



Colliers

Exclusive Listings Summary

Pleasanton/Tri-Valley

Industrial Availabilities

Prepared By

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COLLIERS EXCLUSIVES

OCTOBER 03, 2023

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016303250 - N



**2214 Cement Hill Rd
Fairfield, CA 94533**

Property Type: Land
 Property Subtype: Industrial
 Property SF: 767,092
 Lot Size: 17.61 Acres
 Construction Status: Potential Development
 Available Date: Immediate
 Occupied?: No
 Territory: FAI-Fairfield
 APN: 0166-110-190, 0167-210-190

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Acres Avail / Div. - Cont.:

FEATURES: Highway Access - I-80
 Security - Cameras and Fenced
 Yard - Gravel (Existing & Planned)

BROKERAGE:

30,000 Colliers
 Industrial John Salamida 925-430-5825

PROPERTY DESCRIPTION

TBD Future residential development property, currently zoned MG-1/2 located in Solano County. This property lies within the City of Fairfield's Train Station Area Specific Plan and is currently being viewed as future residential development

LEASE NOTES

±5 acres, ±217,800 SF Industrial Yard For Lease (Divisible). Industrial Uses Permitted, Including Parking or Equipment and Material Storage. Improvements to Suit. Pricing – Call Broker

2



1016306246 - Y



**790 Chadbourne Rd, Suite A
Fairfield, CA 94534**

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 23,800
 Lot Size: 2.63 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1997
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: FAI-Fairfield
 APN: 0028-230-440

FOR LEASE

Available SF:
 Office BuildOut SF:
 R&D/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Monthly Parking:
 Parking Type:
 Dock High Doors:
 Grade Level Doors:
 Clear Height (min - max):

FEATURES: Breakroom
 Conference Room - Large
 Private Office - 4
 Restrooms - 2 (with showers)
 Server/IT Room
 Sprinklers: ESFR -
 Yard - Fenced, Shared in back

BROKERAGE:

15,420 Colliers
 5,090 John Salamida 925-430-5825
 10,330

LEASE NOTES

R&D/Flex Office/Warehouse Space. End unit with ±33% office buildout. Large mezzanine above partial office areas. 4 private offices, breakroom, TBD large conference room, (2) restrooms, server room, dock and grade, TBD \$0.00 fence shared yard (in rear). Landlord will consider removing office to expand warehouse area. Ample Parking in the front, side and rear of suite.

Surface 1
 1
 20' - 22'

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016303247 - Y



Busch Business Park
780 Chadbourne Rd, Suite A
Fairfield, CA 94534

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 23,800
 Lot Size: 1.63 Acres
 Construction Status: Existing
 Year Built: 1997
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: FAI-Fairfield
 APN: 0028-230-450

FOR LEASE

Available SF: 8,500
 Avail Subtype: R&D/Flex
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 20' - 22'
 Phase: 3

FEATURES: Breakroom - 1
 Conference Room - Large
 Private Office - 6
 Reception Area
 Restrooms - 2
 Sprinklers: ESFR

BROKERAGE:

8,500 [Colliers](#)
 R&D/Flex [John Salamida](#) 925-430-5825

LEASE NOTES

TBD End Unit with 6 Private Office, 1 Breakroom, Large Conference Room, and Two Restrooms. 20-22" clear height with 1 Grade Level Door.
 20' - 22' Ample Parking in the Front, Side and Rear of Suite. Landlord will consider removing office to expand warehouse area.

4



1016304537 - Y



Barrington Business Park
2552 Barrington Ct Bldg. A
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 88,920
 Lot Size: 2.00 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward North
 APN: 438-0101-019

FOR LEASE

Available SF: 3,500
 Office BuildOut SF: 1,800
 Light Industrial SF: 1,700
 Avail Subtype: Light Industrial
 Rental Rate: \$1.40 NNN
 Expenses: \$0.25
 Rent + Expenses: \$1.65 PSF
 Parking Ratio: 2.8 / 1000
 Grade Level Doors: 1
 Clear Height (min - max): 18' - 18'
 Amps ; Volts: 200 ; 277/480
 Phase: 3

FEATURES: Breakroom
 Highway Access - Hwy 92, I-880
 Private Office - 4
 Restrooms - 2
 Sprinklers
 Yard - Secure and gated rear yards

BROKERAGES:

3,500 [Colliers](#)
 1,800 [Joe Yamin, SIOR](#) 510-433-5812
 1,700 [Sean Sabarese](#) 510-433-5803
[Greig Lagomarsino, SIOR](#) 510-433-5809

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016309926 - Y



Barrington Business Park
2570 Barrington Ct Bldg. A
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 88,920
 Lot Size: 2.00 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward North
 APN: 438-0101-019

FOR LEASE

Available SF: 3,500
 Office BuildOut SF: 1,575
 Light Industrial SF: 1,925
 Avail Subtype: Light Industrial
 Rental Rate: \$1.40 NNN
 Expenses: \$0.25
 Rent + Expenses: \$1.65 PSF
 Parking Ratio: 2.8 / 1000
 Grade Level Doors: 1
 Clear Height (min - max): 18' - 18'
 Amps ; Volts: 200 ; 277/480
 Phase: 3

BROKERAGES:

Colliers
 Joe Yamin, SIOR 510-433-5812
 Sean Sabarese 510-433-5803
 Greig Lagomarsino, SIOR 510-433-5809

FEATURES: Highway Access - Hwy 92, I-880
 Private Office - 3
 Reception Area
 Sprinklers
 Yard - Secure and gated rear yards

6



1016309929 - Y



Barrington Business Park
2628 Barrington Ct Bldg. B
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 49,360
 Lot Size: 9.06 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward North

FOR LEASE

Available SF: 7,200
 Office BuildOut SF: 1,200
 Light Industrial SF: 6,000
 Avail Subtype: Light Industrial
 Rental Rate: \$1.40 NNN
 Expenses: \$0.25
 Rent + Expenses: \$1.65 PSF
 Grade Level Doors: 3
 Clear Height (min - max): 18' - 18'
 Amps ; Volts: 400 ; 120/208

BROKERAGES:

Colliers
 Joe Yamin, SIOR 510-433-5812
 Sean Sabarese 510-433-5803
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION
 CTU construction.

FEATURES: Reception Area
 Sprinklers

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016310719 - Y



Crocker South - Konica
31164 Huntwood Ave
Hayward, CA 94544

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 60,300
 Lot Size: 4.02 Acres
 Construction Status: Existing
 Year Built: 1980
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward South
 APN: 475-0020-058

FOR LEASE

Available SF: 60,032
 Office BuildOut SF: 18,866
 Light Industrial SF: 41,166
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 2.0 / 1000
 Dock High Doors: 3
 Grade Level Doors: 3
 Clear Height (min - max): 20'
 Column Spacing: 20'w x 49'd
 Amps ; Volts: 2,000 ; 277/480
 Phase: 3

BROKERAGE:

Colliers
 Joe Yamin, SIOR 510-433-5812
 Grant Diede 510-433-5854

PROPERTY DESCRIPTION

Located in the prestigious Hayward Crocker South Industrial Park. High image building with extensive glass line. Immediate access to I-880 via the Whipple Road interchange and highly visible location on Huntwood Avenue.

