

FOR SALE

±6,004 SF INDUSTRIAL CONDO

291 RICKENBACKER CIRCLE, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**EAST
INDUSTRIAL
BAY**



PROPERTY HIGHLIGHTS



±6,004 SF Industrial Condo
40% Office / 60% Warehouse



Power: 400 Amps, 120/208 Volts



Two (2) 10' x 12' grade level doors



Building and monument signage



Secured yard space

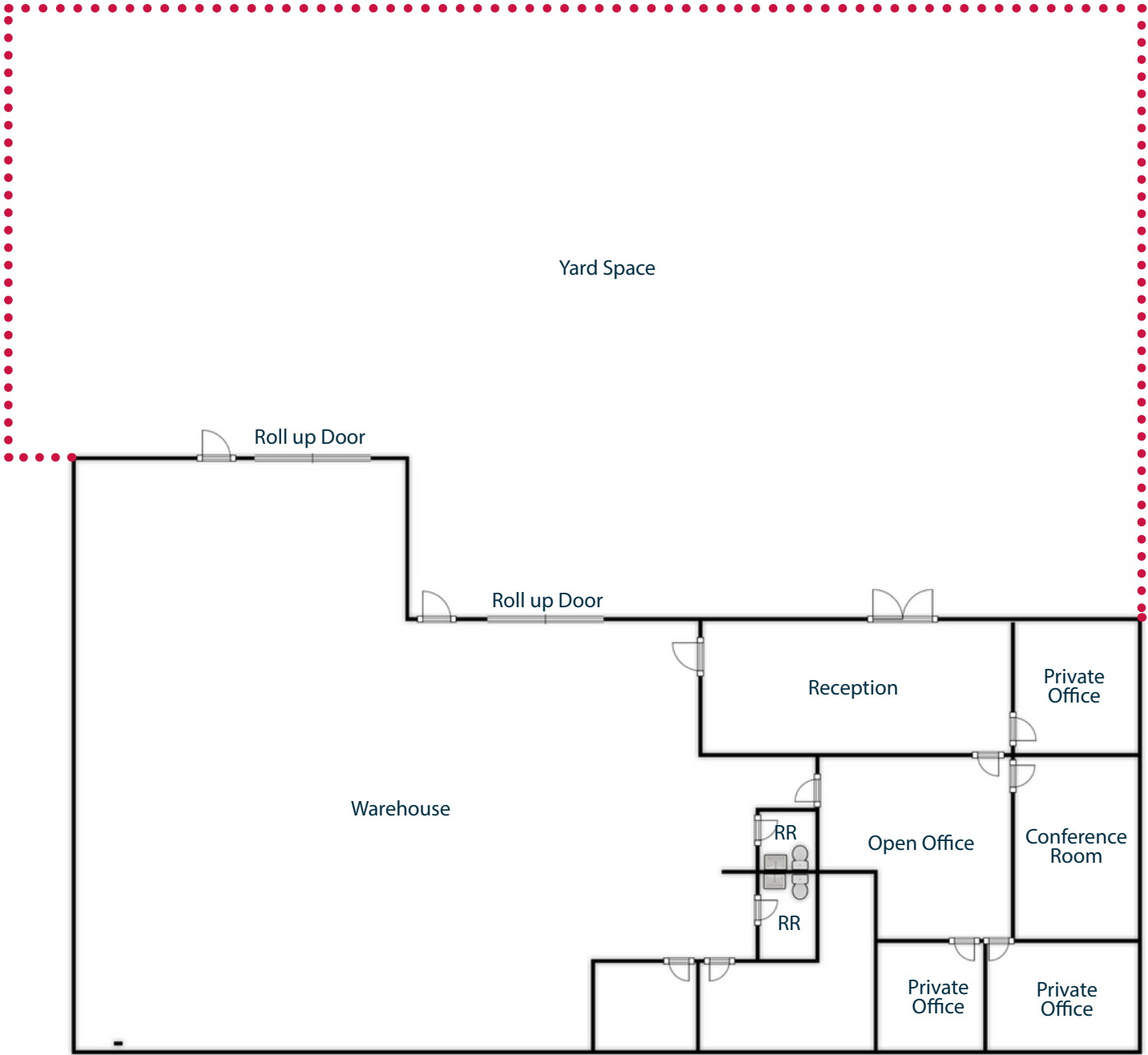


Highway 84 (Isabel Avenue) visibility



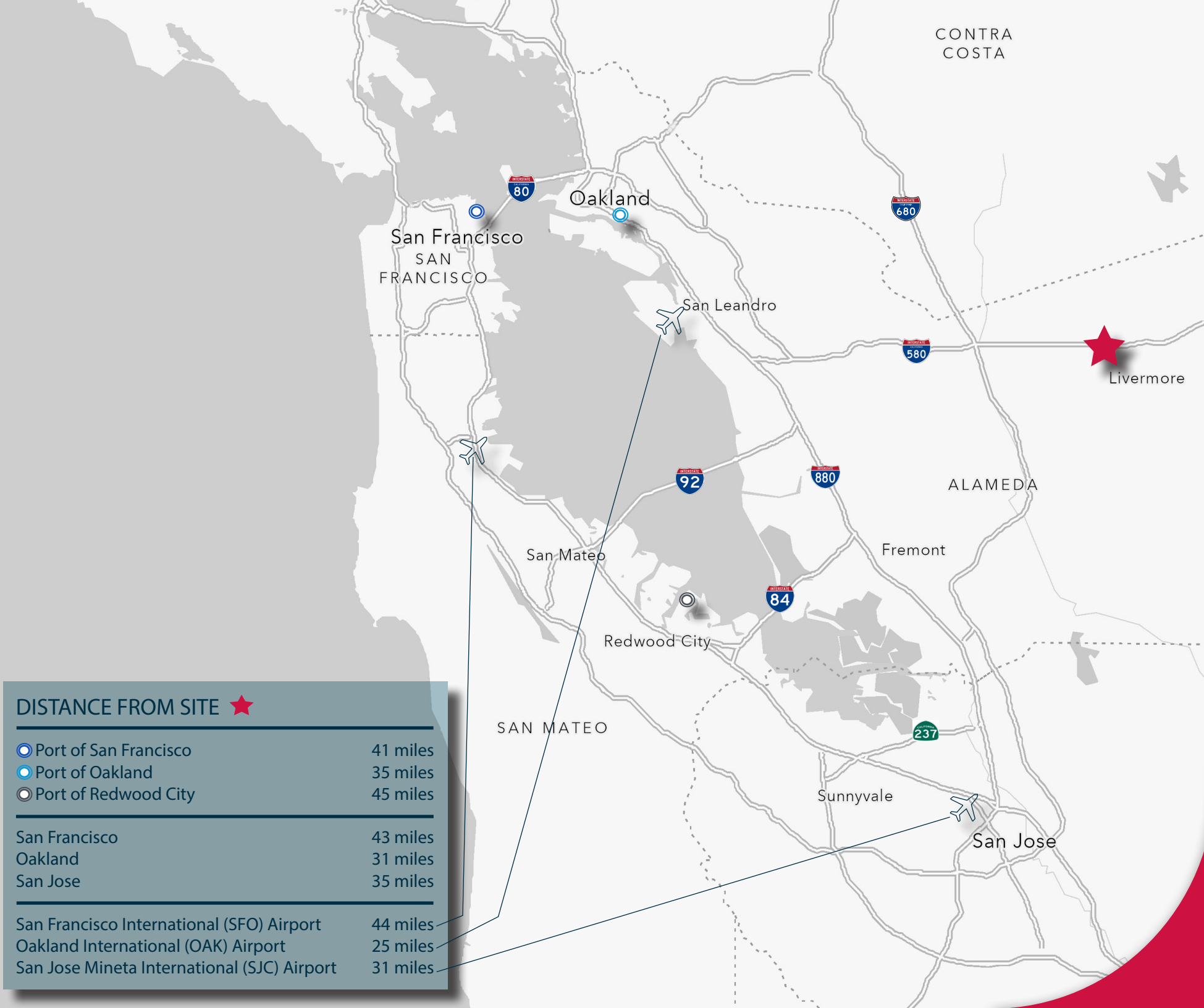
Contact brokers for pricing

291 RICKENBACKER CIRCLE



REGIONAL MAP

DISTANCE FROM SITE ★	
● Port of San Francisco	41 miles
● Port of Oakland	35 miles
● Port of Redwood City	45 miles
San Francisco	43 miles
Oakland	31 miles
San Jose	35 miles
San Francisco International (SFO) Airport	44 miles
Oakland International (OAK) Airport	25 miles
San Jose Mineta International (SJC) Airport	31 miles



FOR SALE

±6,004 SF INDUSTRIAL CONDO

291 RICKENBACKER CIRCLE | LIVERMORE, CA 94551



Nicole Kopp

Associate
nkopp@lee-associates.com
925.980.1568
LIC NO 02139425



Blake Dicus

Principal
bdicus@lee-associates.com
925.737.4144
LIC NO 02074870

INFORMATION DISCLOSURE:

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Lee & Associates - East Bay, Inc., its affiliates, or by the Seller. The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent of Lee & Associates - East Bay, Inc. Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.