

**For Lease** | Light Industrial & Office Complex

# Alder Creek Business Center

2021 Las Positas Court | Livermore, CA

## Highlights

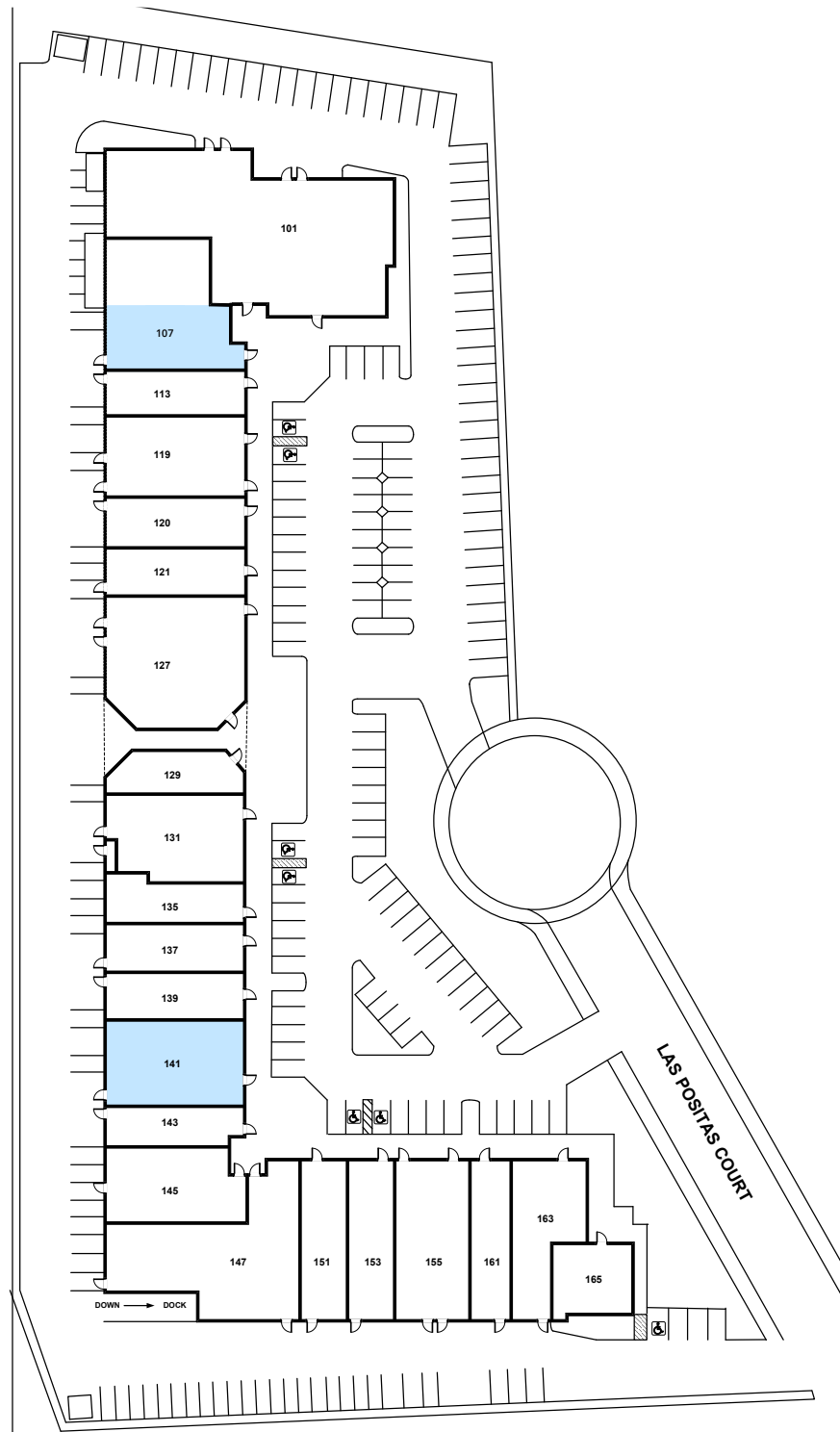
- ±73,314 SF light industrial & office complex
- Clear height 14'6" to 17'10"
- 12' by 12' grade-level doors
- 2.7/1,000 SF parking
- 120/208V three-phase electrical
- Comcast and AT&T fiber available
- Retail amenities nearby
- Easy freeway access
- CAM charge \$0.20/SF
- Security gates

