

For Lease | Heavily Improved and Highly Versatile  
Light Industrial/Manufacturing Space



±31,666 SF Available

263 S Vasco Road | Livermore, CA

### Highlights

- ±31,666 SF available
- ±7,000 SF office
- 15 ton bridge crane
- Power: 1,000 Amps 480/277 Volts, 3 phase
- ±900 SF bonus shed with roll up door
- Clear span warehouse
- 28' clear height
- 2 dock high doors with levelers
- 1 grade level door – 16'x14'
- Distributed power throughout premises
- Direct access to I-580
- Retail amenities across the street
- Zoned I-3 (Heavy Industrial)
- S Vasco Road, traffic counts 36,552 ADT
- Excellent wholesale location with high visibility
- 31 parking stalls
- \$0.24 2024 NNN operating expense

ELLIS PARTNERS



Contact Brokers

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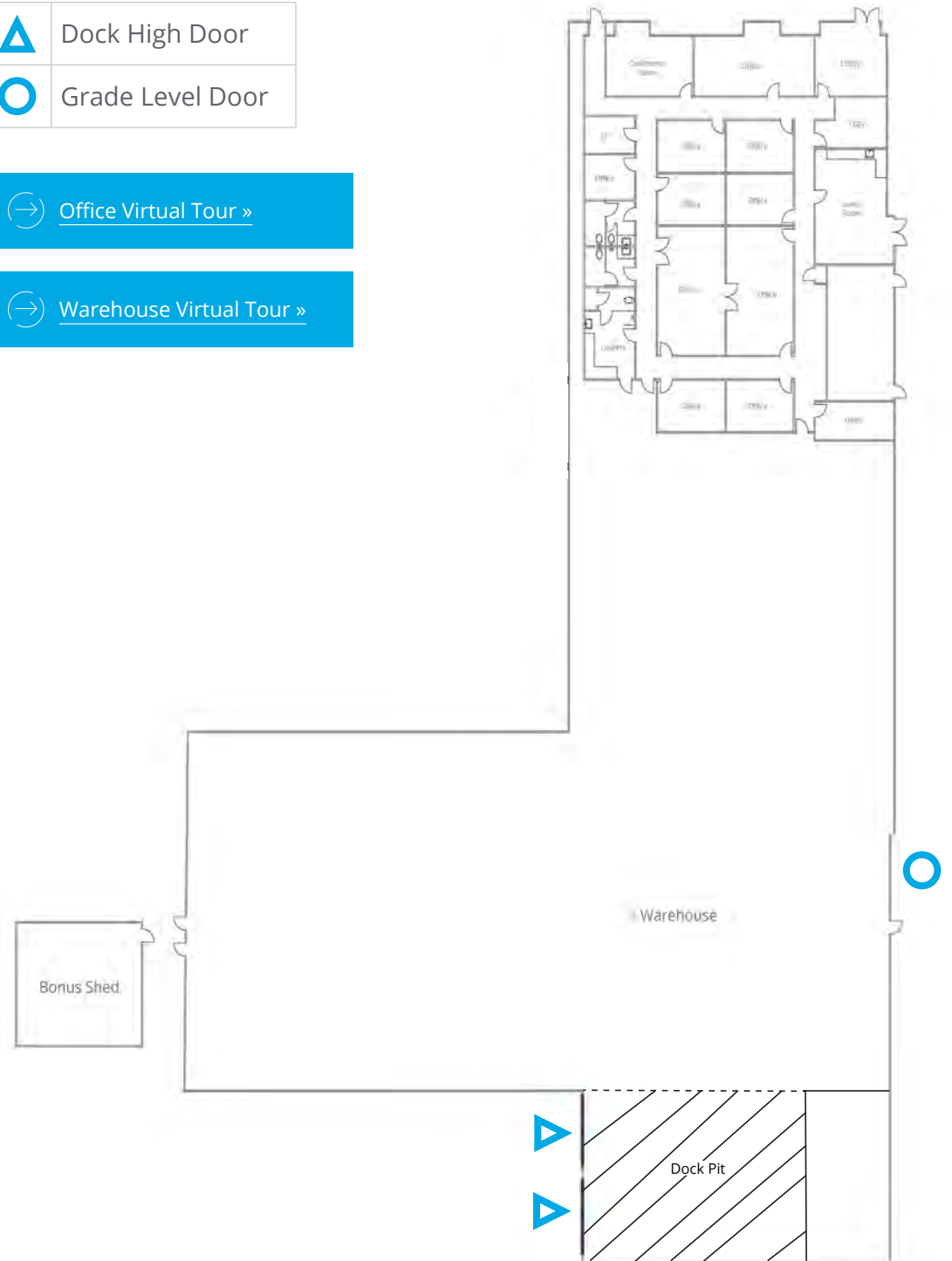
# Floor Plan



