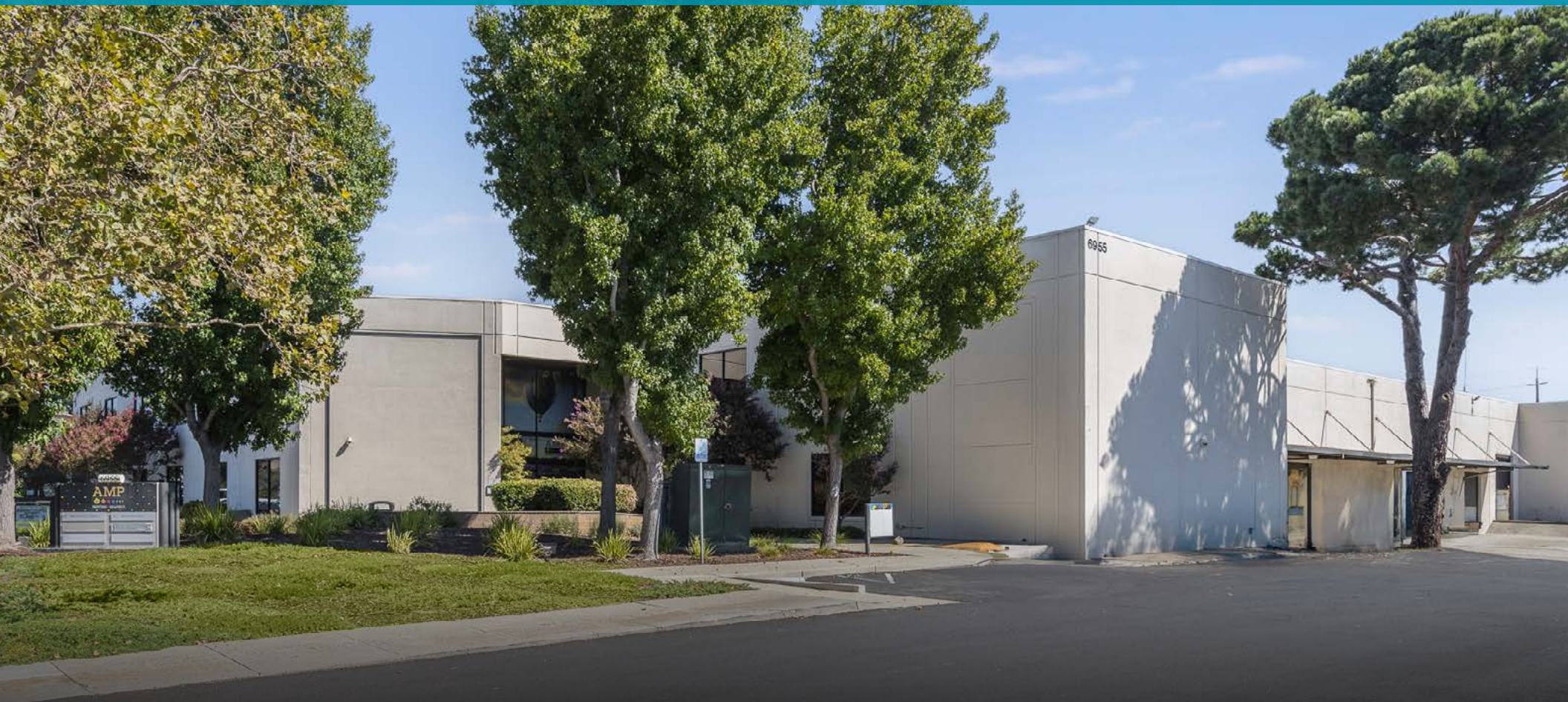


6955 SIERRA COURT

Dublin, CA

LONG-TERM LEASED INDUSTRIAL PROPERTY














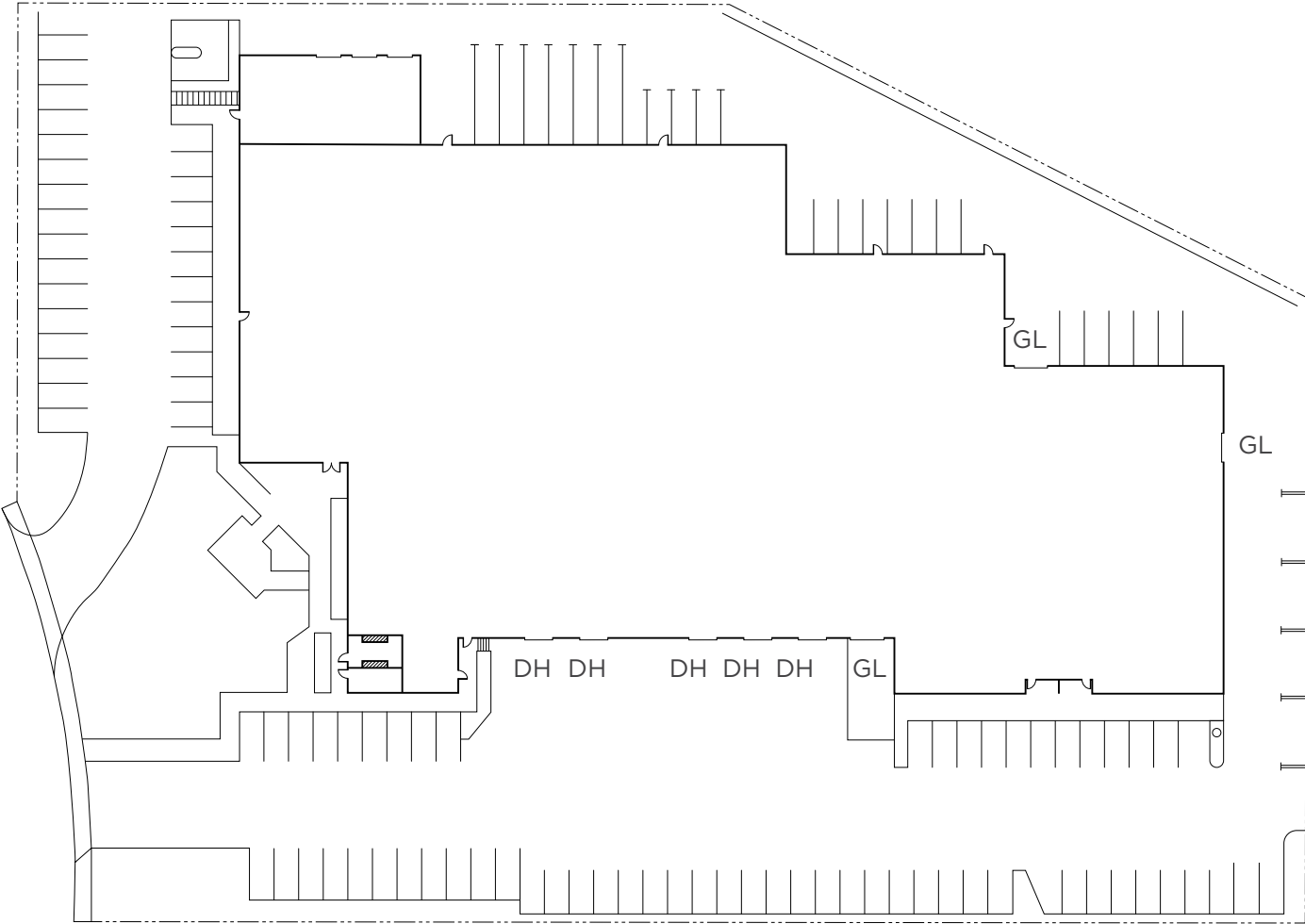
THE OFFERING

Cushman & Wakefield, as the exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 6955 Sierra Court, Dublin, CA (“the Property”), a 73,311 square foot industrial investment opportunity located in highly desirable Dublin, California. The building was built in 1985 and had been occupied by an owner/user for over the past 30 years. The building has excellent clear height, loading and power which are all in demand in today’s industrial market. Approximately 80% of the building is leased long-term to two tenants. The Property offers investors a rare opportunity to purchase a highly sought after industrial building with upside in the form of leasing of the remaining vacant space. 6955 Sierra Court offers a ± 1.0 per 1,000 square foot parking ratio on ± 3.55 acres of land. 6955 Sierra Ct is less than two miles from the Dublin BART station and only one mile from Interstate 580 and Interstate 680 interchange.

