

FOR SALE

±5,681 SF INDUSTRIAL CONDO WITH FENCED YARD

1001 SHANNON COURT, UNIT A, LIVERMORE, CA 94550

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Sean Offers, SIOR

Principal  
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925-737-4159  
LIC NO 01858116

Jack Snook

Associate  
jsnook@lee-associates.com  
925-737-4164  
LIC NO 02224052

Occupied Unit- Do Not Disturb

UNIT A  
AVAILABLE

FENCED YARD



Unit A:  $\pm 5,681$  SF available



$\pm 1,579$  SF office space  
with 3 private offices,  
conference room & break room



$\pm 4,102$  SF warehouse



Upgraded restrooms



New carpet and paint



Three (3) 14' grade level doors



18' insulated clear height



$\pm 2,500$  SF fenced & gated yard



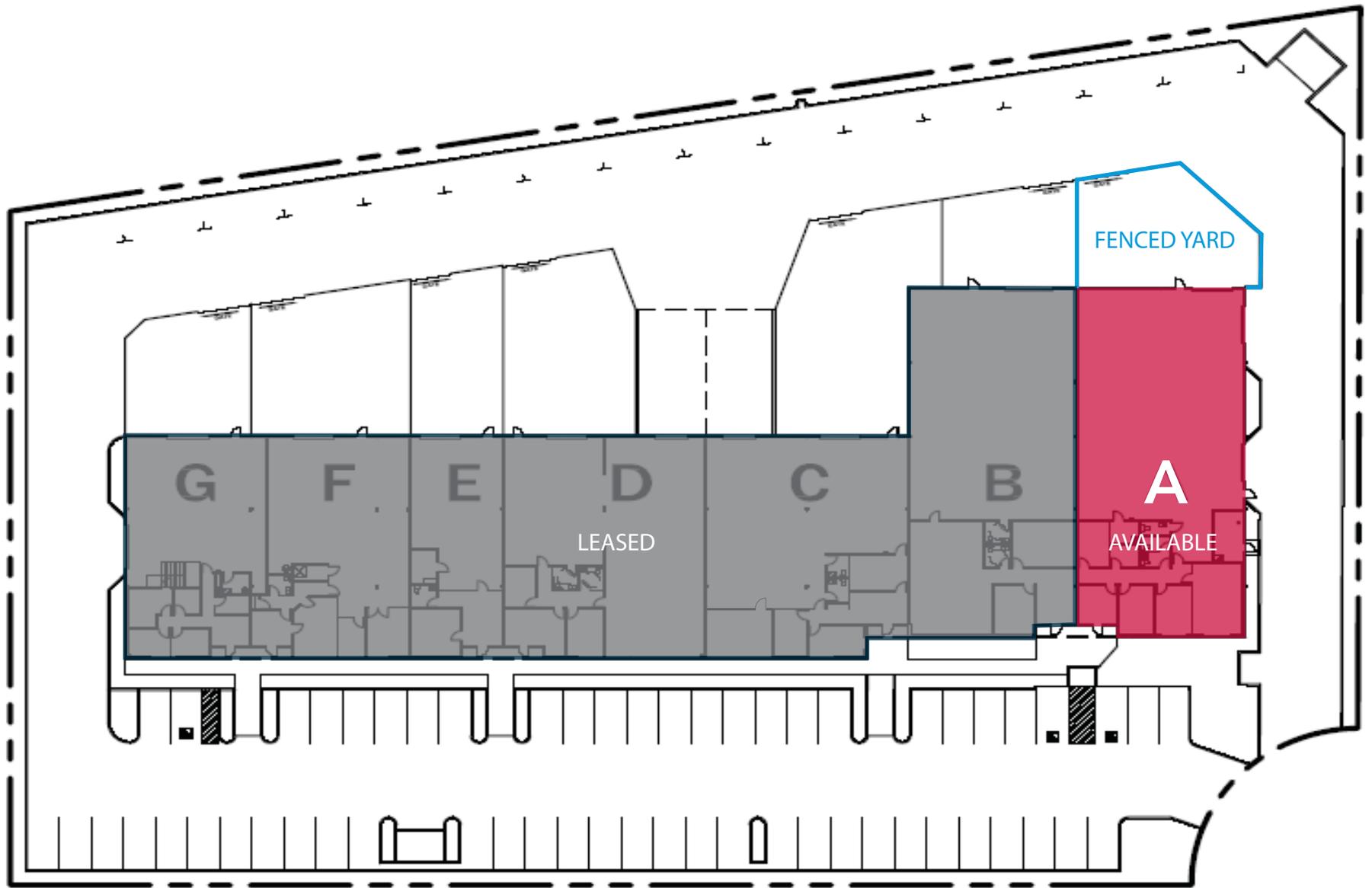
Available NOW



Priced for sale at \$370psf  
HOA Fees \$1,253/mo

PROPERTY HIGHLIGHTS

SITE PLAN

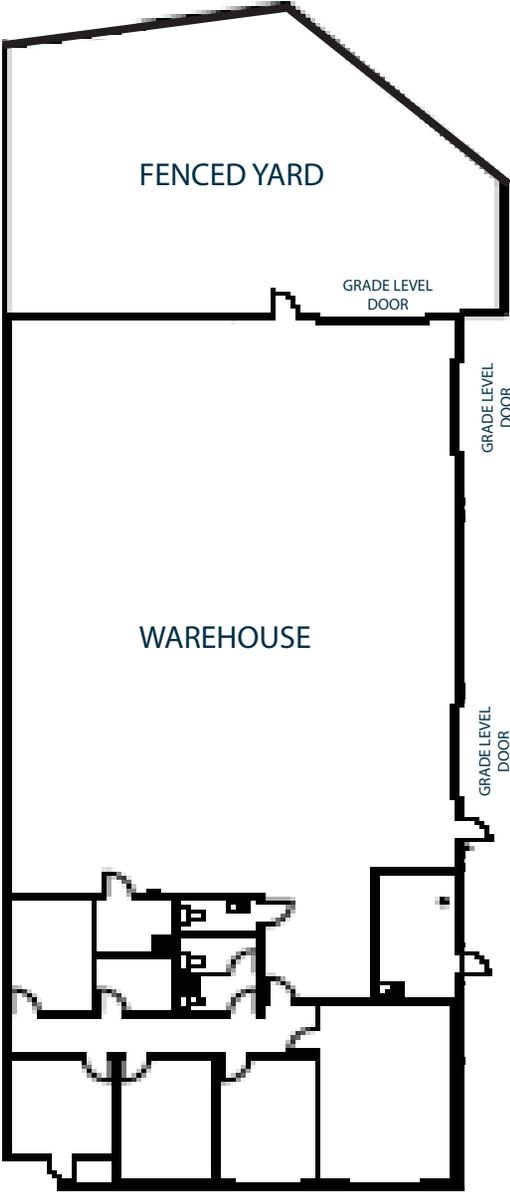


\*FLOOR PLAN NOT TO SCALE

1001  
SHANNON COURT

Unit A: ±5,681 SF with ±2,500 SF fenced & gated yard

FLOOR PLAN



\*FLOOR PLAN NOT TO SCALE

1001 SHANNON COURT

