

FOR SALE/LEASE

3940 VALLEY AVE

PLEASANTON, CA 94566



±5,248 SF single-story industrial flex/condominium with warehouse/office

±3,700 SF office

±1,550 SF warehouse (potentially up to ±2,600 SF of warehouse)

±2,553 SF additional storage area & mezzanine space (not included in rentable square footage)

Seven (7) offices, conference room and training room

Clear height 16' - 20'

Two grade level roll up doors

Building signage available

Premium location in Valley Business Park

For touring and pricing contact agent

SIMON VOGT, SIOR
925.905.1112
simon.vogt@kidder.com
LIC N° 01879314

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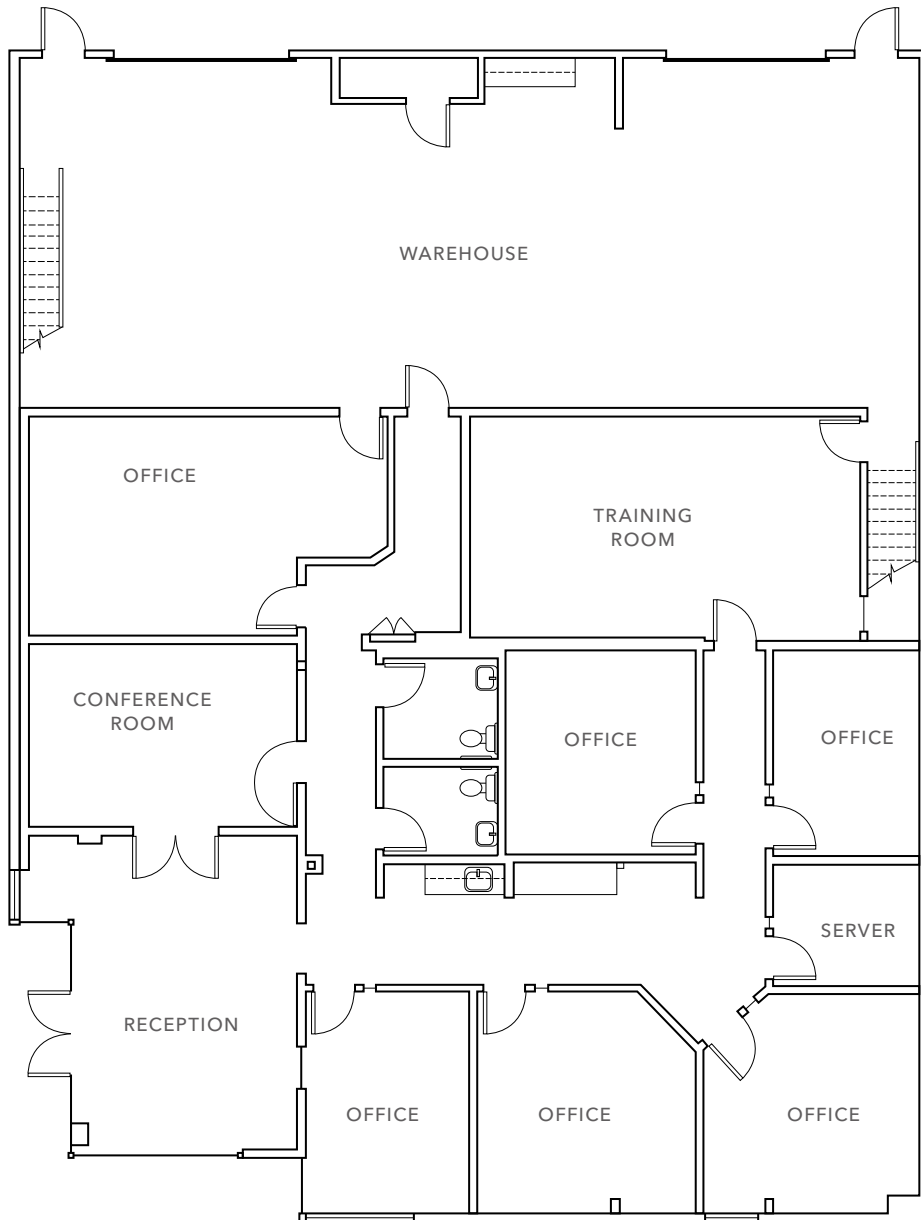
CURRENT FLOOR PLAN