PROPERTY HIGHLIGHTS

 <p>$\pm 73,311$ SQUARE FOOT BUILDING</p>	 <p>± 3.55 ACRE LOT ($\pm 154,779$ SF)</p>	 <p>1982 YEAR BUILT</p>
 <p>20' CLEAR HEIGHT</p>	 <p>3 GRADE LEVEL DOORS 5 DOCK HIGH DOORS</p>	 <p>$\pm 1/1000$ PARKING (± 72 STALLS)</p>
 <p>3000A @ 480V POWER</p>	 <p>2 NUMBER OF TENANTS</p>	 <p>PG&E UTILITIES</p>

SITE PLAN



NOT TO SCALE

NEIGHBORING AMENITIES



SAN RAMON ROAD

DOUGHERTY ROAD

DUBLIN BOULEVARD

GOLDEN GATE DRIVE

CENTENNIAL TRAIL

DUBLIN RETAIL CENTER



BART TRANSIT TIMES:
 EMBARCADERO STATION (SAN FRANCISCO): 46 MIN.
 12TH STREET/OAKLAND (DT OAKLAND): 39 MIN.
 WARM SPRINGS/SOUTH FREMONT: 52 MIN.
 OAKLAND AIRPORT: 43 MIN.



PLANNED HOTEL & EVENT CENTER



STONERIDGE SHOPPING CENTER
 165 STORES AND RESTAURANTS



NEARBY AMENITIES



FOR SALE
6955 SIERRA COURT
DUBLIN, CA

TRI-VALLEY LONG-TERM LEASED MULTI-TENANT INDUSTRIAL PROPERTY

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