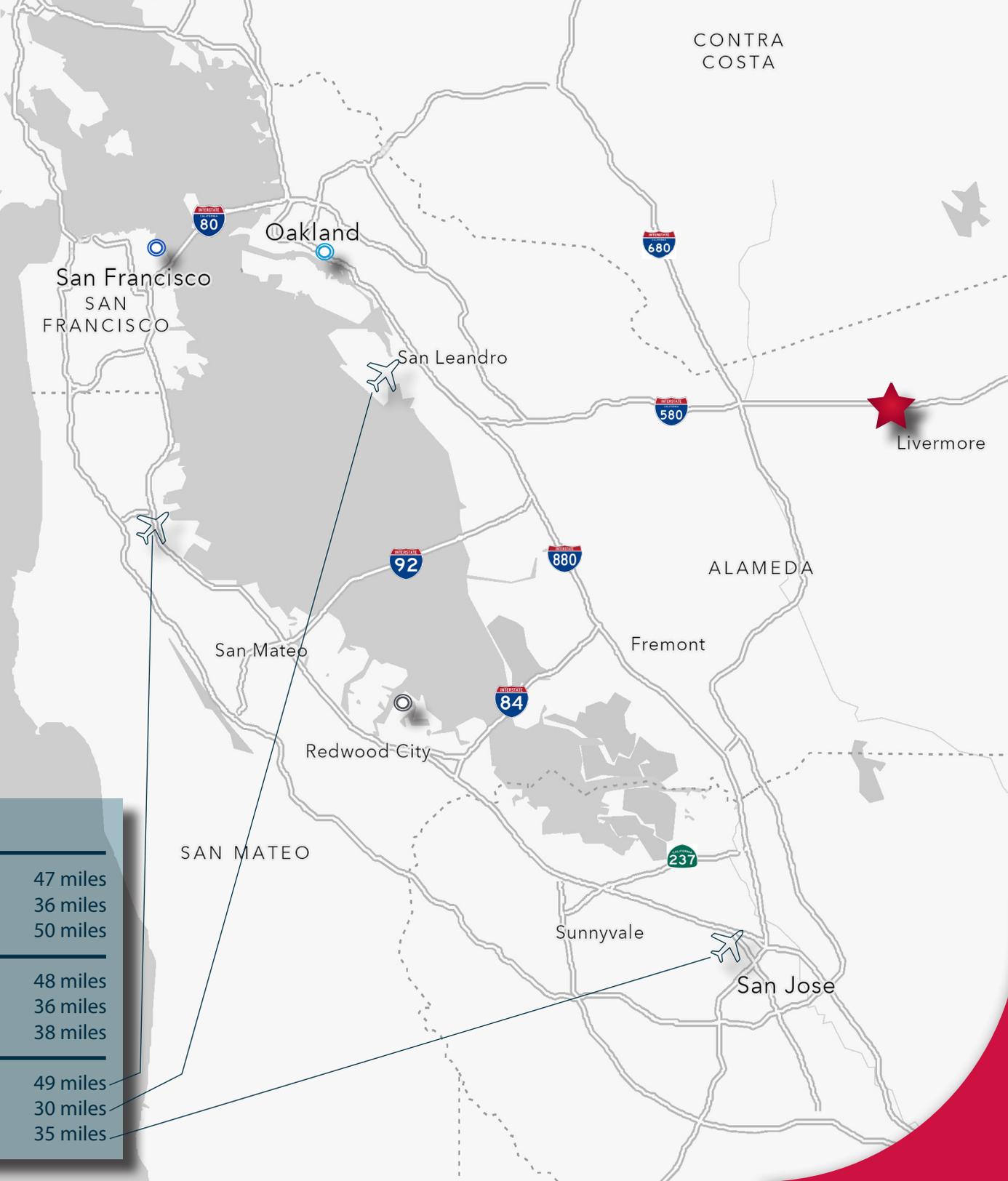
AERIAL MAP - NORTH EAST VIEW



REGIONAL MAP

DISTANCE FROM SITE ★

● Port of San Francisco	47 miles
● Port of Oakland	36 miles
● Port of Redwood City	50 miles
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San Francisco	48 miles
Oakland	36 miles
San Jose	38 miles
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San Francisco International (SFO) Airport	49 miles
Oakland International (OAK) Airport	30 miles
San Jose Mineta International (SJC) Airport	35 miles



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