FEATURES: Sprinklers
 Yard - 1 Acre

8



1016304017 - Y



Hikari
2804 McCone Ave
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 15,500
 Lot Size: 0.69 Acre
 Construction Status: Existing
 Year Built: 1985
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward North
 APN: 439-0101-054-00

FOR LEASE

Available SF: 15,500
 Office BuildOut SF: 2,500
 Light Industrial SF: 13,000
 Avail Subtype: Light Industrial
 Rental Rate: \$1.75 IG
 Expenses: TBD
 Parking Ratio: 2.0 / 1000
 Dock High Doors: 1
 Grade Level Doors: 2
 Clear Height (min - max): 16' - 18'
 Amps ; Volts: 600 ; 120/208

BROKERAGE:

Colliers
 Joe Yamin, SIOR 510-433-5812
 Grant Diede 510-433-5854

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9

Industrial Blvd. Business Center
28312 Industrial Blvd, Suite G
Hayward, CA 94545



1016307787 - Y



Property Type: Industrial
 Property Subtype: Incubator
 Property SF: 41,000
 Lot Size: 0.60 Acre
 Construction Status: Existing
 Year Built: 1982
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: INDUSTRIAL
 Territory: OAK-Hayward Eden Landing

FOR LEASE

Available SF: 3,147
 Avail Subtype: Light Industrial, Warehouse
 Rental Rate: \$1.55 GR
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15'
 Amps ; Volts: 100 ; 208

FEATURES: Highway Access - Excellent access to

I-880 and CA-92
 Private Office - 1
 Reception Area - 1

BROKERAGE:

Colliers
 Joe Yamin, SIOR
 510-433-5812

LEASE NOTES

Professional Office Space
 Ample Parking

10

6767 Preston Ave
Livermore, CA 94551-8529



1016302577 - Y



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 33,252
 Lot Size: 2.17 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2000
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Vasco
 APN: 099B-8104-027-00

FOR LEASE

Available SF: 20,580
 Office BuildOut SF: 3,214
 Warehouse/Distribution SF: 17,366
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$1.15 NNN
 Expenses: \$0.23
 Rent + Expenses: \$1.38 PSF
 Parking Ratio: 2.3 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Dock High Doors: 2
 Grade Level Doors: 2
 Clear Height (min - max): 24' - 26'
 Amps ; Volts: 800 ; 277/480
 Passenger/Freight Elevators: 0/0

FEATURES: Highway Access - I-580 via S Vasco or Greenville Rd

BROKERAGE:

Colliers
 George Wineinger
 925-227-6214

LEASE NOTES

Office/Warehouse Space.
 • ±3,214 SF Office (two story)
 • ±600 SF Unfinished Mezzanine
 • 2 Grade Level Doors
 • 2 Dock High Doors
 • Parking Ratio: 2.3/1,000
 • 24'-26' Clear Height
 • Power: 277/480 V, 800 Amps

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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**2133 Research Dr, Suite 11
Livermore, CA 94550**



1016307333 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 28,820
 Lot Size: 1.73 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1981
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Vasco

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Amps ; Volts:

FEATURES: Sprinklers

BROKERAGE:

1,400 Colliers
 Light Industrial [George Wineinger](#)

925-227-6214

PROPERTY DESCRIPTION

A Light Industrial Complex. Units divisible to 1,200± square feet. Grade level doors. Fully fire sprinklered.

LEASE NOTES

4
 \$0.00 Light Industrial Complex. Reception, office and warehouse. Part of a 20-unit light industrial complex.

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**2133 Research Dr, Suite 18
Livermore, CA 94550**



1016307334 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 28,820
 Lot Size: 1.73 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1981
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Vasco

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Amps ; Volts:

FEATURES: Sprinklers

BROKERAGE:

1,450 Colliers
 Light Industrial [George Wineinger](#)

925-227-6214

PROPERTY DESCRIPTION

A Light Industrial Complex. Units divisible to 1,200± square feet. Grade level doors. Fully fire sprinklered.

LEASE NOTES

4
 \$0.00 Light Industrial Complex. Reception, office and warehouse. Part of a 20-unit light industrial complex.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

13

**1001 Shannon Ct, Suite A
Livermore, CA 94550**



1016310336 - N



FLYER



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 28,004
 Lot Size: 2.26 Acres
 Construction Status: Existing
 Construction Material: Concrete
 Year Built: 1988
 Floors: 1
 Available Date: 11/01/2023
 Occupied?: Yes
 Zoning: I-3, Livermore
 Territory: PLS-LIV Vasco
 APN: 099A-1475-017-00

FOR LEASE

Available SF: 5,681
 Office BuildOut SF: 2,400
 Light Industrial SF: 3,281
 Avail Subtype: Light Industrial
 Rental Rate: \$1.65 IG
 Expenses: TBD
 Parking Ratio: 2.1 / 1000
 Parking Spaces: 72
 Monthly Parking: \$0.00
 Parking Type: Surfaced
 Grade Level Doors: 3
 Clear Height (min - max): 18' - 18'
 Amps ; Volts: 1,600 ; 120

FEATURES: Sprinklers
 Yard - ±2,500 SF Fenced and gated

BROKERAGE:

5,681 [Colliers](#)
 2,400 [George Wineinger](#) 925-227-6214
 3,281 [Michael Lloyd, SIOR](#) 925-227-6208

LEASE NOTES

Industrial Condo with 3 private offices, conference room, breakroom.
 ±2500 SF fenced and gate yard.

Avail: Nov-2023

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**1218 Stealth St
Livermore, CA 94551-9354**



1016309468 - N



FLYER



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 25,541
 Lot Size: 1.20 Acres
 Construction Status: Existing
 Year Built: 2002
 Floors: 2
 Available Date: 1/01/2024
 Occupied?: Yes
 Territory: PLS-LIV Airport
 APN: 099-1331-044

FOR LEASE

Available SF: 7,790
 Office BuildOut SF: 1,000
 Light Industrial SF: 6,790
 Avail Subtype: Light Industrial
 Rental Rate: \$1.55 GR
 Expenses: \$0.03
 Rent + Expenses: \$1.58 PSF
 Parking Ratio: 3.0 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 20' - 22'
 Amps ; Volts: 600 ; 120/208

FEATURES: Miles To Airport - 27.9 miles to OAK
 Sprinklers - .60 GPM/1000
 Yard - Sm Yard Available

BROKERAGE:

7,790 [Colliers](#)
 1,000 [Michael Lloyd, SIOR](#) 925-227-6208

LEASE NOTES

- ±7,790 SF Available
- ±6,790 SF Warehouse, 1,000± SF Office
- ±2,000 SF Additional Mezzanine
- One (1) Dock Door
- One (1) 12' x 12' Grade Level Door
- 20' - 22' Clear Height
- Power: 600 Amp 3-phase 120/208 Volt
- 2 accessible restrooms
- 0.60 GPM Sprinkler Density
- Small Yard Space Possible
- Available: January 1, 2024

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

15

**235 Wright Brothers Ave
Livermore, CA 94551-9496**



1016300292 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 7,379
 Lot Size: 0.56 Acre
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1998
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-LIV Airport
 APN: 099-1342-016

FOR LEASE

Available SF: 7,379
 Office BuildOut SF: 1,600
 Light Industrial SF: 5,779
 Avail Subtype: Light Industrial
 Rental Rate: \$1.60 IG
 Expenses: TBD
 Parking Spaces: 14
 Monthly Parking: \$0.00
 Parking Type: On-Site / Paved
 Grade Level Doors: 2
 Clear Height (min - max): 20' - 20'
 Amps ; Volts: 400 ; 120/208
 Phase: 3
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Private Office - 3
 Restrooms - 2
 Sprinklers
 Yard - Gated

BROKERAGE:

Colliers
 George Wineinger
 925-227-6214

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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Airport Executive Center
51 E Airway Blvd Bldg B
Livermore, CA 94551



1016258850 - Y



Property Type: Office
 Property Subtype: R&D/Flex
 Property SF: 33,570
 Lot Size: 2.27 Acres
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 2006
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Airport
 APN: 099-1331-024-04

FOR LEASE

Available SF: 33,570
 Min - Max Divisibility: 1,500 - 67,140
 Avail Subtype: R&D/Flex
 Rental Rate: TBD
 Expenses: TBD
 Monthly Parking: \$0.00
 Parking Type: On-Site / Surface
 Clear Height (min - max): 17' - 17'
 Amps ; Volts: 125 ;
 Phase: 3

FEATURES: Highway Access - I-580 via Airway Blvd
 Private Office - Multiple
 Sprinklers

BROKERAGE:

Colliers
 John Salamida 925-430-5825

PROPERTY DESCRIPTION

Airport Executive Center is conveniently located at the gateway to Livermore, where Highway 84 and Airway Blvd intersect - next to the Livermore airport. Commuters will appreciate the accessibility and convenience to Highways 580 & 680, plus abundance of nearby shopping and entertainment. The center is minutes away from the Livermore Valley Wine Country and is a high visibility location with a beautiful architectural design and landscaping.

