



For Lease | Light Industrial & Office Complex

# Alder Creek Business Center

2021 Las Positas Court | Livermore, CA

## Highlights

- ±73,314 SF light industrial & office complex
- Clear height 14'6 to 17'10
- 12' by 12' grade-level doors
- 2.7/1,000 SF parking
- 120/208V three-phase electrical
- Comcast and AT&T fiber available
- Retail amenities nearby
- Easy freeway access
- CAM charge \$0.20/SF
- Security gates

## Contact Brokers

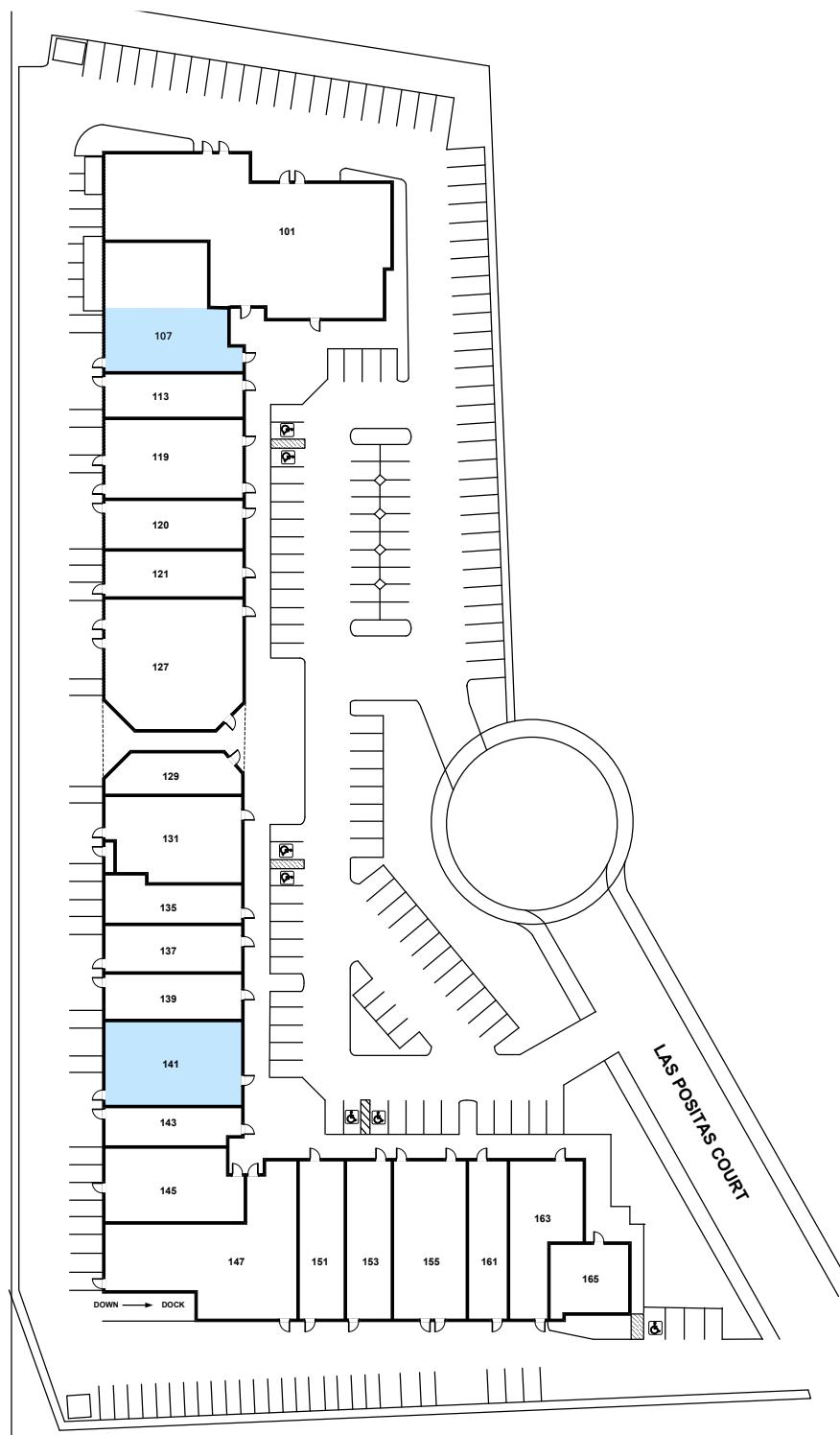
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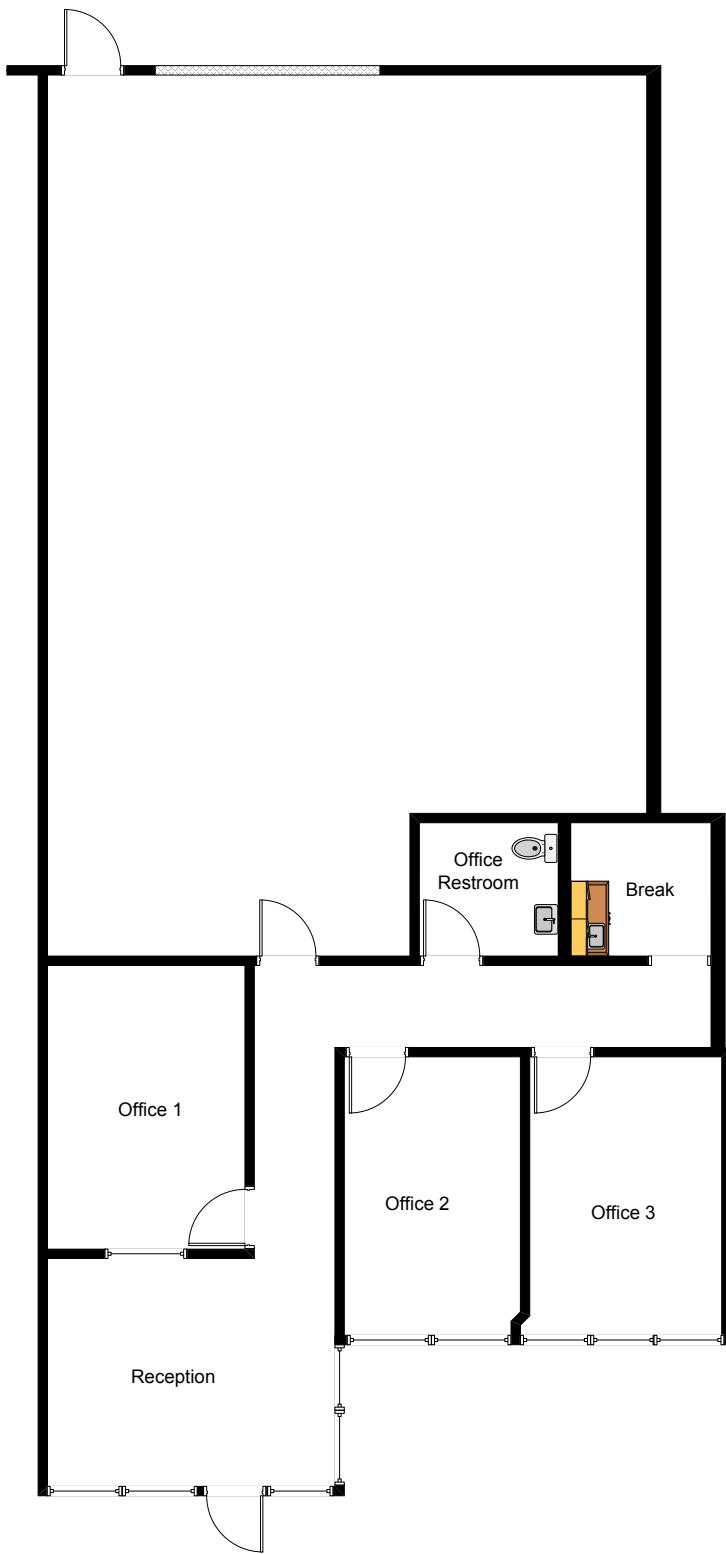
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# Site Plan



