

LISTED BY



FOR LEASE

# Livermore Business Center

151 & 203 LAWRENCE DRIVE, LIVERMORE, CA



±28,400 - ±85,200 SF | CLASS A MANUFACTURING / ASSEMBLY / DISTRIBUTION SPACE

# Location Overview





151 & 203 LAWRENCE DRIVE, LIVERMORE, CA



Conveniently situated near Interstate 580, a major Bay Area east-west corridor linking the Tri-Valley (including Livermore) to Dublin, Pleasanton, and the broader Bay Area.



### Connectivity

-  Directly Off I-580
-  30.8 miles to OAK  
34.6 miles to SJ  
50.2 miles to SFO
-  11.9 miles to Dublin/  
Pleasanton BART Station
-  36.2 miles to  
the Port of Oakland

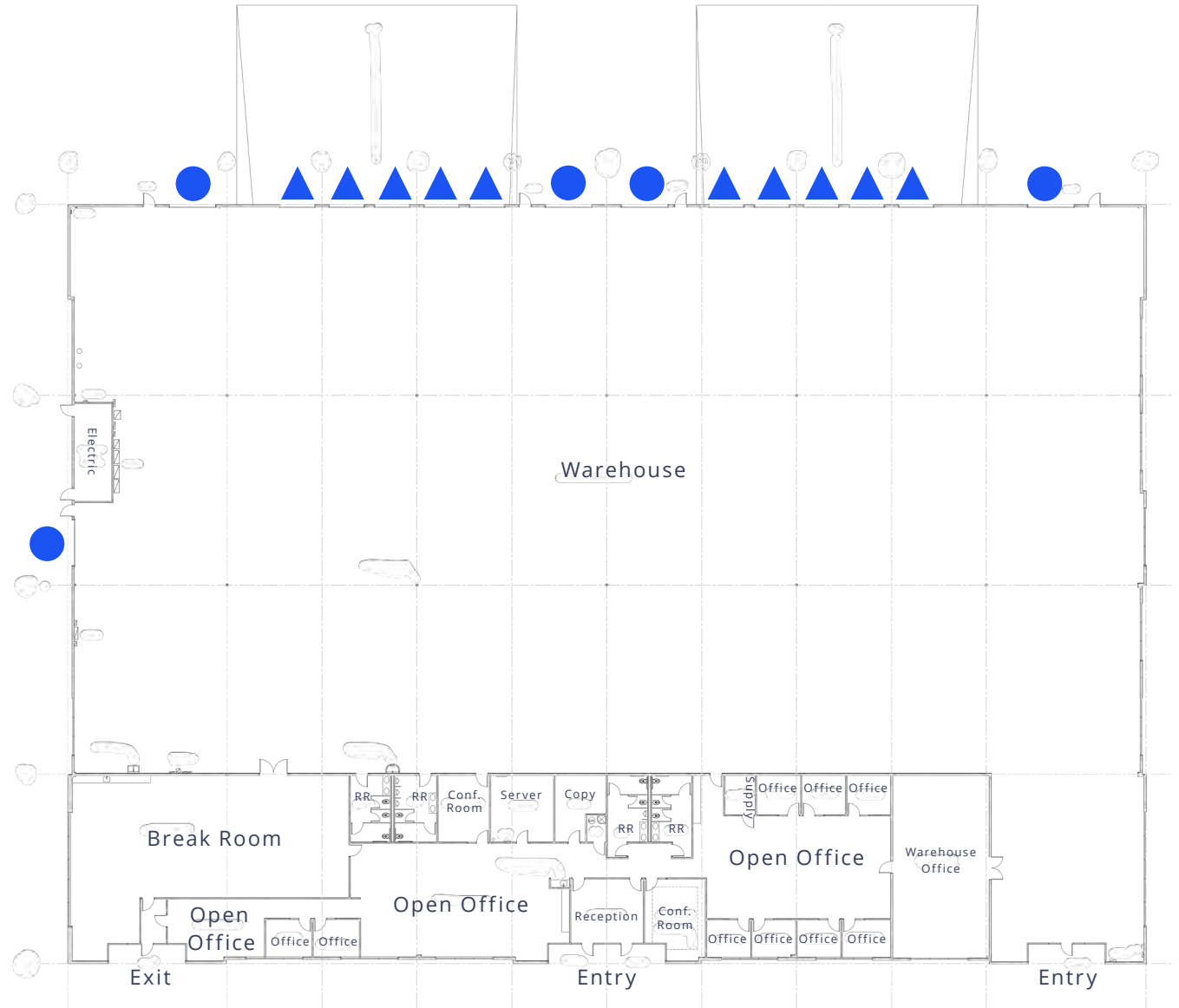
# Property Overview

151 LAWRENCE DRIVE, LIVERMORE, CA

▲ = Dock door    ● = Grade Level Door

## Highlights

- ±56,800 SF Stand Alone Industrial Building
- Gated Parcel with Secured Yard
- 22' Clear Height
- Loading: 5 Grade-Level Doors, 10 Dock-High Doors
- Power: 2,000 Amps @ 277/480V, 3 Phase *(tenant to verify)*
- Excellent Identity and Signage at Las Positas and Lawrence Drive
- Parking: 2.2/1000
- 100% HVAC
- 0.60/3,000 GPM sprinkler density
- Compressed airlines and extensive electrical distribution throughout