LEASE NOTES

Prime Location-Freeway Visible With Immediate Access to 580 Freeway and 84 Interchange.

- Two building campus options up to 67,140 SF available
- Suites ranging from 16,785, 33,570 (Single Building), 50,355, 67,140
- Small options available within the business park starting at 1,500 SF
- New construction - Office/Flex R&D property
- Shell complete and ready for tenant design and build to suit
- Extensive window lines-Floor to ceiling
- Secured courtyard with warehouse access or private staging areas
- Ample Parking throughout Business park available
- Will deliver turnkey - Pricing quoted on build plan

Asking rate could be \$1.10 psf NNN with \$0.20 OpEx, with small TI's - Broker does not know

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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Airport Executive Center
95 E Airway Blvd Bldg C
Livermore, CA 94551



1016258851 - Y



Property Type: Office
 Property Subtype: R&D/Flex
 Property SF: 33,570
 Lot Size: 2.27 Acres
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 2006
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Airport
 APN: 099-1331-024-04

FOR LEASE

Available SF: 33,570
 Min - Max Divisibility: 1,500 - 67,140
 Avail Subtype: R&D/Flex
 Rental Rate: TBD
 Expenses: TBD
 Monthly Parking: \$0.00
 Parking Type: On-Site / Surface
 Clear Height (min - max): 17' - 17'
 Amps ; Volts: 125 ;
 Phase: 3

FEATURES: Highway Access - I-580 via Airway Blvd
 Private Office - Multiple
 Sprinklers

BROKERAGE:

Colliers
 John Salamida 925-430-5825

PROPERTY DESCRIPTION

Airport Executive Center is conveniently located at the gateway to Livermore, where Highway 84 and Airway Blvd intersect - next to the Livermore airport. Commuters will appreciate the accessibility and convenience to Highways 580 & 680, plus abundance of nearby shopping and entertainment. The center is minutes away from the Livermore Valley Wine Country and is a high visibility location with a beautiful architectural design and landscaping.

LEASE NOTES

Prime Location-Freeway Visible With Immediate Access to 580 Freeway and 84 Interchange.

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- Suites ranging from 16,785, 33,570 (Single Building), 50,355, 67,140
- Small options available within the business park starting at 1,500 SF
- New construction - Office/Flex R&D property
- Shell complete and ready for tenant design and build to suit
- Extensive window lines-Floor to ceiling
- Secured courtyard with warehouse access or private staging areas
- Ample Parking throughout Business park available
- Will deliver turnkey - Pricing quoted on build plan

Asking rate could be \$1.10 psf NNN with \$0.20 OpEx, with small TI's - Broker does not know

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016307792 - Y



Alder Creek
2021 Las Positas Ct, Suite 107
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 73,314
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1988
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Vasco
 APN: 099-0100-045-00

FOR LEASE
 Available SF: 2,581
 Avail Subtype: Light Industrial
 Rental Rate: \$1.55 IG
 Expenses: \$0.18
 Rent + Expenses: \$1.73 PSF
 Parking Ratio: 2.7 / 1000
 Parking Spaces: 256
 Monthly Parking: \$0.00
 Parking Type: Surfaced
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 18'
 Amps ; Volts: ; 120/208
 Phase: 3

FEATURES: Breakroom - 1
 Fiber Optics - Comcast & ATT Fiber On Site
 Highway Access - I-580 / N Livermore Ave
 Miles To Airport - 26.61 miles to OAK
 Private Office - 3
 Reception Area - 1
 Restrooms - 1
 Sprinklers

BROKERAGE:
 2,581 Colliers
 Light Industrial [George Wineinger](#) 925-227-6214
 \$1.55 IG [Michael Lloyd, SIOR](#) 925-227-6208

PROPERTY DESCRIPTION

- ±73,314 SF Light Industrial & Office complex
- Superior landlord with 24/7 service
- 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 \$0.18/SF
- Rear access gates

LEASE NOTES
 Reception, 3 private offices, restroom and breakroom. One (1) grade level. Comcast & AT&T Fiber on-site.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016310148 - N



Arroyo Business Center
4603 Las Positas Rd , Suite A/B
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 65,340
 Construction Status: Existing
 Year Built: 1998
 Floors: 1
 Occupied?: Yes
 Zoning:
 Website:
 Territory: PLS-LIV Vasco
 APN: 099-1349-06

FOR LEASE
 Available SF: 32,812
 Min - Max Divisibility: 32,812 - 47,762
 Avail Subtype: Light Industrial
 Rental Rate: \$1.15 NNN
 Expenses: \$0.26
 Rent + Expenses: \$1.41 PSF
 Parking Ratio: 1.0 / 1000
 Parking Spaces: 66
 Monthly Parking: \$0.00
 Parking Type: Surface
 Dock High Doors: 4
 Grade Level Doors: 3
 Clear Height (min - max): 20' - 20'
 Amps ; Volts: 1,000 ; 480/277
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:
 32,812 Colliers
 32,812 - 47,762 Michael Lloyd, SIOR
 Light Industrial
 \$1.15 NNN
 \$0.26
 \$1.41 PSF
 1.0 / 1000
 66
 \$0.00
 Surface
 4
 3 Suites A/B: ±32,812 SF
 20' - 20' Suite D: ±17,578 SF - LEASED
 1,000 ; 480/277 Suite E: ±14,950 SF
 1/ Suits A/B/D: ±47,762 SF

BROKERAGE:
 Colliers
 Michael Lloyd, SIOR
 925-227-6208

LEASE NOTES
 Flexible demising availability.
 • Clear Height: 20'
 • 12 Dock High Doors
 • 6 Grade Level Doors
 • 3 Phase Power: 2,000 Amps @ 480/277 Volts
 • Parking Ratio: 1/1,000
 *More upon request

FEATURES: Miles To Airport - 28.3 miles to OAK
 Sprinklers

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016301915 - N



FLYER



Arroyo Business Center
4603 Las Positas Rd , Suite D
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 65,340
 Construction Status: Existing
 Year Built: 1998
 Floors: 1
 Occupied?: Yes
 Zoning:
 Website:
 Territory: PLS-LIV Vasco
 APN: 099-1349-06

FOR LEASE

Available SF: 14,950
 Min - Max Divisibility: 14,950 - 47,762
 Office BuildOut SF: 2,990
 Light Industrial SF: 11,960
 Avail Subtype: Light Industrial
 Rental Rate: \$1.15 NNN
 Expenses: \$0.26
 Rent + Expenses: \$1.41 PSF
 Lease Expiration Date: 02/28/2024
 Parking Ratio: 1.0 / 1000
 Parking Spaces: 15
 Monthly Parking: \$0.00
 Parking Type: Surface
 Dock High Doors: 2
 Grade Level Doors: 2
 Clear Height (min - max): 20' - 20'
 Amps ; Volts: 200 ; 480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Sprinklers

BROKERAGE:

Colliers
 Michael Lloyd, SIOR

925-227-6208

LEASE NOTES

- 20% office buildout
 - Bay Size is 130' x 115"
 - Campus setting with extensive landscaping
 - Fully sprinklered
 - Excellent access to I-580
 - Has mechanical assembly
- Contiguous with adjacent suites totaling ±47,762 SF.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

21



1016305995 - Y



Gateway Business Park
6611 Preston Ave , Suite A
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 150,075
 Lot Size: 8.35 Acres
 Construction Status: Existing
 Year Built: 1997
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-LIV Vasco
 APN: 099B-8104-023-02

FOR LEASE

Available SF:
 Office BuildOut SF:
 Warehouse/Distribution SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Monthly Parking:
 Parking Type:
 Dock High Doors:
 Grade Level Doors:
 Clear Height (min - max):
 Column Spacing:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Conference Room - 2
 Kitchen/Kitchenette
 Private Office - 3
 Skylights - Throughout
 Sprinklers

BROKERAGE:

27,600 Colliers
 4,272 Michael Donnelly, SIOR 925-227-6241
 23,328 Mike Carrigg, SIOR 925-227-6220

LEASE NOTES

TBD ±4,272 SF office, 3 private offices, 2 conference rooms, kitchen, open
 TBD office, 1 Grade | 4 Docks

PROPERTY FEATURES

- Easy access to I-680
- Ample on-site parking
- Typical column spacing: 60' x 57'
- 28' minimum clear height
- Dock & grade level loading
- Skylights throughout

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

22



1016310238 - Y



Gateway Business Park
6611 Preston Ave , Suite C
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 150,075
 Lot Size: 8.35 Acres
 Construction Status: Existing
 Year Built: 1997
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-LIV Vasco
 APN: 099B-8104-023-02

FOR LEASE

Available SF: 20,700
 Office BuildOut SF: 2,000
 Warehouse/Distribution SF: 18,700

Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.5 / 1000
 Monthly Parking: \$0.00
 Parking Type: On-Site / Paved
 Dock High Doors: 2
 Grade Level Doors: 2
 Clear Height (min - max): 28' - 28'
 Column Spacing: 60'w x 57'd
 Amps ; Volts: 200 ; 480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:
 Colliers
 Michael Donnelly, SIOR 925-227-6241
 Mike Carrigg, SIOR 925-227-6220

LEASE NOTES
 2 private offices, 2 conference rooms, open office, 2 grades, 2 docks.

PROPERTY FEATURES

- Easy access to I-680
- Ample on-site parking
- Typical column spacing: 60' x 57'
- 28' minimum clear height
- Dock & grade level loading
- Skylights throughout

FEATURES: Skylights - Throughout
 Sprinklers

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

23



1016305157 - N



FLYER



Greenville Business Center
7640 Las Positas Rd
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 25,728
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1999
 Floors: 1
 Available Date: 1/01/2024
 Occupied?: Yes
 Territory: PLS-LIV Vasco
 APN: 099B-8110-054

FOR LEASE

Available SF: 5,482
 Office BuildOut SF: 548
 Light Industrial SF: 4,934
 Avail Subtype: Light Industrial
 Rental Rate: \$1.65 IG
 Expenses: TBD
 Parking Ratio: 2.2 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surfaced
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 20' - 20'
 Amps ; Volts: 1,200 ; 480

BROKERAGE:

Colliers
 Mike Carrigg, SIOR 925-227-6220
 Michael Donnelly, SIOR 925-227-6241

PROPERTY DESCRIPTION

Newly developed industrial business center with four high identity buildings, each on a separate parcel. Excellent freeway access, close to commercial services. Extensive full height perimeter glass. Attractively landscaped common areas with bay sizes from 1,800 to 7,344 s.f. High quality tenant improvements. Secured concrete dock wells with 48 dock loadings.

LEASE NOTES

90% Warehouse with 1 Dock | 1 Grade.

FEATURES: Highway Access - I-580 via S Vasco Rd
 HVAC
 Lighting - 2' x 4' fluorescent fixtures w/ prismatic lenses
 Rail Service - No
 Roof Type - Metal truss panelized roof system.
 Wood deck w/ 4 ply 20 yr built up roof
 Sprinklers - Centrally monitored

24



1016309743 - Y



FLYER



Hirst Building
527 Leisure St
Livermore, CA 94551-5148

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 14,352
 Lot Size: 0.89 Acre
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 2000
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Vasco
 APN: 099B-8103-049, 099B-8103-046,
 099B-8103-042, 099B-8103-043, 099B-8103-044,
 099B-8103-045

FOR LEASE

Available SF: 2,100
 Avail Subtype: Light Industrial
 Rental Rate: \$1.60 IG
 Expenses: TBD
 Parking Ratio: 2.1 / 1000
 Parking Spaces: 30
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 200 ; 208
 Phase: 3

BROKERAGE:

Colliers
 George Wineinger 925-227-6214

LEASE NOTES

Reception, private office, restroom. Insulated warehouse with roll-up door.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

25

Livermore Airport Business Center
239 Boeing Ct
Livermore, CA 94550



1016310889 - N



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 8,320
 Lot Size: 0.46 Acre
 Construction Status: Existing
 Year Built: 1997
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Airport

FOR LEASE

Available SF: 8,320
 Office BuildOut SF: 2,200
 Light Industrial SF: 6,120
 Avail Subtype: Light Industrial
 Rental Rate: \$1.55 IG
 Expenses: \$0.03
 Rent + Expenses: \$1.58 PSF
 Parking Ratio: 1.5 / 1000
 Parking Spaces: 12
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 2
 Clear Height (min - max): 17' - 17'
 Amps ; Volts: 400 ; 208

FEATURES: Private Office - 2
 Restrooms - 2
 Sprinklers
 Storage
 Yard

BROKERAGE:

8,320 [Colliers](#)
 2,200 [Michael Lloyd, SIOR](#) 925-227-6208

PROPERTY DESCRIPTION

Light Industrial 8,320 has been leased to Truform Metals.

LEASE NOTES

Light Industrial space for Lease. ±2,200 SF of mezzanine.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

26



1016308389 - N



Livermore Airport Business Center II
350 Sonic Ave Lot 12, Suite 2nd Flr
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 42,764
 Lot Size: 2.23 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2001
 Floors: 2
 Available Date: 1/01/2024
 Occupied?: Yes
 Zoning: PD Industrial, City of Livermore
 Territory: PLS-LIV Airport

FOR LEASE

Available SF: 9,000
 Office BuildOut SF: 9,000
 Avail Subtype: Light Industrial
 Rental Rate: \$0.95 GR
 Expenses: TBD
 Floor Num: 2
 Parking Ratio: 1.2 / 1000
 Parking Spaces: 64
 Monthly Parking: \$0.00
 Parking Type: Surface
 Phase: 3
 Passenger/Freight Elevators: 1/0
FEATURES: Conference Room - Large
 Kitchen/Kitchenette
 Private Office - 8
 Restrooms - 3 1-Private w/ Shower
 Sprinklers
 Workstations/Cubicles - 63

BROKERAGE:

9,000 [Colliers](#)
 9,000 [Michael Lloyd, SIOR](#) 925-227-6208

PROPERTY DESCRIPTION

Light Industrial
 \$0.95 GR
 TBD
 2
 1.2 / 1000
 64
 \$0.00

LEASE NOTES

- 2nd Floor Office Space.
- Stairs & elevator access
- All office furniture included
- 8 private offices
- Large Conference room (12'11" X 28'03")
- 63 work stations
- Kitchenette
- Three (3) Bathrooms
- Men's bathroom
- Women's bathroom
- Private Bathroom with shower
- Plenty of parking