# Floor Plan



## Suite 107 | ±2,581 RSF

**Loading** 1 grade-level roll-up door

**Description** Reception, three privates, warehouse, restroom, & break room

**Rental Rate** \$1.50/SF IG  
\$0.20/SF/mo CAM charge

**Available** Novemeber 1, 2025

# Floor Plan

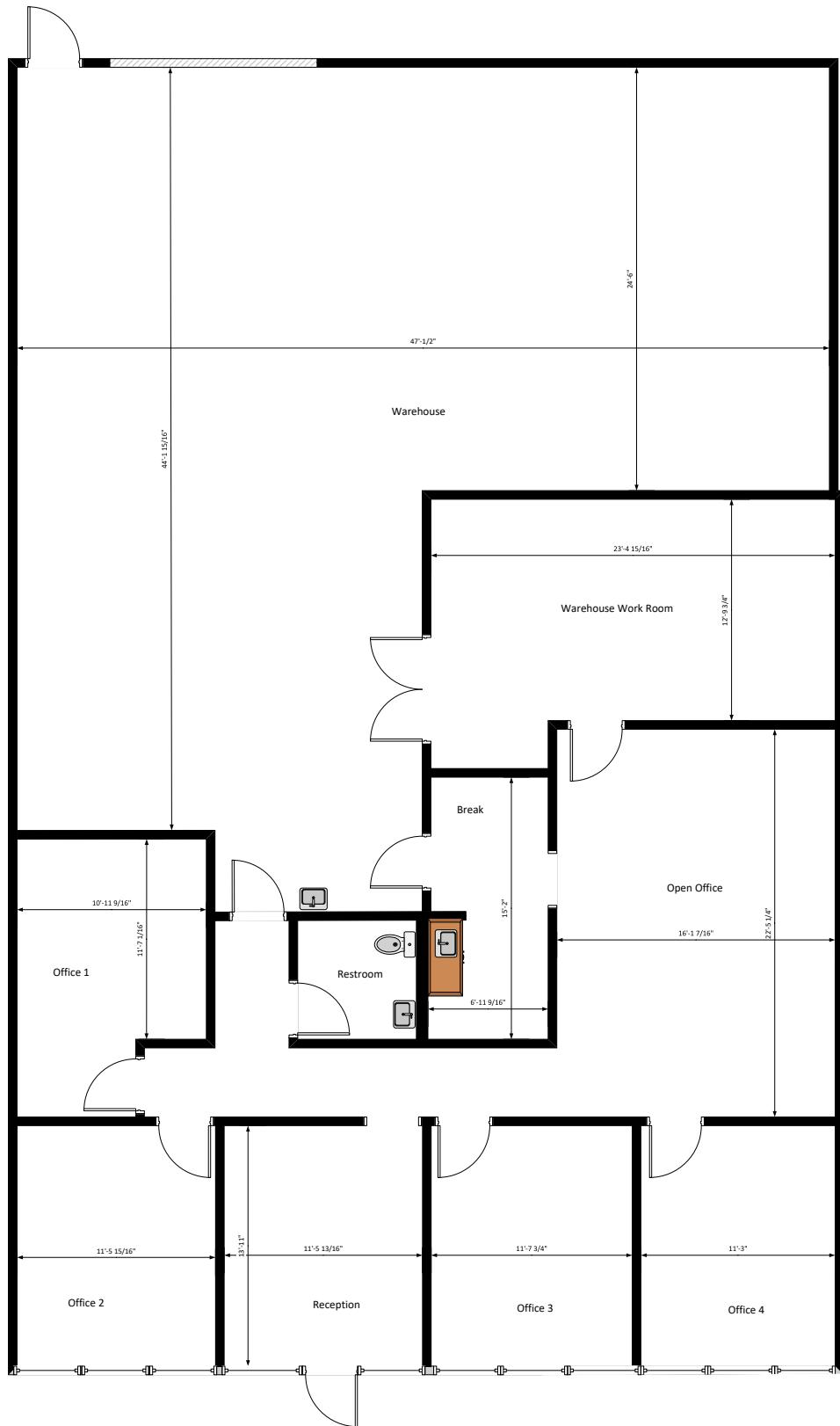
