



**FOR SALE**

**7855 Southfront Road**

**Livermore | CA 94551**

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SCAN TO MY WEBSITE

**INVESTMENT REAL ESTATE COMPANY**

· RESIDENTIAL SALES · INCOME PROPERTIES ·  
· 1031 EXCHANGES · LAND AND DEVELOPMENT ·

Building Size SF: +/- 60,894 SF

Warehouse Size SF: +/- 55,894 SF

Office Size SF: +/- 5,000 SF

Lot Size: +/- 169,448 SF / 3.89 Acre Lot

Loading: 4 Docks/4 Grade Level Doors

Ceiling Height: 22 Feet

Power: +/- 2,000 Amps

Year Built: 2001

Land Use: Warehouse/Industrial

Current Zoning: PUD 34-81

## PROPERTY HIGHLIGHTS:

- Strategically located on corner of Southfront Rd & Greenville Rd
- Located off main connector Greenville Rd with 2 entrances into property
- Immediate access & visible from Interstate 580
- Main commuter arterial into the Bay Area from the Central Valley
- Modern fully fixtured manufacturing/warehouse building
- Large paved truck court area at rear of building
- Generous employee parking (90 Spaces)
- Built in 2001, one-story tilt-up building, suitable for most manufacturing and warehouse uses
- 5,000 SF office space in a modern, semi-open configuration
- 55,894 SF warehouse with T-8 Lighting (Motion Sensor Activated)
- Parcel Surrounded by industrial properties of similar age & design on the west and south side



## LEASE INFORMATION:

- Single tenant net leased industrial investment
- Panattoni developed business park
- Minimal landlord responsibilities
- **Substantial tenant investment in building**
- Leased to “Advantage Metal Products” for 5 year term
- April 21, 2025 to April 30, 2028
- (1) 5 Year renewal option at market rate
- 3% annual increases throughout term
- Lease is net with tenant responsible for taxes, insurance, maintenance of interior, exterior and non-structural portions of building, and reimbursement of capital repairs/expenditures on a amortized basis
- Landlord is responsible for the replacement of structural components of building



## RENT SCHEDULE

<b>DATES</b>	<b>ANNUAL RENT</b>	<b>MONTHLY RENT</b>
2025	\$756,432.00	\$63,654.00
2026	\$779,124.96	\$65,563.62
2027	\$802,498.70	\$67,530.53
2028	\$826,783.67	\$69,556.44

**OFFERED AT: \$14,500,000**