Tenant pays for water, electricity, and janitorial

27



1016308917 - N



Livermore Airway Business Park
Armstrong St
Livermore, CA 94551

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 56,140
 Lot Size: 2.92 Acres
 Construction Status: Planned
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Airport
 APN: 904-0004-067

FOR LEASE

Available SF: 56,140
 Min - Max Divisibility: 28,070 - 56,140
 Avail Subtype: Manufacturing
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 75
 Monthly Parking: \$0.00
 Parking Type: Surface
 Dock High Doors: 6
 Grade Level Doors: 2
 Clear Height (min - max): 30' - 32'
 Amps ; Volts: 4,000 ; 480
 Phase: 3

BROKERAGE:

56,140 [Colliers](#)
 28,070 - 56,140 [Michael Lloyd, SIOR](#) 925-227-6208
 Manufacturing [Mike Carrigg, SIOR](#) 925-227-6220
 TBD [Michael Donnelly, SIOR](#) 925-227-6241

LEASE NOTES

- 75 New Planned Advanced Manufacturing Building in Livermore. ±56,140 SF divisible to ±28,070 SF on ±2.92 acres. 36 skylights. Ability for 8,200 SF of roof-mounted solar panels. Column spacing varies. EV charging stations: 8 initial stalls with 8 future stalls.

FEATURES: Parking: EV Stations - 8 stalls (8 future)
 Skylights - 36
 Sprinklers

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

28

North Canyons Business Center
3025 Independence Dr , Suite C
Livermore, CA 94550



1016308030 - Y



Property Type: Office
 Property Subtype: R&D/Flex
 Property SF: 16,768
 Lot Size: 5.06 Acres
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-LIV West
 APN: 905-0009-034

FOR LEASE
 Available SF: 2,415
 Office BuildOut SF: 2,415
 Avail Subtype: R&D/Flex
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 3.8 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 1,600 ; 277/480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room
 Highway Access - I-580
 Private Office - 8
 Restrooms - 2
 Sprinklers

BROKERAGE:
 2,415 [Colliers](#)
 2,415 [Mike Carrigg, SIOR](#) 925-227-6220
[Michael Donnelly, SIOR](#) 925-227-6241

LEASE NOTES
 • Potential layout to include warehouse with grade level door.
 • Currently 100% office, but has option for 10% warehouse buildout in back of suite.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

29

North Canyons Business Center
3037 Independence Dr , Suite G
Livermore, CA 94550



1016292848 - Y



Property Type: Office
 Property Subtype: R&D/Flex
 Property SF: 17,888
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-LIV West
 APN: 905-0009-034

FOR LEASE
 Available SF: 2,736
 Office BuildOut SF: 2,052
 R&D/Flex SF: 684
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio: 3.8 / 1000
 Parking Spaces: 10
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 5
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 1,600 ; 277/480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Private Office - 2
 Reception Area
 Restrooms - 2
 Sprinklers

BROKERAGE:

2,736 Colliers
 2,052 Mike Carrigg, SIOR 925-227-6220
 684 Michael Donnelly, SIOR 925-227-6241

PROPERTY DESCRIPTION

R&D/Flex \$2.00 MG
 A six building industrial project. 3.5 miles from Hacienda Business Park. Close to broad range of housing alternatives. Attractive views of entire valley. Excellent freeway access and visibility. Minutes from Livermore Airport.

LEASE NOTES

- 75% office buildout.
- Six office/flex buildings totaling ±105,820 SF
- Superior access to I-580 off Airway Blvd.
- Grade level loading doors
- Prominent signage
- "Class A" improvements
- All units have seperately metered utilities
- Tenant Improvement dollars available
- Flexible lease terms

30

Vasco Commons
6254 Preston Ave Bldg A
Livermore, CA 94551



1016310899 - N



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 28,416
 Lot Size: 1.80 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2000
 Floors: 1
 Available Date: 1/01/2024
 Occupied?: Yes
 Zoning: PD
 Territory: PLS-LIV Vasco
 APN: 99B-5875-35

FOR LEASE
 Available SF: 1,824
 Avail Subtype: Light Industrial
 Rental Rate: \$1.15 NNN
 Expenses: \$0.44
 Rent + Expenses: \$1.59 PSF
 Parking Ratio: 2.6 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 10
 Clear Height (min - max): 14' - 14'
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Sprinklers

BROKERAGE:

1,824 Colliers
 Light Industrial Michael Donnelly, SIOR 925-227-6241
 \$1.15 NNN Mike Carrigg, SIOR 925-227-6220

LEASE NOTES

- 35% office buildout. Avail: Jan-2024
- Immediate access to I-580
- Parking Ratio: 2.55/1,000

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

31



1016290646 - Y



**897 Ames Ave
Milpitas, CA 95035**

Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 8,750
 Lot Size: 0.94 Acre
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: M2
 Territory: SJC-13 Milpitas Town Center

FOR LEASE

Available SF: 8,750
 Avail Subtype: Industrial
 Rental Rate: \$1.75 NNN
 Expenses: \$0.20
 Rent + Expenses: \$1.95 PSF
 Parking Ratio: 3.0 / 1000
 Grade Level Doors: 3
 Amps ; Volts: 600 ; 480

FEATURES: Sprinklers
 Yard - Fenced

BROKERAGES:

Colliers
 Joe Yamin, SIOR 510-433-5812
 Grant Diede 510-433-5854
 Chet Barney 510-433-5811

32



1016294894 - Y



**Polvorosa Business Park
1555 Doolittle Dr Bldg. A, Suite 100
San Leandro, CA 94577**

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 92,250
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro

FOR LEASE

Available SF: 2,722
 Min - Max Divisibility: 2,722 - 8,159
 Avail Subtype: R&D/Flex
 Rental Rate: \$1.50 NNN
 Expenses: \$0.439
 Rent + Expenses: \$1.939 PSF
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 1
 Clear Height (min - max): 18'

FEATURES: Conference Room
 Private Office - 3
 Sprinklers

BROKERAGE:

Colliers
 Joe Yamin, SIOR 510-433-5812

PROPERTY DESCRIPTION

This property benefits from convenient access to Interstate 880 via the Davis Street and Marina Boulevard interchanges. Property is located within minutes for the Oakland International Airport. Well landscaped business park setting.

33



1016282420 - Y



**Polvorosa Business Park, Bldg. B
2235 Polvorosa Ave Bldg. B, Suite 200
San Leandro, CA 94577**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 22,950
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro
 APN: 079A-0541-043

FOR LEASE

Available SF: 3,881
 Avail Subtype: Light Industrial
 Rental Rate: \$1.45 NNN
 Expenses: \$0.439
 Rent + Expenses: \$1.889 PSF
 Parking Ratio: 3.0 / 1000
 Grade Level Doors: 1
 Clear Height (min - max): 18'
 Amps ; Volts: 200 ; 120/208

FEATURES: Private Office - 6
 Sprinklers

BROKERAGE:

Colliers
 Joe Yamin, SIOR 510-433-5812

PROPERTY DESCRIPTION

Polvorosa Business Park is designed for Office, Sales & Service, R&D and light industrial users. Located in San Leandro with immediate access to Interstate 880 and the Oakland International Airport. Polvorosa Business Park provides a direct link to key commercial and industrial centers throughout the entire Bay Area. It is less than 30 minutes to either San Francisco, San Jose, or the San Francisco Peninsula.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

34



1016310258 - Y



Hammer Lane Business Park
8026 Lorraine Ave
Stockton, CA 95210

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 27,550
 Lot Size: 1.72 Acres
 Construction Status: Existing
 Year Built: 1984
 Class: B
 Available Date: Immediate
 Occupied?: No
 Zoning: I-G (City of Stockton)
 Territory: SCK-Stockton March/Hammer
 APN: 090-580-05

FOR LEASE
 Available SF: 13,800
 Min - Max Divisibility: 1,195 - 6,900
 Office BuildOut SF: 2,238
 R&D/Flex SF: 11,562
 Avail Subtype: R&D/Flex
 Rental Rate: \$0.85 GR
 Expenses: TBD
 Parking Ratio: 2.0 / 1000
 Grade Level Doors: 6
 Clear Height (min - max): 16' - 16'

FEATURES: Sprinklers

BROKERAGE:
 Colliers
 Joe Yamin, SIOR 510-433-5812

PROPERTY DESCRIPTION

Located in the Hammer Business Park consisting of four (4) light industrial multi-tenant concrete tilt-up buildings. Concrete tilt-up construction. New TPO roof installed in 2012. Parking lot re-sealed in last four years. Building painted in 2010. Located 1.5± miles west of Hwy 99 with excellent access to public transit, restaurants and retail.