Suite 141 | ±3,979 RSF

**Loading** 1 grade-level roll-up door

**Description** Reception, four privates, & warehouse. Potential to remove some office

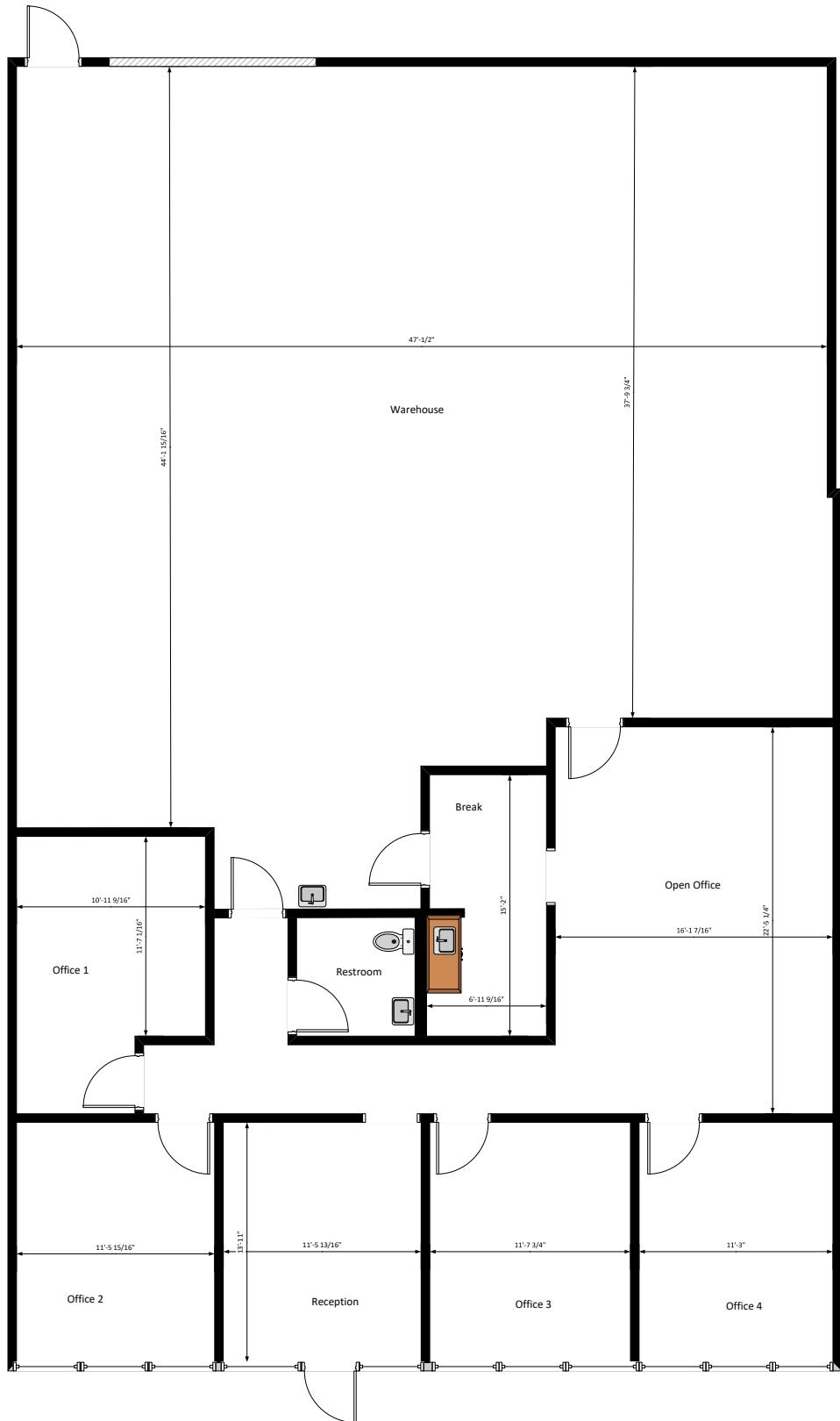
**Rental Rate** \$1.50/SF IG  
\$0.20/SF/mo CAM charge

