



REAL
ESTATE

AVAILABLE FOR:
LOGISTICS /

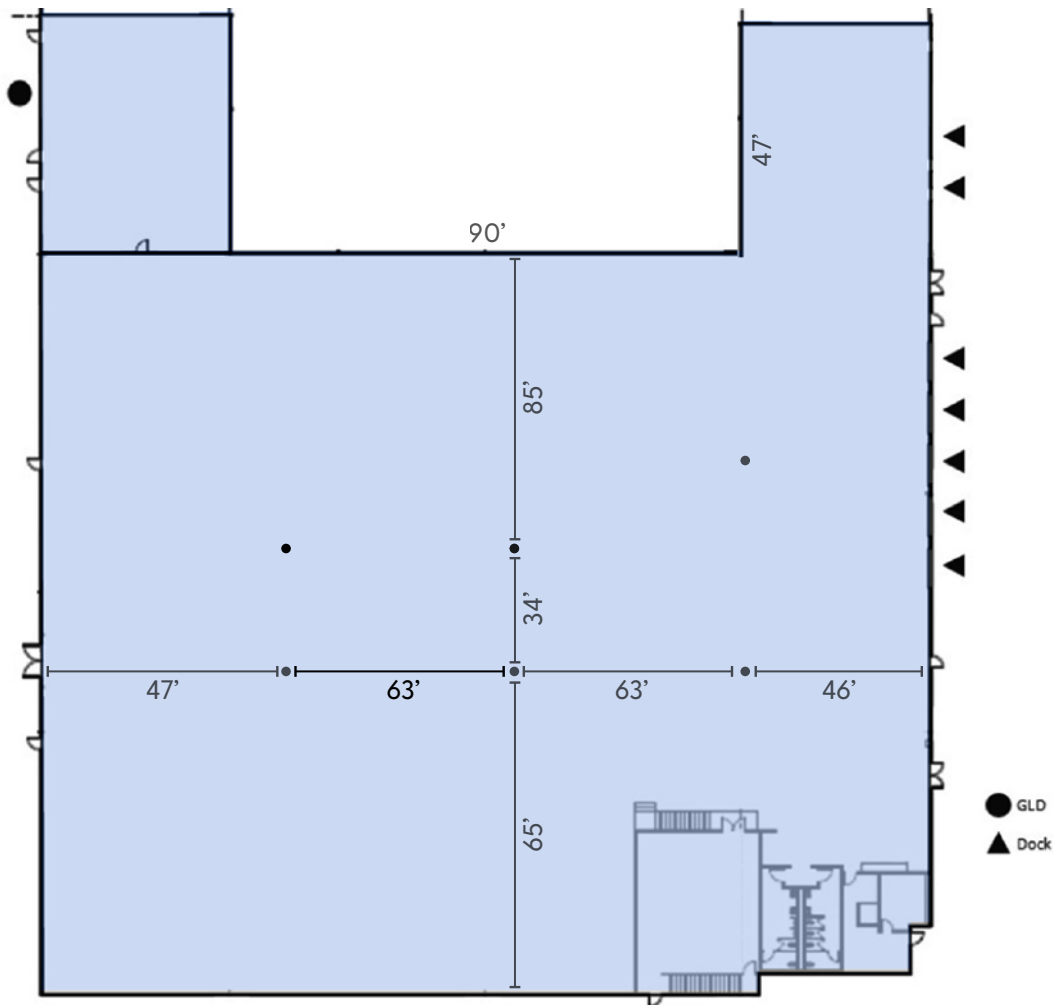


±45,927 SF OF INDUSTRIAL SPACE AVAILABLE

6474 PATTERSON PASS ROAD

LIVERMORE, CA

CBRE



AVAILABLE
±45,927 SF

BUILDING SPECIFICATIONS



Building Size:
±45,927 SF



Zoning:
Heavy Industrial



Office: 5%,
Balance
Warehouse



Clear Height:
24' - 26'



Column Spacing:
50' X 52'



Dock Doors:
7



Grade-Level
Doors: 1



Electrical:
±400 Amps
@ 480V
(to be verified)



Street Frontage
on Patterson
Pass Road



1.4 Miles
to I-580



Centrally located
with Easy Access to
San Francisco, San Jose,
Oakland, Stockton and
Sacramento via I-580,
I-680, I-205 & I-5