## Contact Brokers

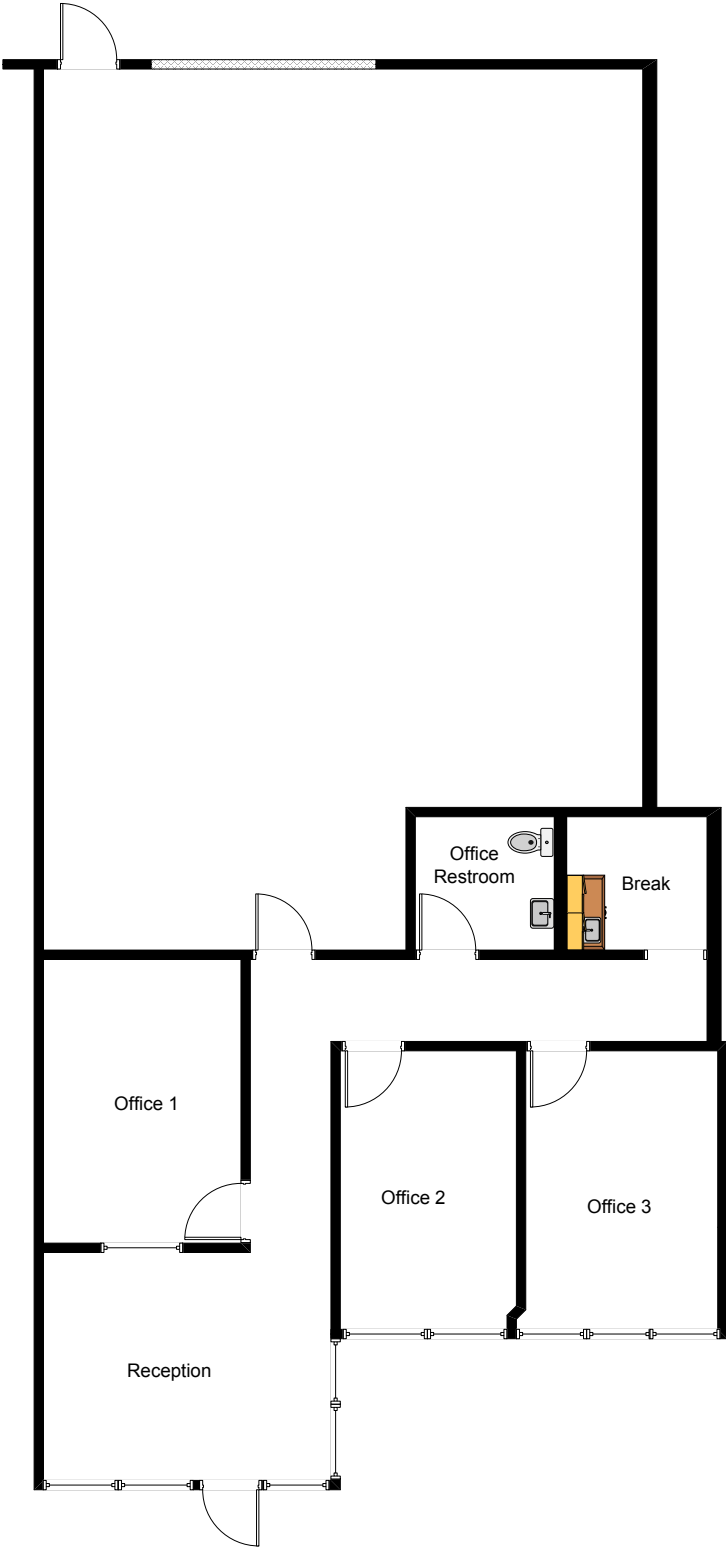
**George Wineinger**  
Senior Vice President  
CA License No. 00878573  
george.wineinger@colliers.com  
+1 925 227 6214

