

For Lease | Heavily Improved and Highly Versatile
Light Industrial/Manufacturing Space

±31,666 SF Available

263 S Vasco Road | Livermore, CA

Lowest Price in the Market!

Asking rate: \$0.75 NNN

Highlights

- ±31,666 SF available
- ±7,000 SF office
- 15 ton bridge crane
- Power: 1,000 Amps 480/277 Volts, 3 phase
- ±900 SF bonus shed with roll up door
- Clear span warehouse
- 28' clear height
- 2 dock high doors with levelers
- 1 grade level door – 16'x14'
- Distributed power throughout premises
- Direct access to I-580
- Retail amenities across the street
- Zoned I-3 (Heavy Industrial)
- S Vasco Road, traffic counts 36,552 ADT
- Excellent wholesale location with high visibility
- 31 parking stalls
- \$0.26 2026 NNN operating expense

ELLIS PARTNERS



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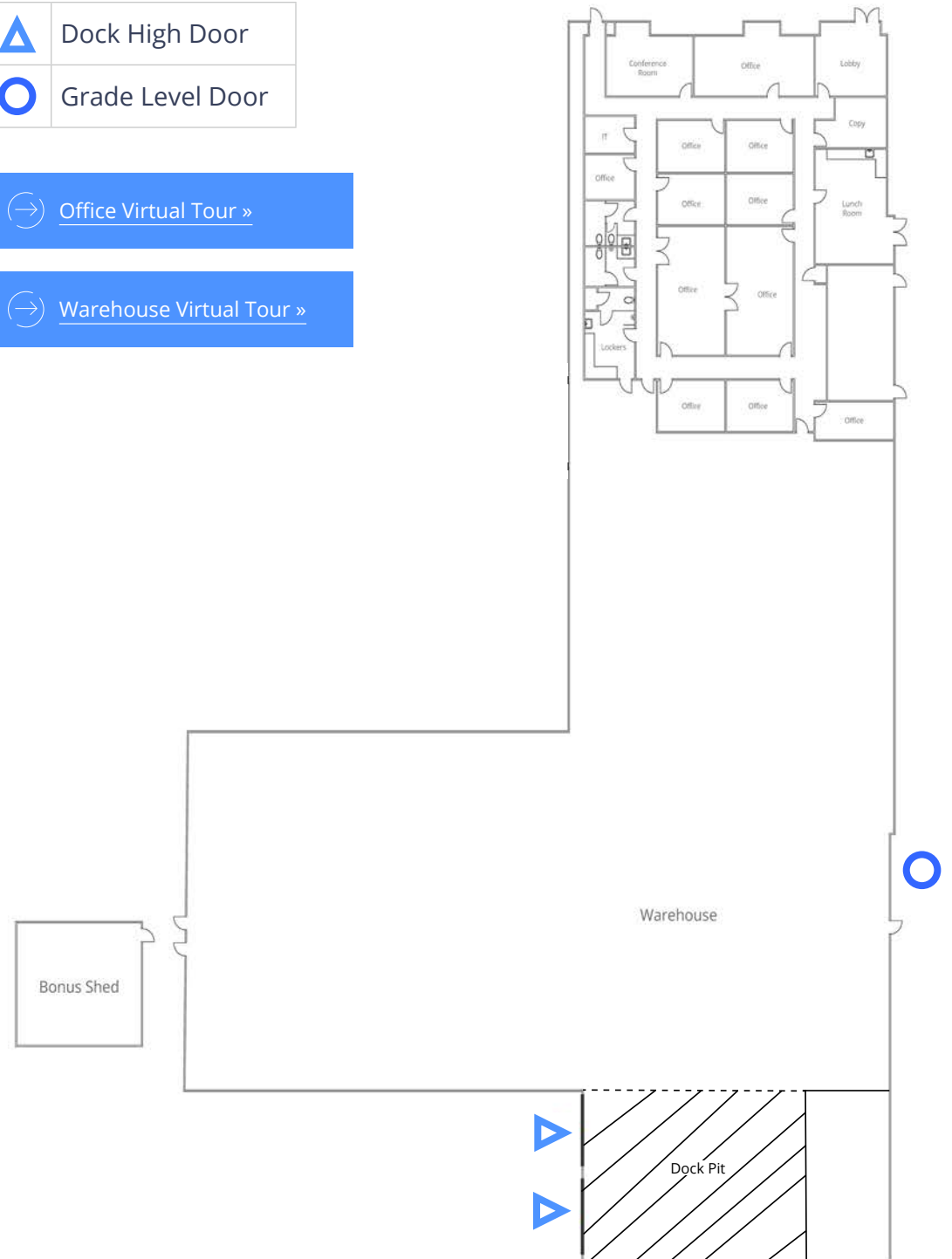
Floor Plan



