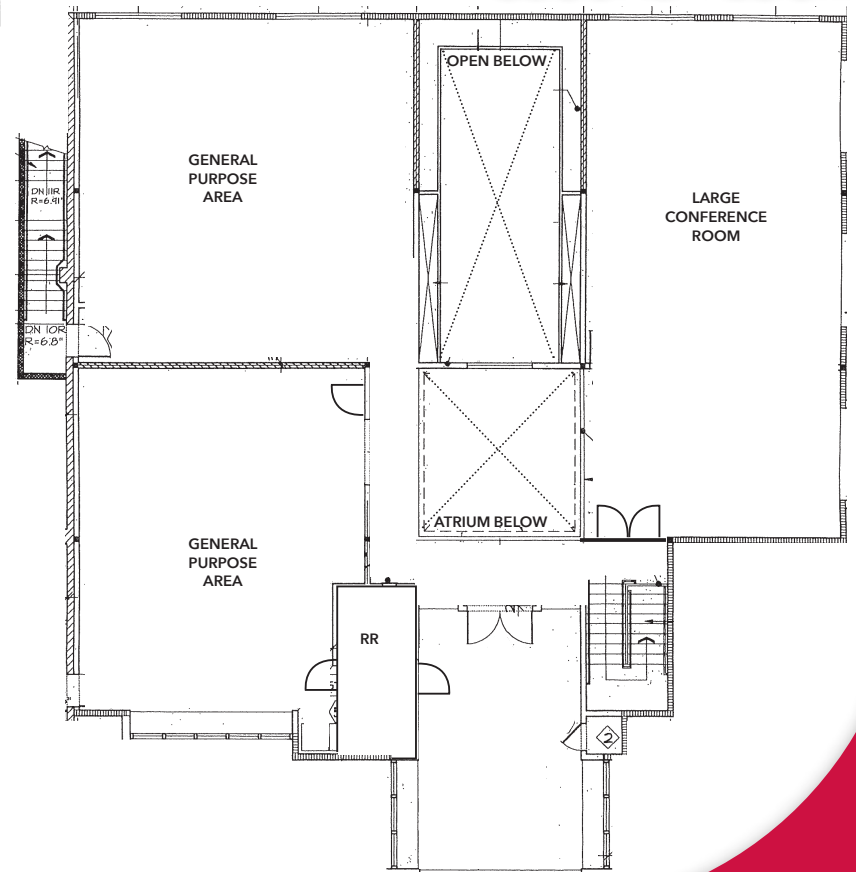
Lease Rate: Contact Brokers for Pricing



FLOOR PLANS



FIRST FLOOR



*PLANS NOT TO SCALE

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Lee & Associates® East Bay, Inc. | Corp. ID 01194869 | 5000 Pleasanton Ave, Suite 220, Pleasanton, CA 94566

LEE-ASSOCIATES.COM/PLEASANTON/

2310
NISSEN DRIVE