35



1016309919 - Y



Clocktower Commerce Center #D
29548 Union City Blvd
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 24,815
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1990
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Union City

FOR LEASE
 Available SF: 1,313
 Avail Subtype: Light Industrial
 Rental Rate: \$2,300/Month IG
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 18'

FEATURES: Private Office
 Reception Area
 Sprinklers

BROKERAGE:
 Colliers
 Joe Yamin, SIOR 510-433-5812

PROPERTY DESCRIPTION

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

36



1016310369 - N



Dowe Business Park, Phase II
32920 Alvarado Niles Rd, Suite 240
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 113,292
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Floors: 1
 Available Date: 11/01/2023
 Occupied?: Yes
 Territory: OAK-Union City

FOR LEASE

Available SF: 8,026
 Office BuildOut SF: 1,500
 Light Industrial SF: 6,526
 Avail Subtype: Light Industrial
 Rental Rate: \$1.45 NNN
 Expenses: \$0.30
 Rent + Expenses: \$1.75 PSF
 Parking Ratio: 2.0 / 1000
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 22' - 24'
 Amps ; Volts: 400 ; 277/480

BROKERAGE:

8,026 [Colliers](#)
 1,500 [Joe Yamin, SIOR](#) 510-433-5812

PROPERTY DESCRIPTION

Dowe Business Park is the premier business park in Union City. The park provides unsurpassed amenities and convenient access to Interstate 880.

FEATURES: Sprinklers

37



1016304302 - Y



905 Cotting Ln, Suite 130B
Vacaville, CA 95688

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 23,400
 Lot Size: 1.84 Acres
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: IP
 Territory: FAI-Vacaville
 APN: 0133-020-890

FOR LEASE

Available SF: 1,800
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Parking Ratio: 2.7 / 1000
 Grade Level Doors: 2
 Clear Height (min - max): 20'
 Amps ; Volts: 100 ; 120/208
 Phase: 3

BROKERAGE:

1,800 [Colliers](#)
 Light Industrial [John Salamida](#) 925-430-5825

PROPERTY DESCRIPTION

- Two (2) Buildings totaling ±23,400 sq. ft.
- Gross Acreage: ±1.84 gross acres (±80,150 s/f)
- Zoning: Industrial Park (IP)
- Interchange Business Park Policy Plan – Area III

FEATURES: Highway Access - I-505 & I-80

Skylights - Throughout
 Sprinklers



COLLIERS EXCLUSIVES

INDUSTRIAL - FOR SUBLEASE

OCTOBER 03, 2023

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016304521 - N



**4000 Industrial Way (1.5 acre Yard)
Concord, CA 94520**

Property Type: Land
 Property Subtype: Industrial
 Property SF: 65,511
 Lot Size: 1.50 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 159-060-079-5

FOR SUBLEASE

Available SF: 65,511
 Avail Subtype: Industrial
 Rental Rate: \$15,400/Month IG
 Expenses: TBD
 Acres Avail / Div. - Cont.: 1.50
 Rent Per ACRE: \$10,267
 Lease Expiration Date: 01/31/2027

FEATURES: Highway Access - Hwy-4 & I-680
 Traffic Count - 6,645 on bates ave
 Yard - Fenced & Gated

BROKERAGE:

Colliers
 John Salamida 925-430-5825

PROPERTY DESCRIPTION

Fully gated facility for light construction, landscape, roofing, electrical, plumbing or other service facilities. Excellent Highway 4 and I-680 access

LEASE NOTES

Separate, double gated entrance and completely fenced for security. Electricity to site \$50 per month for standard usage.

2



1016307534 - Y



**22302 Hathaway Ave
Hayward, CA 94541**

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 151,587
 Lot Size: 8.23 Acres
 Construction Status: Existing
 Year Built: 1969
 Available Date: Immediate
 Occupied?: No
 Zoning: M1
 Territory: OAK-Hayward North
 APN: 429-0073-001-11

FOR SUBLEASE

Available SF: 105,000
 Avail Subtype: Manufacturing
 Rental Rate: \$0.95 IG
 Expenses: TBD
 Lease Expiration Date: 07/31/2026
 Grade Level Doors: 5
 Clear Height (min - max): 26' - 28'

FEATURES: Rail Service
 Sprinklers

BROKERAGE:

Colliers
 Joe Yamin, SIOR 510-433-5812
 Grant Diede 510-433-5854
 Mike Carrigg, SIOR 925-227-6220

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016310023 - N



Bay Center II Business Park
3857 Breakwater Ave
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 23,620
 Construction Status: Existing
 Class: A
 Floors: 1
 Available Date: 10/08/2023
 Occupied?: Yes
 Territory: OAK-Hayward Eden Landing

FOR SUBLEASE

Available SF: 17,363
 Office BuildOut SF: 8,682
 R&D/Flex SF: 8,681
 Avail Subtype: R&D/Flex
 Rental Rate: \$1.20 NNN
 Expenses: \$0.53
 Rent + Expenses: \$1.73 PSF
 Lease Expiration Date: 04/30/2026
 Parking Ratio: 3.0 / 1000
 Grade Level Doors: 3
 Clear Height (min - max): 18'
 Amps ; Volts: 1,600 ; 208/120

BROKERAGES:

Colliers
 Joe Yamin, SIOR 510-433-5812
 Rico Cheung 415-519-1749

FEATURES: Life Science -
 Sprinklers

4



1016310435 - Y



Crocker Hayward North Industrial Park
23286 Foley St
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,600
 Lot Size: 0.99 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: INDUSTRIAL
 Territory: OAK-Hayward North

FOR SUBLEASE

Available SF: 13,600
 Office BuildOut SF: 500
 Light Industrial SF: 13,100
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 10/31/2024
 Grade Level Doors: 2
 Clear Height (min - max): 15' - 16'

BROKERAGE:

Colliers
 Grant Diede 510-433-5854
 Joe Yamin, SIOR 510-433-5812

PROPERTY DESCRIPTION

TBD Grade level loading, ample parking, space heating, infrared security system, heavy power throughout. Fenced, paved & lighted yard.