	Dock High Door
	Grade Level Door

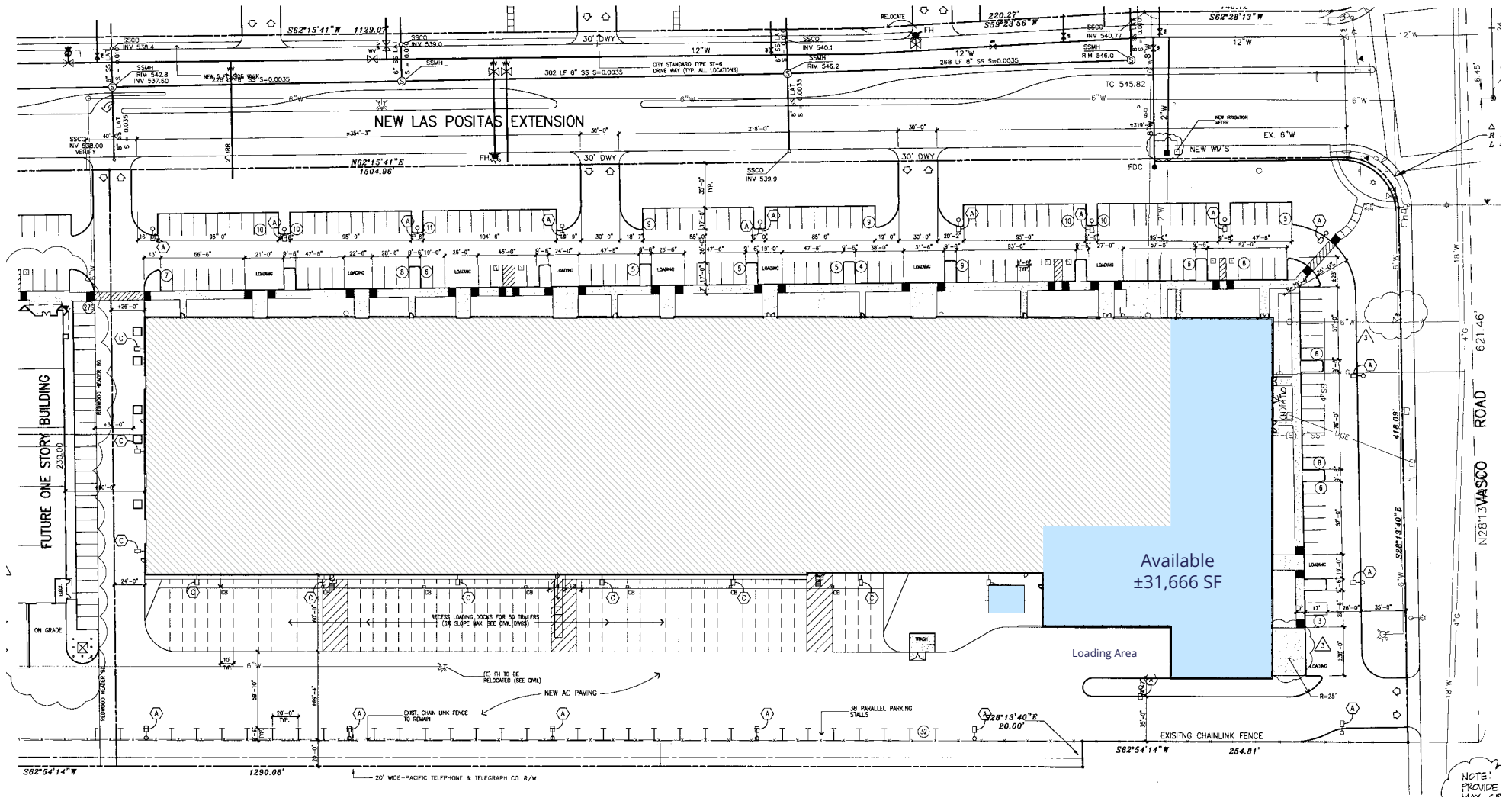
[→ Office Virtual Tour »](#)

[→ Warehouse Virtual Tour »](#)



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Site Plan



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Aerial Overview