**Michael Lloyd, SIOR**  
Executive Vice President  
CA License No. 00924182  
michael.lloyd@colliers.com  
+1 925 227 6208

# 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

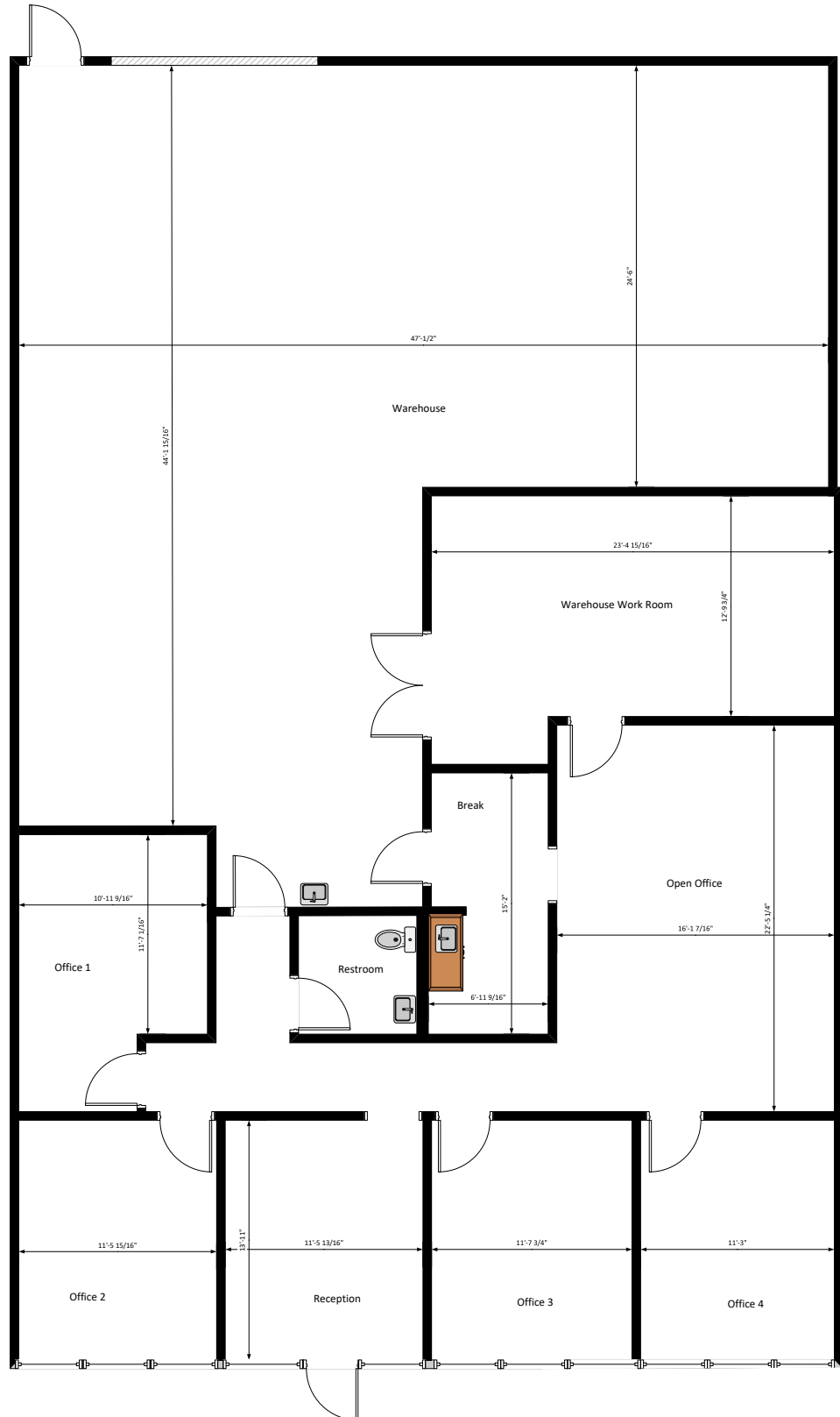
