

Commercial Condo | Livermore

7602 National Drive



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Summary

Sought-After Livermore Commercial Corridor Flex Office/Warehouse Opportunity

Exceptional investment opportunity in the heart of Livermore's thriving industrial hub! Situated just minutes from I-580, I-680, and I-5, this commercial office/warehouse condo boasts unparalleled access to the Bay Area's major transportation arteries, ensuring seamless connectivity to Oakland, San Francisco, and Silicon Valley.

This property is a corner unit and combines a spacious warehouse with versatile office space, offering flexibility for a variety of business needs. The warehouse features high ceilings, a storage mezzanine, and a clearspan roll-up door for efficient loading and unloading. Adjacent brightly lit office areas are well-suited for administrative, customer-facing, or creative functions. On-site dedicated parking ensures convenience for employees and clients alike, with nearby street parking for overflow.

The location enhances its ROI potential, surrounded by established businesses and vacant lots ripe for future development. Proximity to local amenities such as Livermore Premium Outlets, Costco, and an array of dining options further adds to its value. Zoned for industrial and commercial use, this property is ideal for manufacturing, distribution, or as a headquarters for a growing enterprise. Whether you're expanding operations or investing for steady rental income, 7602 National Dr. promises solid returns and long-term growth. Don't miss your chance to own in a sought-after commercial corridor.

Offered at \$1,375,000

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Executive Summary

Property Information	Detail
Address:	7602 National Drive, Livermore, CA 94550
County:	Alameda
Property Type:	Industrial Condo / Warehouse
APN:	099B-5753-047-00
SqFt:	3,946 SqFt
Units:	1
Lot Size:	11,041 SqFt
Constructed:	2005
Property Class:	Class B
Building Construction Class:	Class C
Zoning:	I-3; High Intensity Industrial

Building Systems	Detail
Foundation:	Reinforced concrete slab
Structure:	Concrete tilt up steel trusses and plywood deck
Facade:	Concrete tilt up with textured paint
Roof Composition & Age:	Flat, sealed membrane. Per owner, replaced by HOA in November 2024.
Electrical Service:	Seperate meter in fire riser room
Gas Service:	Metered seperatly meter located at east end of the building
Fire Protection System:	Sprinklered building.
Heat Source:	Daikin Unit in Cubicle Office Area; package unit on roof for main office area.
Cooling Source:	Daikin Dual Unit in Office; package unit on roof for main office area.
Hot Water:	Hot water is point of uses at each sink.
Plumbing:	Copper
Circuit Breakers:	200 AMPs; panel located in the rear of the space by roll up door
Door Entry System:	Simply Safe
Mailboxes:	One mail box for the buidling loacted on east end.
Access:	One curb cut along National Dr. and Hawthorne Pl.

Building Information	Detail
Unit Mix:	Office and Warehouse
Reception:	flexible office space for reception with sliding window; used as individual office currently
Breakroom/Area:	designated area with refrigerator, counter and sink
Copy Room/Area:	designated area with copier, cabinets and counter
Bathrooms:	2 ADA compliant - 1 (Office) and 1 (Warehouse)
Interior Walls:	Drywall (Office), Exposed (Warehouse)
Ceilings:	Drywall (Office), Exposed (Warehouse)
Flooring:	Carpet, Tile, Vinyl (Office), Exposed Concrete (Warehouse)
Lighting:	LED
Clear Height:	20' (Warehouse)
Roll-Up:	1 Roll Up: 12' w x 12' h

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Highlights

- Access to I-580, I-680, and I-5.
- Dedicated parking for front office (5 spaces) and rear warehouse (3 spaces.)
- 10'x 12' Clearspan Rolltop Door.
- Multi-tenant divisions possible.
- HOA \$3,110.77 quarterly.
- HOA covers: building maintenance - exterior (includes roof); landscaping; HOA building insurance; management parking lot; water; garbage. Roof recently replaced by the HOA.
- 200 AMPs.
- Front Office - 4 walled offices, 4 cubicles, copy room with built-in cabinets, & 1 bathroom.
- Warehouse - 3 storage rooms with one used as an office; mezzanine for storage; 1 bathroom.

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Additional Information

- **Parking**

There are 8 spots for parking with 5 in the front and 3 at the rear.