**Lease Rate: \$1.20 NNN**

**(\$0.28 Operating Expenses)**

# Property Overview

203 LAWRENCE DRIVE, SUITE A, LIVERMORE, CA

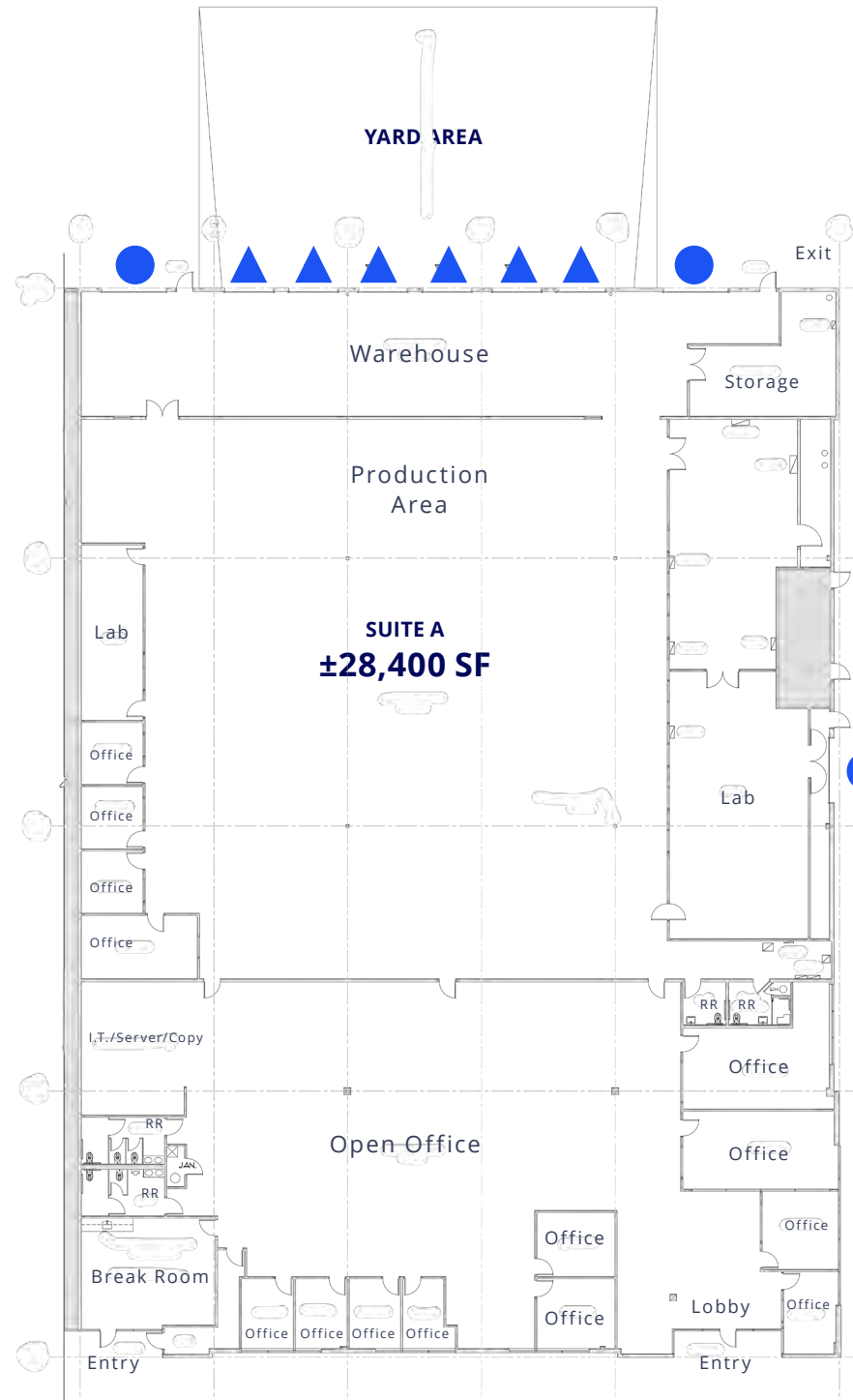
## Highlights

- ±28,400 SF Available
- Gated Parcel with Secured Yard
- 22' Clear Height
- Loading: 3 Grade-Level Doors, 6 Dock-High Doors
- Power: 600 amps at 480V  
*(tenant to verify)*
- HVAC throughout 80% of premises
- Parking: 2.2/1000
- 0.60/3,000 GPM sprinkler density
- Compressed airlines and extensive electrical distribution throughout

**Lease Rate: \$1.20 NNN**

**(\$0.28 Operating Expenses)**

▲ = Dock door    ● = Grade Level Door



# Property Photos

151 & 203 LAWRENCE DRIVE, LIVERMORE, CA



# Aerial Photos

151 & 203 LAWRENCE DRIVE, LIVERMORE, CA



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