

Industrial Buildings | For Sublease

**CBRE**

# Two Industrial Buildings

7432 - 7480 Las Positas Rd, Livermore, CA

[www.cbre.com/walnut-creek](http://www.cbre.com/walnut-creek)

**Total SF: 59,808 SF | Lot Size: 6.35 Ac | Fully Paved and Fenced**



Two Industrial Buildings Totaling 59,808 SF on 6.35 Acres:  
Fully Paved and Fenced  
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## Project Features

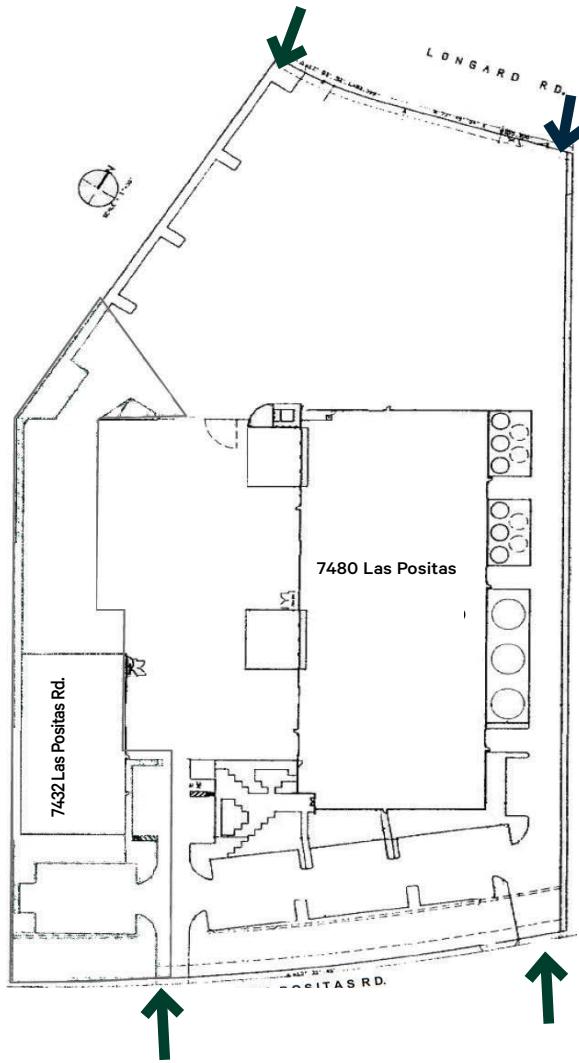
- + ±12,000 SF and ±47,808 SF
- + Lot Size: ±6.35 Acres
- + 21'-24' Clear Height
- + Zoning: I-3 (Heavy Industrial)
- + ±2 AC Paved, Secured truck or trailer parking
- + Multiple site access
- + Lease Rate: \$1.10/SF/Mo. NNN
- + Operating Expenses: \$0.24
- + Credit Sublessor
- + Lease Expiration Date is 12/31/30.

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# Floor Plan



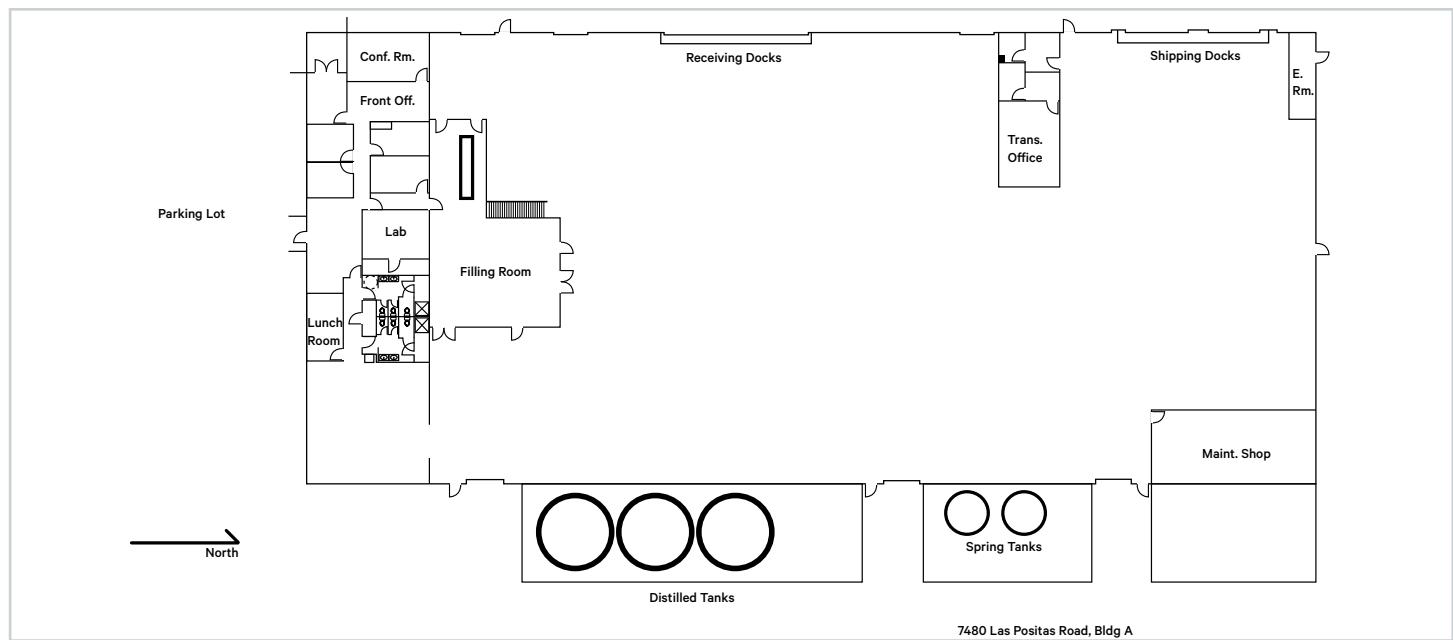
## Available Space

### 7480 Las Positas Rd

Building Size	47,808 SF
Office Space	$\pm 4,000$ SF
Power	2000A, 277/480V
Clear Height	$\pm 24$
Grade Doors	8
Dock Doors	8