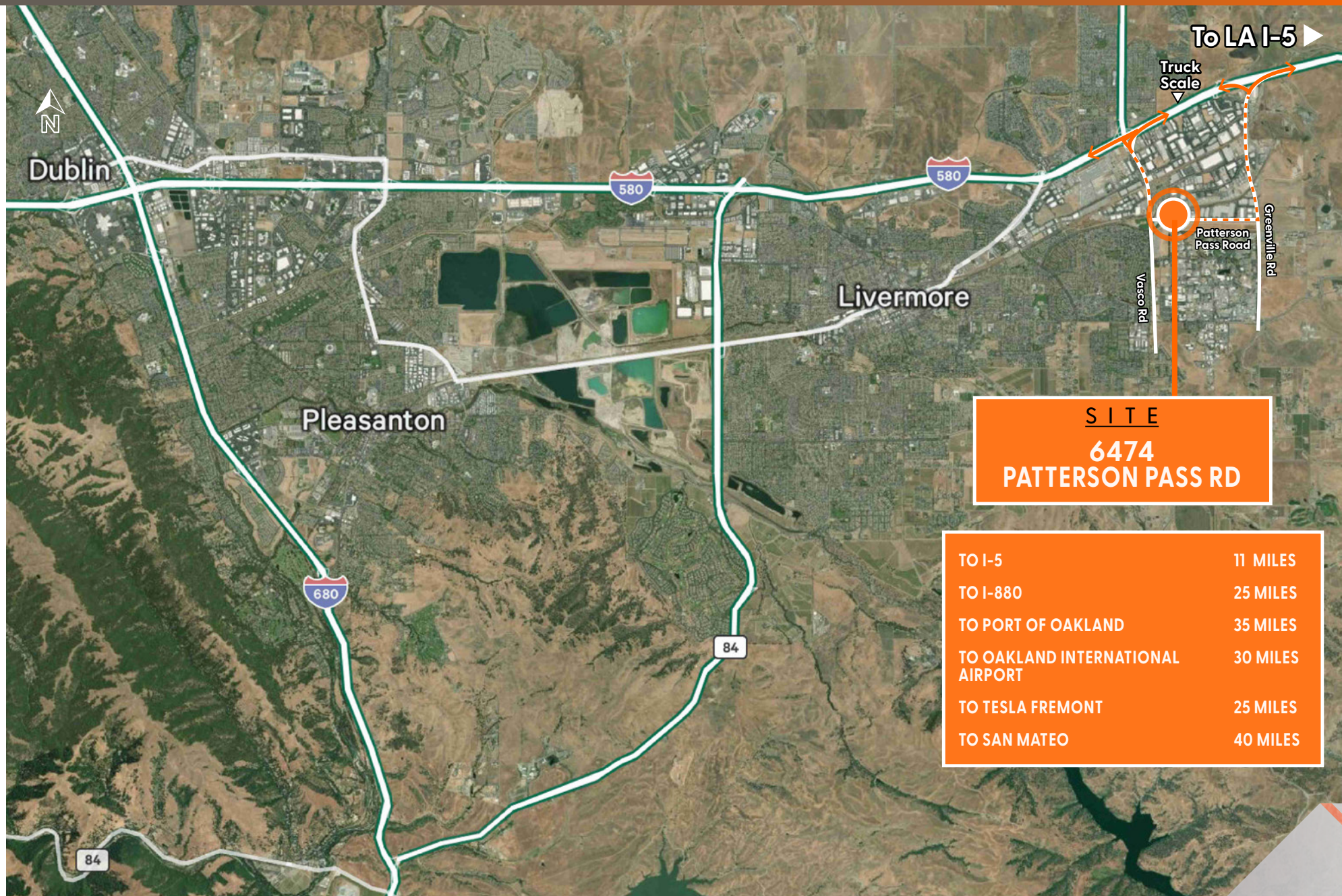
EXTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION MAP