FEATURES: Yard

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016310496 - N



**6011 Las Positas Rd
Livermore, CA 94551**

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 111,172
 Lot Size: 6.06 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2021
 Occupied?: Yes
 Zoning: Heavy Industrial (I-3)
 Territory: PLS-LIV Vasco
 APN: 099B-8103-056-02

FOR SUBLEASE

Available SF: 9,624
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 06/30/2026
 Parking Spaces: 113
 Monthly Parking: \$0.00
 Parking Type: Surfaced
 Dock High Doors: 5
 Grade Level Doors: 1
 Clear Height (min - max): 32' - 32'
 Column Spacing: 50'w x 52'd
 Amps ; Volts: 2,000 ; 277/480
 Phase: 3

BROKERAGE:

Colliers
 Michael Lloyd, SIOR 925-227-6208
 Steve Tovani 925-227-6231

LEASE NOTES

Sublease. Avail: 30 Days

FEATURES: Highway Access - I-580 via Vasco Rd
 Rail Service - Potential
 Skylights -
 Sprinklers: ESFR -
 Traffic Count - 48,000+ ADT

6



1016303072 - Y



**161 S Vasco Rd
Livermore, CA 94550**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 95,624
 Lot Size: 6.56 Acres
 Construction Status: Existing
 Year Built: 1988
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Vasco

FOR SUBLEASE

Available SF: 19,315
 Office BuildOut SF: 5,635
 Light Industrial SF: 13,680
 Avail Subtype: Light Industrial
 Rental Rate: \$1.00 NNN
 Expenses: \$0.344
 Rent + Expenses: \$1.344 PSF
 Lease Expiration Date: 12/31/2025
 Parking Ratio: 2.0 / 1000
 Parking Spaces: 191
 Monthly Parking: \$0.00
 Parking Type: On-Site / Paved
 Dock High Doors: 3
 Grade Level Doors: 2
 Clear Height (min - max): 18' - 22'
 Amps ; Volts: 600-800 ; 480

BROKERAGE:

Colliers
 Mike Carrigg, SIOR 925-227-6220
 Michael Lloyd, SIOR 925-227-6208

LEASE NOTES

Sublease - Industrial/Manufacturing Space.

- ±5,635 SF Office Build-out
- Power: 600-800 Amps @ 480 Volts (Additional power may be available)
- *Please verify power
- Class A Office Improvements
- Sprinklered: 0.45/3,000 GPM
- Sublease through 12/31/2025
- *Direct deal possible

FEATURES: Sprinklers - .45/3000 GPM

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7



1016310811 - N



Amador Business Center IV A
7650 Marathon Dr, Suite N
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 125,952
 Lot Size: 7.14 Acres
 Construction Status: Existing
 Year Built: 1989
 Floors: 1
 Occupied?: Yes
 Territory: PLS-LIV Vasco
 APN: 099A-1475-031

FOR SUBLEASE

Available SF: 25,344
 Office BuildOut SF: 2,000
 Warehouse/Distribution SF: 23,344

Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.0 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Dock High Doors: 8
 Grade Level Doors: 2
 Clear Height (min - max): 24' - 26'
 Column Spacing: 24'w x 62'd
 Amps ; Volts: 300 ; 480
 Phase: 3

BROKERAGE:

Colliers
 Michael Donnelly, SIOR 925-227-6241
 Mike Carrigg, SIOR 925-227-6220

FEATURES: Sprinklers - .33 GPM/3000

8



1016307376 - Y



Livermore Airway Business Park
306 Lindbergh Ave
Livermore, CA 94551-9512

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 50,110
 Lot Size: 2.76 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Airport
 APN: 904-0004-024

FOR SUBLEASE

Available SF: 6,380
 Avail Subtype: Light Industrial
 Rental Rate: \$1.45 IG
 Expenses: TBD
 Lease Expiration Date: 01/31/2026
 Parking Ratio: 3.5 / 1000
 Parking Spaces: 175
 Monthly Parking: \$0.00
 Parking Type: Surface
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 18' - 20'
 Amps ; Volts: 110-200 ; 208
 Phase: 3

BROKERAGE:

Colliers
 Steve Tovani 925-227-6231

LEASE NOTES
 Reception, 5 private offices, breakroom, 2 restrooms, storage, warehouse with truck door and grade level.

FEATURES: Highway Access - I-580 via Airway Blvd
 HVAC - Tenant Controlled
 Sprinklers

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9

Livermore Airway Business Park
450 Lindbergh Ave
Livermore, CA 94550



1016301026 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 15,549
 Lot Size: 3.10 Acres
 Construction Status: Existing
 Year Built: 1987
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Airport
 APN: 904-0004-026

FOR SUBLEASE

Available SF: 4,000
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 08/31/2024
 Parking Ratio: 3.5 / 1000
 Parking Spaces: 54
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 2
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 110 ; 208
 Phase: 3

BROKERAGE:

4,000 [Colliers](#)
 Light Industrial [Mike Carrigg, SIOR](#) 925-227-6220
[Michael Donnelly, SIOR](#) 925-227-6241

LEASE NOTES

Light Industrial Space for Sublease. 80% office buildout. Open office, conference room, two restrooms & breakroom.

FEATURES: Breakroom
 Conference Room
 Highway Access - I-580 via Airway Blvd
 HVAC - Tenant Controlled
 Restrooms - 2
 Sprinklers

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

10

North Canyons Business Center
3049 Independence Dr , Suite F
Livermore, CA 94551



1016303365 - Y



Property Type: Office
 Property Subtype: R&D/Flex
 Property SF: 16,128
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: PLS-LIV West
 APN: 905-0009-034

FOR SUBLEASE
 Available SF:
 Office BuildOut SF:
 R&D/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Lease Expiration Date:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Private Office - 3
 Reception Area
 Restrooms - 2
 Sprinklers

BROKERAGE:

1,847 Colliers
 1,478 Mike Carrigg, SIOR 925-227-6220
 369 Michael Donnelly, SIOR 925-227-6241

PROPERTY DESCRIPTION

R&D/Flex \$2.00 MG A six building industrial project. 3.5 miles from Hacienda Business Park.
 TBD Close to broad range of housing alternatives. Attractive views of
 04/30/2024 entire valley. Excellent freeway access and visibility. Minutes from
 3.8 / 1000 Livermore Airport.
 61

LEASE NOTES

\$0.00 Sublease - 80% office buildout. Direct deal possible.

- Six office/flex buildings totaling ±105,820 SF
- Superior access to I-580 off Airway Blvd.
- Grade level loading doors
- Prominent signage
- "Class A" improvements
- All units have seperately metered utilities
- Tenant Improvement dollars available
- Flexible lease terms

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11



1016304452 - N



Vasco Commons
6250 Preston Ave Bldg A
Livermore, CA 94551

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 28,416
 Lot Size: 1.80 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2000
 Floors: 1
 Occupied?: Yes
 Zoning: PD
 Territory: PLS-LIV Vasco
 APN: 99B-5875-35

FOR SUBLEASE

Available SF: 1,824
 Office BuildOut SF: 1,094
 Light Industrial SF: 730
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 12/31/2025
 Parking Ratio: 2.6 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1
 Clear Height (min - max): 14' - 14'
 Amps ; Volts: 2,000 ; 277/480

BROKERAGE:

1,824 [Colliers](#)
 1,094 [Michael Donnelly, SIOR](#) 925-227-6241
 730 [Mike Carrigg, SIOR](#) 925-227-6220

LEASE NOTES

Sublease. 60% office buildout.