**Available** January 1, 2026

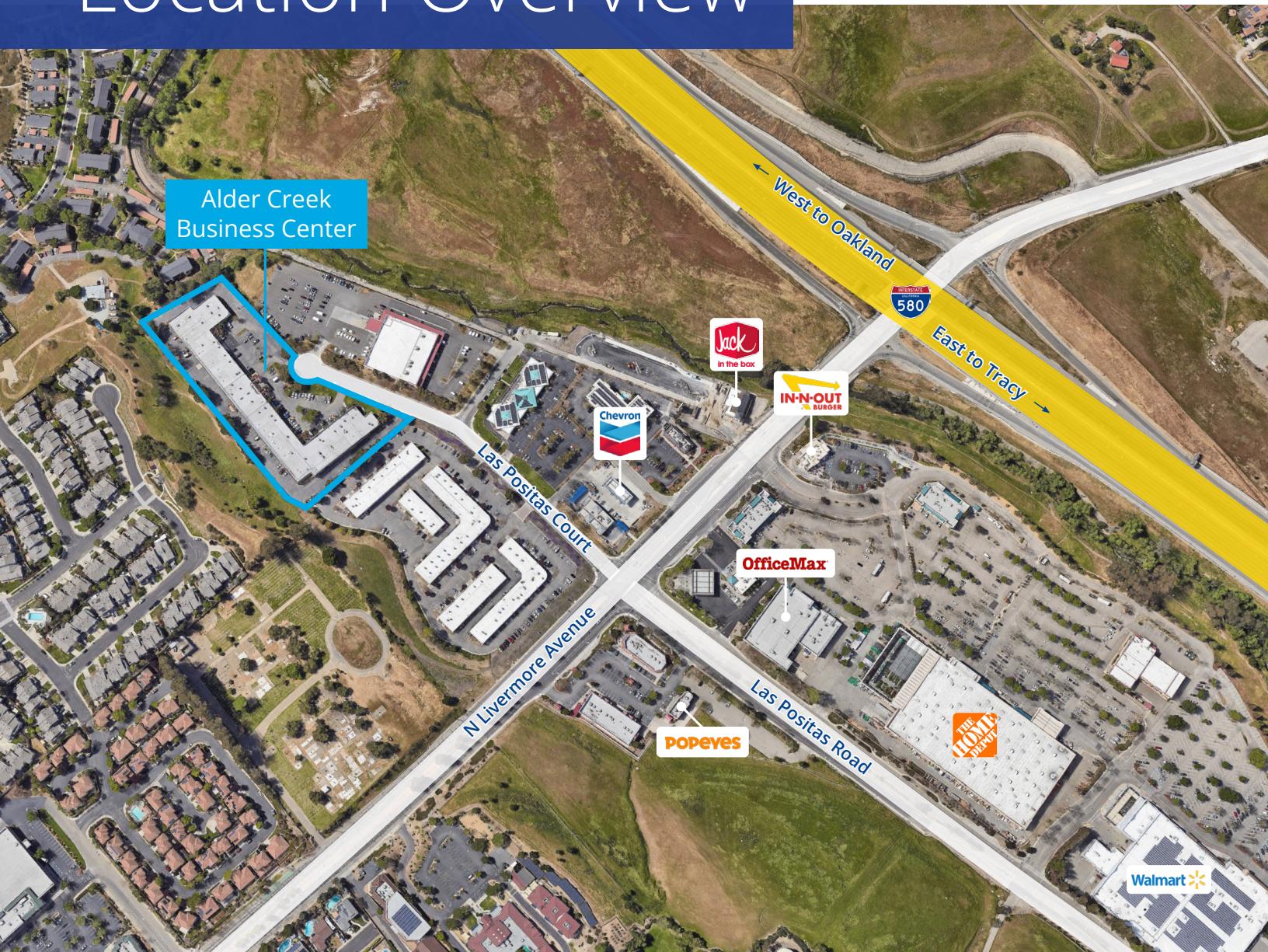


## Alternate Floor Plan

Suite 141 | ±3,979 RSF

**Loading** 1 grade-level roll-up door**Description** Reception, four privates, & warehouse. Potential to remove some office**Rental Rate** \$1.50/SF IG  
\$0.20/SF/mo CAM charge**Available** January 1, 2026

# Location Overview



## Location Highlights



Easy access  
to I-580



Less than 2 miles to  
downtown Livermore



**26.2 miles**  
to OAK  
**33.4 miles**  
to SJC  
**44.3 miles**  
to SFO