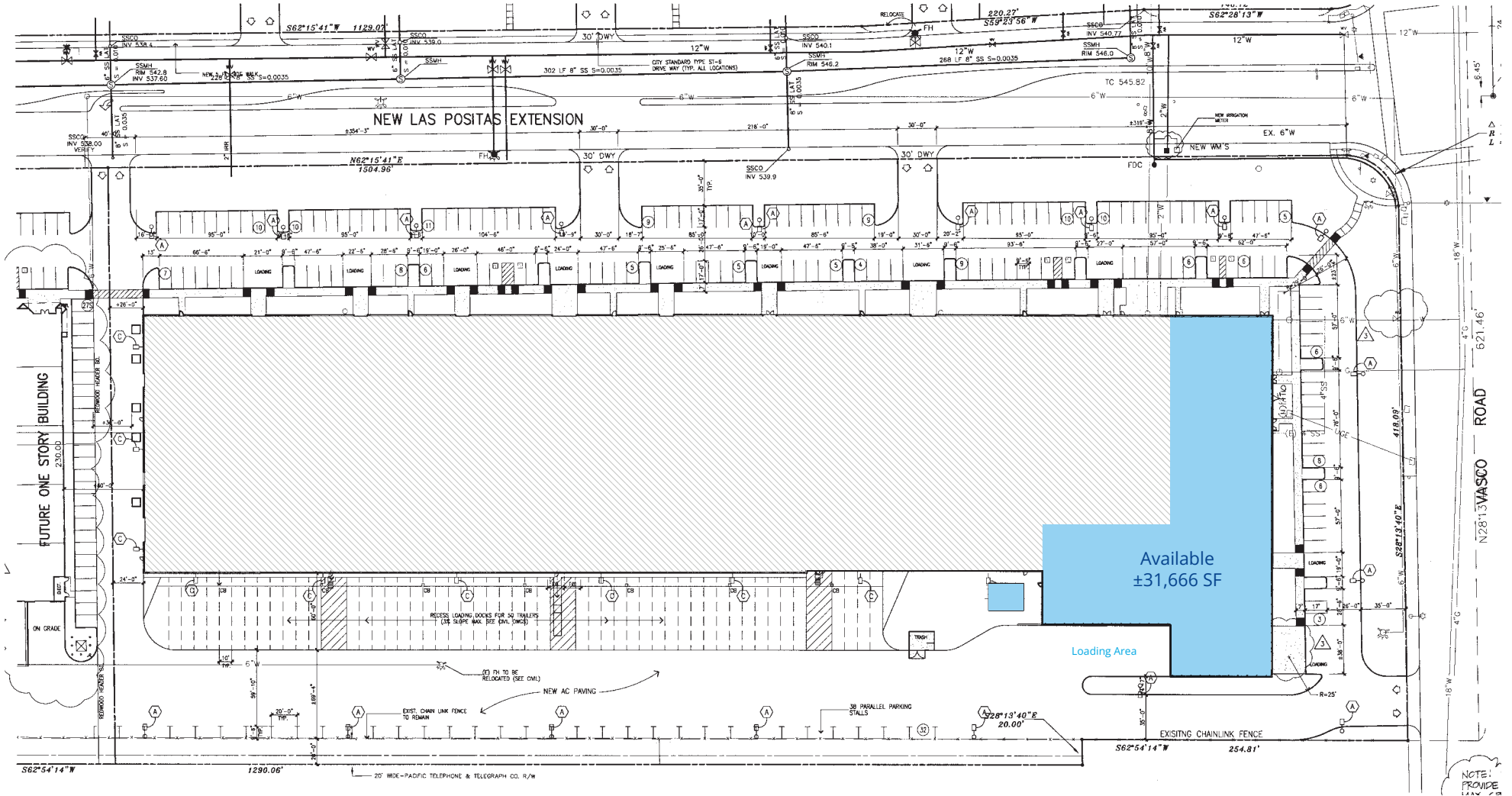
	Dock High Door
	Grade Level Door

[→ Office Virtual Tour »](#)