### 7432 Las Positas Rd

Building Size	12,000 SF
Office Space	$\pm 300$ SF
Power	225A, 277/480V
Clear Height	$\pm 15'$
Grade Doors	2
Parking	22 Stalls
Yard Size	$\pm 0.25$ Acres (Fenced & Gated)

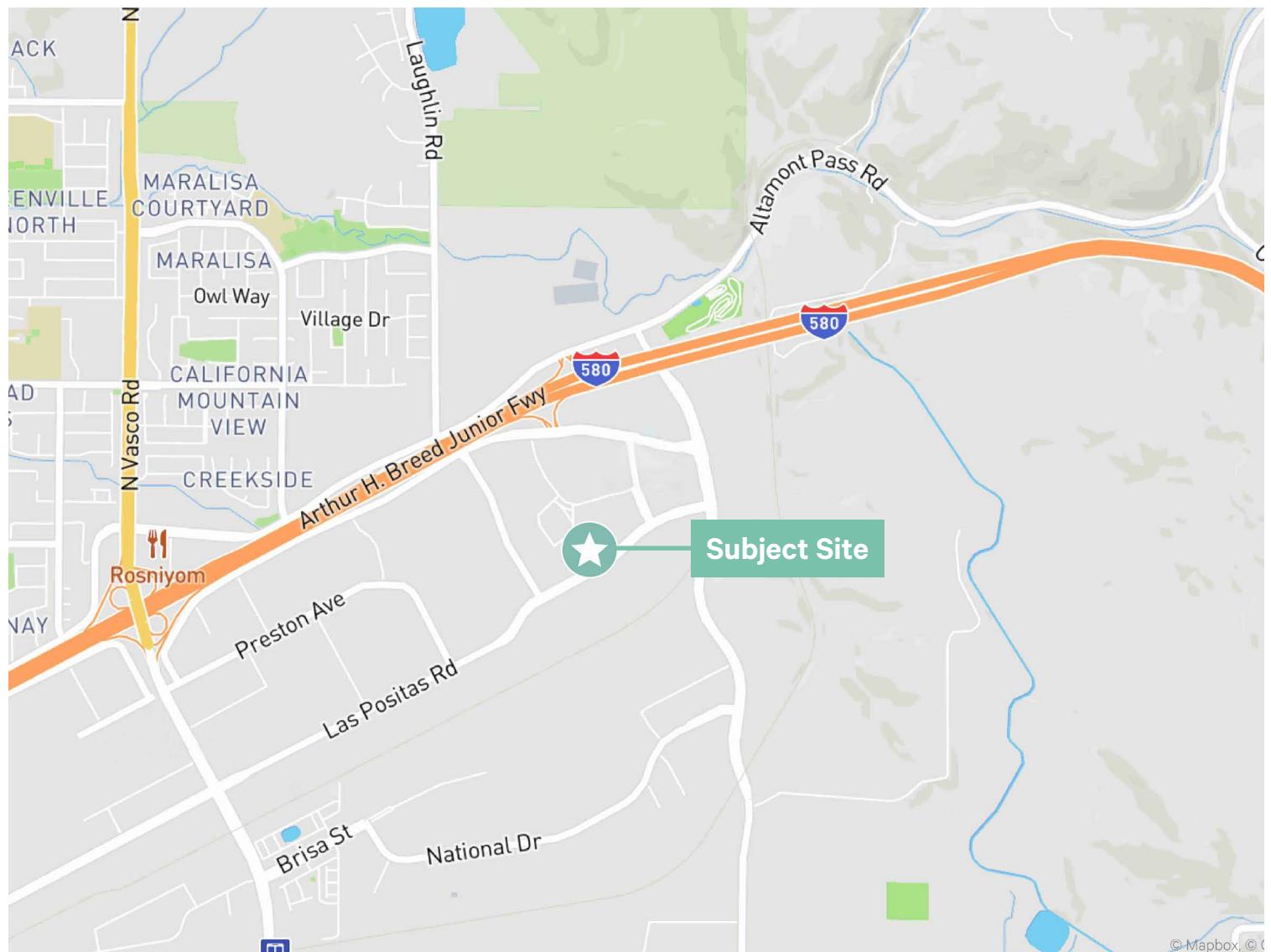


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## Contact Us

### Robert Ferraro

Executive Vice President  
T +1 510 874 1910  
bob.ferraro@cbre.com  
Lic. #00949584

### Michael Barry

Executive Vice President  
T +1 510 874 1926  
michael.barry@cbre.com  
Lic. #00950054

### Adam Ebner

Senior Vice President  
T +1 925 251 4606  
adam.ebner@cbre.com  
Lic. 01213890

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