- **Ceiling Height Limit**

10' ceiling height in office area.

12' clearspan Roll Up to warehouse area.

20' ceiling height limit of warehouse area.

- **Building Complex**

Hawthorne Business Center



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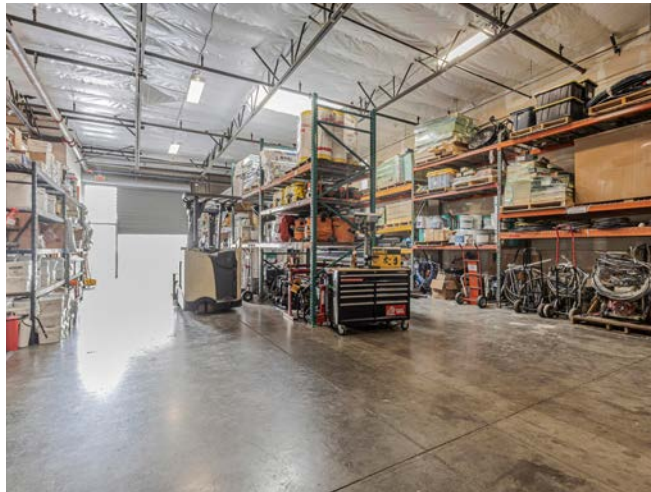
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Additional Photos