Suite 141 | ±3,979 RSF

**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

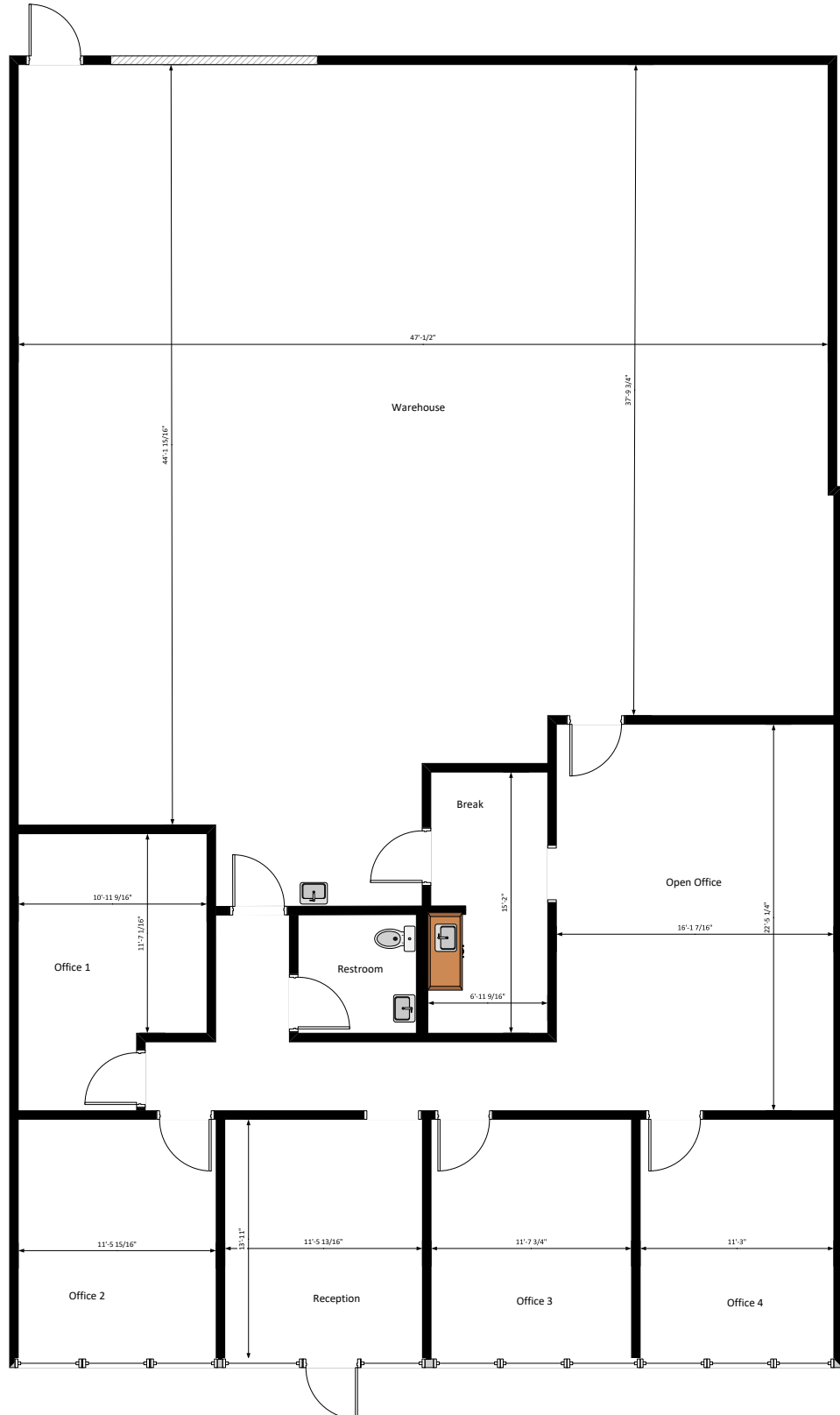
Suite 141 | ±3,979 RSF

**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