[→ Warehouse Virtual Tour »](#)

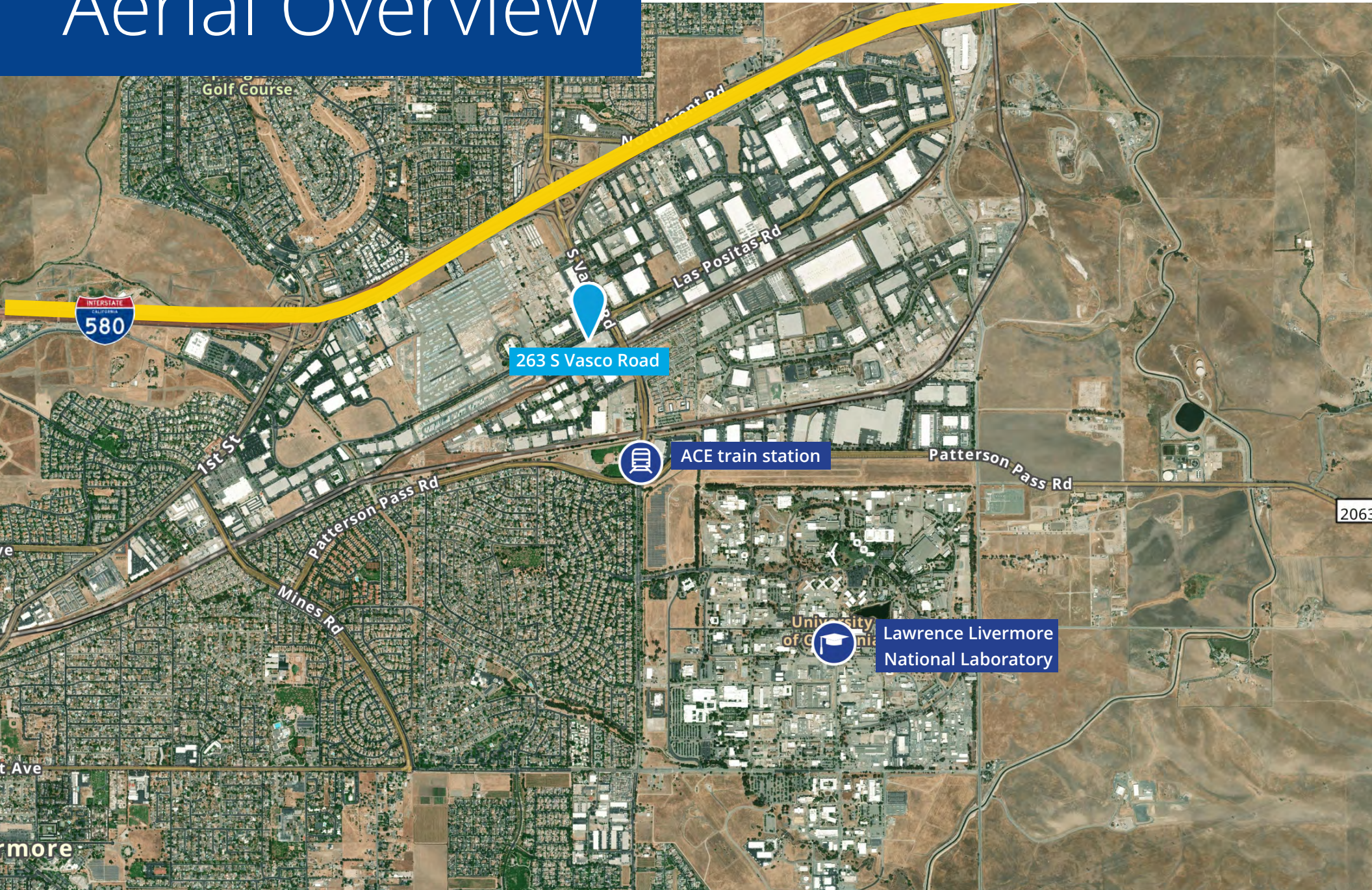


# Site Plan



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# Aerial Overview



263 S Vasco Road



ACE train station



Lawrence Livermore National Laboratory

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