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Floorplan ~3,676 SF

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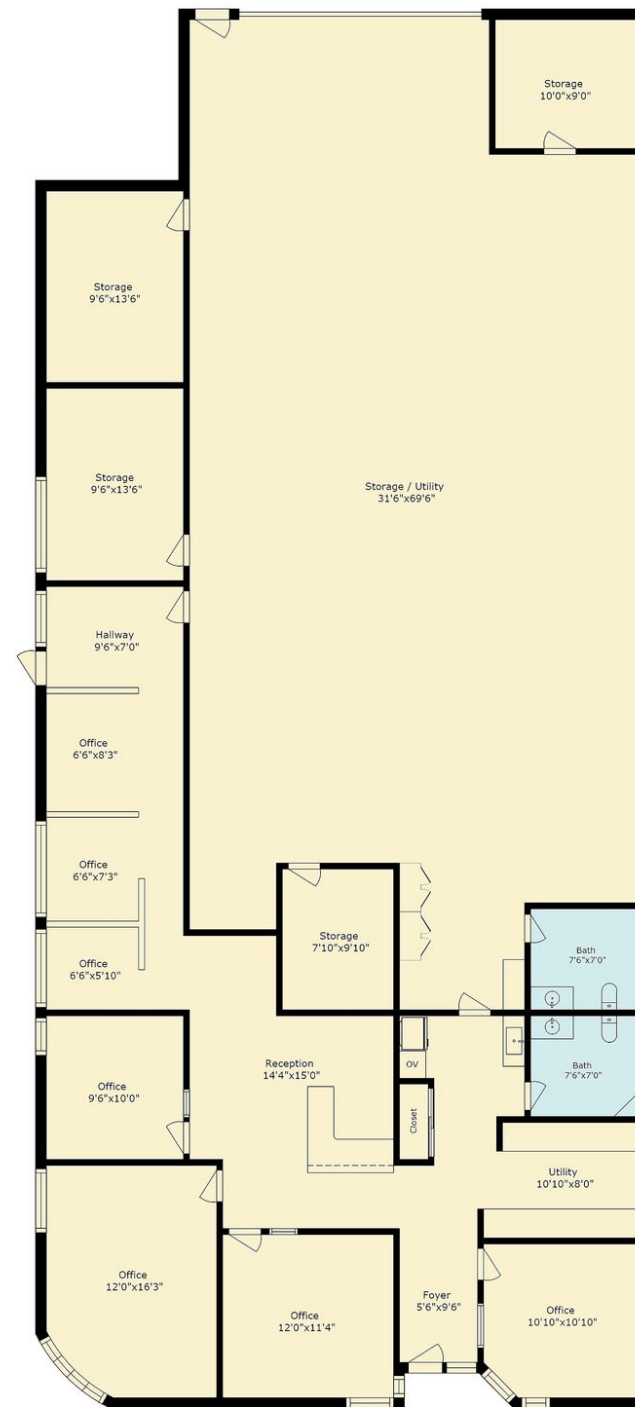
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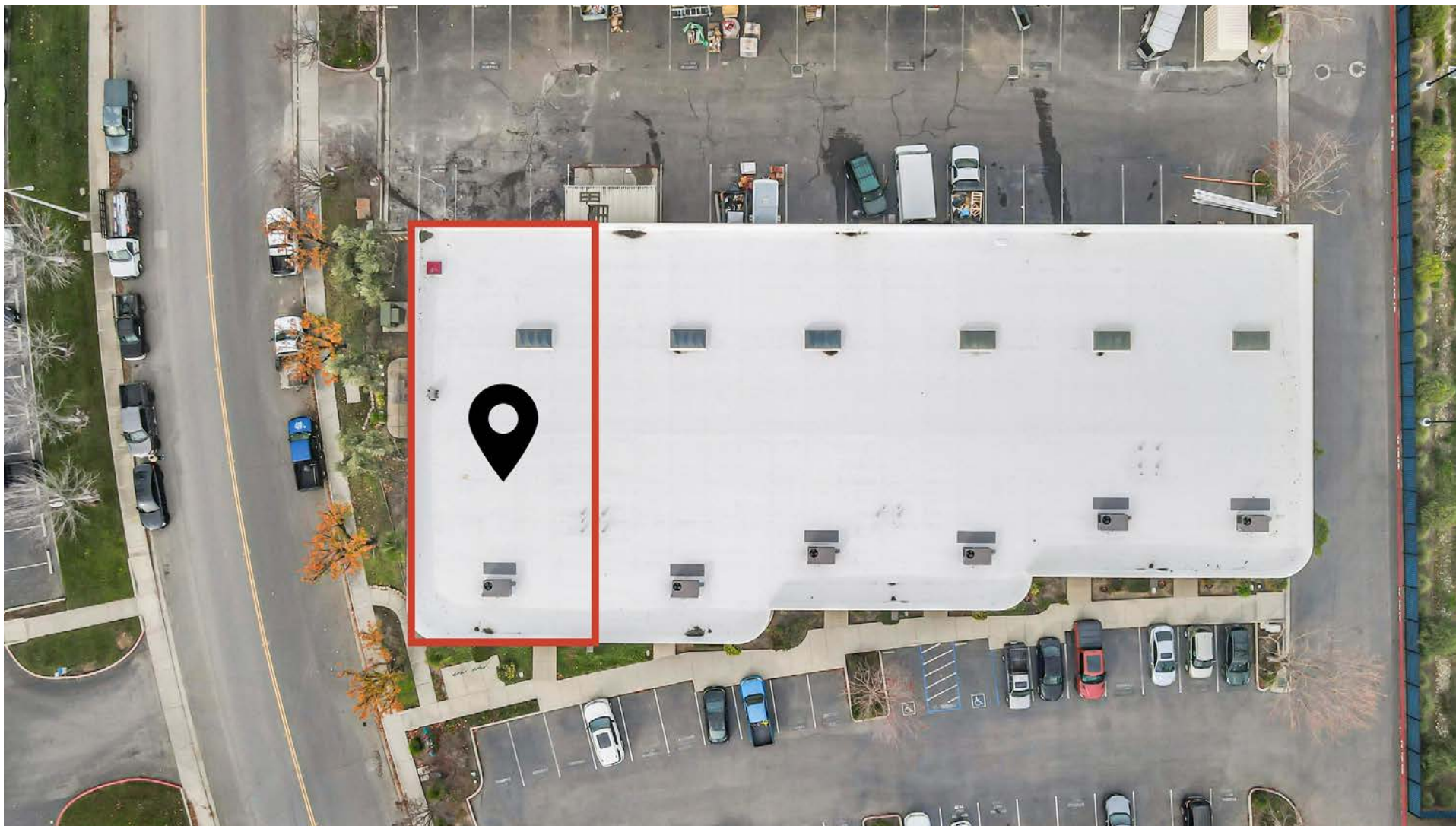


TOTAL: 3676 sq.ft.

Floor 1: 3676 sq.ft.

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Floorplan based on Matterport scan. Measurements deemed reliable but not guaranteed.



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