-
- MARKET ACCESS**
- 1 18 Miles TO TRACY
 - 2 39 Miles TO STOCKTON
 - 3 45 Miles TO MODESTO
 - 4 43 Miles TO PATTERSON
 - 5 23 Miles TO FREMONT
 - 6 36 Miles TO OAKLAND
 - 7 35 Miles TO SAN JOSE
 - 8 85 Miles TO SACRAMENTO
 - 9 48 Miles TO SAN FRANCISCO
- SITE 6474 PATTERSON PASS RD**
- BNSF Intermodal**
- Union Pacific Intermodal**
- San Francisco**
- Oakland**
- San Jose**
- Fremont**
- Stockton**
- Sacramento**
- Modesto**
- Patterson**
- Tracy**
- Daly City**
- San Bruno**
- San Mateo**
- Redwood City**
- Palo Alto**
- Mountain View**
- Los Gatos**
- Half Moon Bay**
- San Ramon**
- Dublin**
- Pleasanton**
- Hayward**
- Walnut Creek**
- Concord**
- Antioch**
- Vallejo**
- Novato**
- San Rafael**
- Richmond**
- Berkeley**
- Yountville**
- Napa**
- Sonoma**
- St Helena**
- Yuba City**
- Woodland**
- Esposito**
- Brooks**
- Dixon**
- Vacaville**
- Fairfield**
- Elk Grove**
- Galt**
- Acampo**
- Lodi**
- French Camp**
- Manteca**
- Ripon**
- Salida**
- Riverbank**
- Modesto**
- Ceres**
- Waterford**
- Turlock**
- Delhi**
- Livingston**
- Atwater**
- Newman**
- Gustine**
- Merced**
- Pollock Pines**
- Placerville**
- Shingle Springs**
- Plymouth**
- Pioneer**
- Angels Camp**
- Murphy**
- Valley Springs**
- One**
- Jackson**
- Sutter Creek**
- 36 Miles To Port of Oakland**
- 36 Miles To Port of Stockton**
- 56 Miles To Oakland Airport**
- 34 Miles To San Jose International Airport**
- 92 Miles To Sacramento International Airport**
- 36 Miles To Stockton Airport**
- 48 Miles To San Francisco International Airport**

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SITE 6474 PATTERSON PASS RD

BNSF Intermodal

Union Pacific Intermodal

San Francisco

Oakland

San Jose

Fremont

Stockton

Sacramento

Modesto

Patterson

Tracy

San Bruno

San Mateo

Redwood City

Palo Alto

Mountain View

Los Gatos

Half Moon Bay

Daly City

San Ramon

Dublin

Pleasanton

Hayward

Walnut Creek

Concord

Antioch

Vallejo

Novato

Petaluma

Santa Rosa

Geyserville

Healdsburg

Calistoga

St Helena

Yountville

Sonoma

Napa

Fairfield

Vacaville

Dixon

Woodland

Esparto

Brooks

Rocklin

Roseville

Folsom

Shingle Springs

Placerville

Pollock Pines

Plymouth

Pioneer

Sutter Creek

Valley Springs

French Camp

Manteca

Ripon

Salida

Riverbank

Waterford

Turlock

Delhi

Livingston

Atwater

Newman

Gustine

Merced

REGIONAL CONNECTIVITY

MAJOR CITIES

	MILES
SACRAMENTO	±85
OAKLAND	±36
SAN FRANCISCO	±48
SAN JOSE	±35
LOS ANGELES	±340
FRESNO	±120

WESTERN MARKETS (2 DAY DELIVERY)

SEATTLE	±820
PORTLAND	±647
LAS VEGAS	±523
BOISE	±640
SALT LAKE CITY	±737
PHOENIX	±708
ALBUQUERQUE	±1,040

AIRPORTS

STOCKTON METROPOLITAN AIRPORT	±36
SACRAMENTO INTERNATIONAL AIRPORT	±92
OAKLAND INTERNATIONAL AIRPORT	±30
SAN FRANCISCO INTERNATIONAL AIRPORT	±48
SAN JOSE INTERNATIONAL AIRPORT	±34

SHIPPING PORTS

PORT OF OAKLAND	±36
PORT OF STOCKTON	±39
PORT OF LONG BEACH	±365

INTERMODALS

BNSF INTERNATIONAL FACILITY (STOCKTON)	±14
UNION PACIFIC INTERMODAL (LATHROP)	±7



6474 PATTERSON PASS ROAD

LIVERMORE, CA

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