±5,248 SF

AVAILABLE

NOW

AVAILABLE



FLOOR PLAN NOT TO SCALE

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HYPOTHETICAL FLOOR PLAN

±5,248 SF

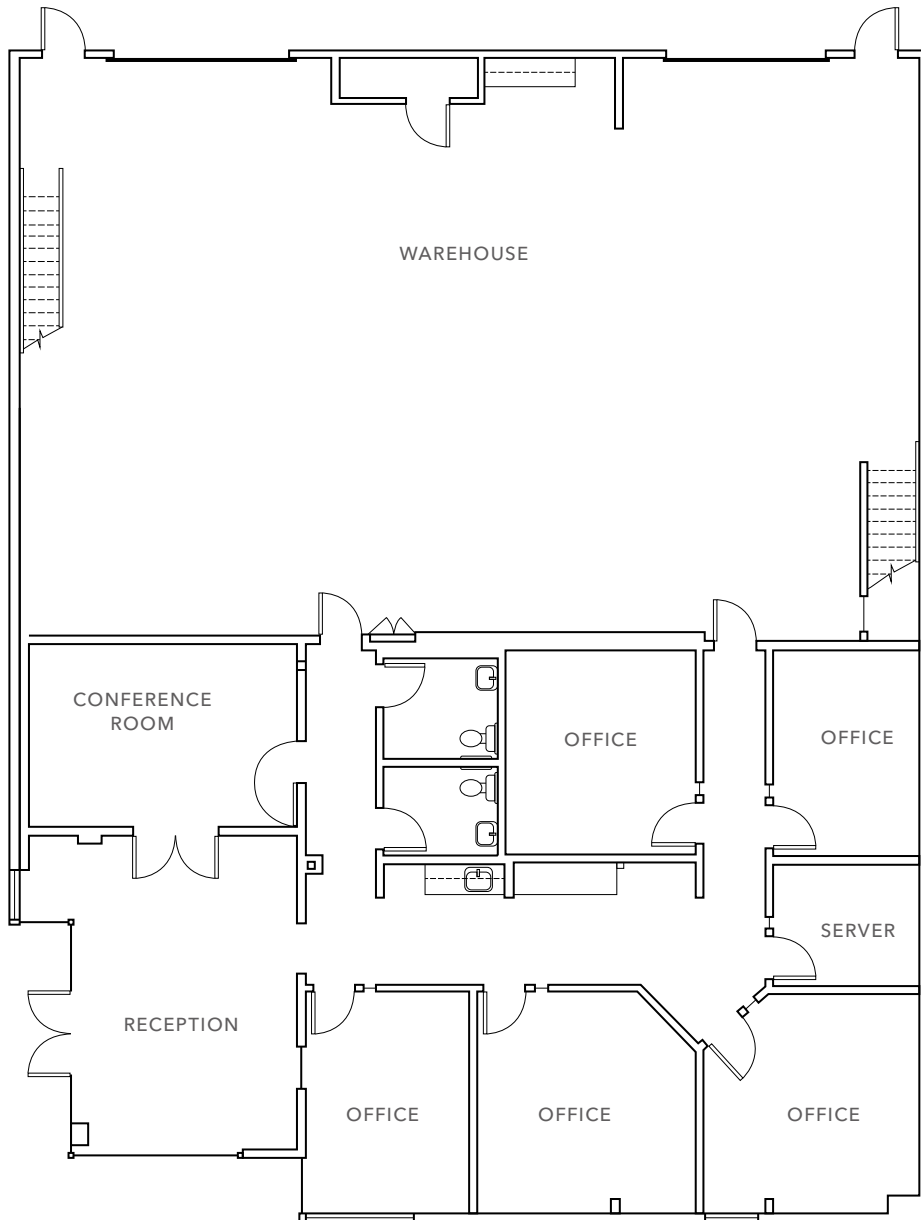
AVAILABLE

±2,600 SF

DEDICATED WAREHOUSE

NOW

AVAILABLE



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