FEATURES: Private Office - 2
 Restrooms - 1
 Sprinklers

12



1016286564 - Y



701-753 Willow Pass Rd, Suite 5/6
Pittsburg, CA 94565

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 421,000
 Lot Size: 36.24 Acres
 Construction Status: Existing
 Year Built: 1952
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: IP-0-2
 Territory: WNC-Pittsburg
 APN: 085-280-009-3

FOR SUBLEASE

Available SF: 93,600
 Office BuildOut SF: 16,000
 Warehouse/Distribution SF: 77,600
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 10/31/2028
 Parking Ratio: 1.0 / 1000
 Dock High Doors: 10
 Grade Level Doors: 1
 Clear Height (min - max): 20' - 28'
 Column Spacing: 20'w x 60'd
 Amps ; Volts: 2,000 ; 277/480
 Phase: 3

BROKERAGE:

93,600 [Colliers](#)
 16,000 [John Salamida](#) 925-430-5825

PROPERTY DESCRIPTION

Site Features:
 > ±411,606 SF building (±360'd x ±1160'w) on ±35.95 gross acres
 > Access Hwy 4 to Railroad Avenue to Willow Pass Road
 > Additional ±14 acres available for up to ±230,000 SF of new construction

FEATURES:

Lighting - T-5
 Rail Service
 Sprinklers - .495/2,000 and .40/3,000
 Truck: Staging - ±135'

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

13

**907 Cotting Ln, Suite A
Vacaville, CA 95688**



1016301104 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 34,560
 Lot Size: 2.50 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1985
 Available Date: Immediate
 Occupied?: No
 Zoning: Industrial Park
 Territory: FAI-Vacaville
 APN: 0133-590-040-01, 0133-590-030-01

FOR SUBLEASE

Available SF: 12,670
 Avail Subtype: Light Industrial
 Rental Rate: \$0.80 NNN
 Expenses: TBD
 Lease Expiration Date: 04/01/2026
 Parking Spaces: 55
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 24'
 Amps ; Volts: 400 ; 120/480
 Phase: 3

FEATURES: Breakroom - 2
 Conference Room
 Highway Access - Hwy 80, Hwy 505
 Private Office - 5
 Reception Area
 Restrooms - 2
 Sprinklers - .19/1,500 GPM
 Storage

BROKERAGE:




12,670 Colliers
 Light Industrial John Salamida 925-430-5825
 \$0.80 NNN

LEASE NOTES

- ±12,670 Square Feet on a ±2.5 Acre Parcel / 1.74 Acre Common Area
- Upgraded Electrical to suite: 400A 480V
- 1 New Breaker 13- 120/208V electrical connections 6-480V Machinery Connections
- 12-Motor rated service switches
- 8-120V Duplex Receptacles
- Sublease through April 1, 2026 or Direct deal with Landlord
- 1 Grade Level Door
- 1 Loading Dock, High Door
- Zoning: IP (Industrial Park)
- Large common area to accommodate easy access for trucks and ample parking



INDUSTRIAL - FOR LEASE AND SALE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
1	3188 Alvarado St San Leandro, CA 94577	FOR LEASE AND SALE	BROKERAGES:
	Property Type: Retail Property Subtype: Retail Property SF: 13,580 Lot Size: 1.28 Acres Construction Status: Existing Available Date: Immediate Occupied?: No	Avail Subtype: Rental Rate: Expenses: Sale Price: Price PSF: Parking Spaces:	13,484 Industrial TBD \$0.25 \$4,250,000 \$315.19 85 Joe Yamin, SIOR Chet Barney 510-433-5812 510-433-5811 PROPERTY DESCRIPTION > Established Restaurant Site at High Traffic > Intersection of Fremont Avenue & Alvarado Street > Surrounded by vibrant business parks and a dense residential neighborhood
1016213456 - N  	Territory: OAK-San Leandro APN: 77B-800-4-2	FEATURES: Restaurant	> Site offers excellent visibility and ingress/egress with two access points > Dedicated Lot with Ample Parking – 85 Stalls > Building & Pylon Signage Available > Adjacent yard area can also be utilized > Can accommodate restaurant, retail and other uses
			LEASE NOTES ±5,121 SF Restaurant Opportunity Includes: ±3,981 SF Vacant Restaurant ±1,161 SF Vacant Bar Existing Equipment Parking



INDUSTRIAL - FOR SALE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
1	<p>1717 Solano Way, Suite 22 Concord, CA 94520</p> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 70,000 Lot Size: 3.05 Acres Construction Status: Existing Construction Material: Concrete Tilt-Up Year Built: 1980 Available Date: Immediate Occupied?: No Territory: WNC-Concord APN: 110-570-023</p>	<p>FOR SALE</p> <p>Available SF: 1,500 Avail Subtype: Light Industrial Price PSF: Call Floor Num: 1 Parking Ratio: 3.0 / 1000 Grade Level Doors: 1 Clear Height (min - max): 16' - 18'</p> <p>FEATURES: HVAC - Central located in Office Reception Area Storage - Mezzanine Storage above office</p>	<p>BROKERAGE: 1,500 Colliers John Salamida 925-430-5825</p> <p>SALE NOTES Call 1 New Paint, Flooring in Office, Reception and Break Areas, Reserved Parking in the Front and Two (2) Spaces in Front of Grade Door in the Rear</p>
2	<p>1717 Solano Way, Suite 34-35 Concord, CA 94520</p> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 70,000 Lot Size: 3.05 Acres Construction Status: Existing Construction Material: Concrete Tilt-Up Year Built: 1980 Available Date: Immediate Occupied?: No Territory: WNC-Concord APN: 110-570-023</p>	<p>FOR SALE</p> <p>Available SF: 6,437 Avail Subtype: Light Industrial Sale Price: \$3,707,953 Price PSF: \$295.69 Parking Ratio: 3.0 / 1000 Parking Spaces: 6 Monthly Parking: \$0.00 Parking Type: Surface (Reserved) Grade Level Doors: 2 Clear Height (min - max): 16' - 18'</p> <p>FEATURES: Conference Room Highway Access - Easy access to Hwy 4, Hwy 242, and I-680 HVAC - HVAC units supporting Private Office - 8 Reception Area Storage - 3</p>	<p>BROKERAGE: 6,437 Colliers John Salamida 925-430-5825</p> <p>SALE NOTES 2 Combined Industrial Condos — ±6,437. Sold together as one property. Second story adds additional office, break and storage space. Highly improved with office and storage buildout. Central HVAC units supporting each condo. New Roof 2018: Units 34 & 35 Short term leaseback on unit 40 only</p>

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

**1717 Solano Way, Suite 34-36/40
Concord, CA 94520**



1016307177 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 70,000
 Lot Size: 3.05 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1980
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 110-570-023

FOR SALE

Available SF:
 Avail Subtype:
 Sale Price:
 Price PSF:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):

12,540
 Light Industrial
 \$3,708,000
 \$295.69
 3.0 / 1000
 12
 \$0.00
 Surface (Reserved)
 4
 16' - 18'

BROKERAGE:

Colliers
 John Salamida

925-430-5825

SALE NOTES

4 Combined Industrial Condos. ±12,540 SF — Sold together as one property. Second story adds additional office, break and storage space. Highly improved with office and storage buildout. Central HVAC units supporting each condo.

New Roof: Units 34, 35, 36 | 2018 / Unit 40—2019

Short term leaseback on unit 40 only

4

**1717 Solano Way, Suite 36
Concord, CA 94520**



1016310729 - N



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 70,000
 Lot Size: 3.05 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1980
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 110-570-023

FOR SALE

Available SF:
 Avail Subtype:
 Sale Price:
 Price PSF:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
 Grade Level Doors:
 Clear Height (min - max):

3,210
 Light Industrial
 \$949,165
 \$295.69
 3.0 / 1000
 3
 \$0.00
 Surface (Reserved)
 2
 16' - 18'

BROKERAGE:

Colliers
 John Salamida

925-430-5825

SALE NOTES

Second story adds additional office, break and storage space. Highly improved with office and storage buildout. Central HVAC units supporting each condo.

New Roof 2018

Short term leaseback on unit 40 only

FEATURES: Highway Access - Easy access to Hwy 4, Hwy 242, and I-680
 HVAC - HVAC units supporting
 Private Office - 8
 Storage - 3

Ground floor: ±2,000 sf. Mezzanine ±1,210 sf.

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016310862 - N



The Lesker Building
3981-3993 1st St
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 19,800
 Lot Size: 1.71 Acres
 Construction Status: Existing
 Year Built: 1978
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Downtown
 APN: 099-0040-048

FOR SALE

Available SF: 20,000
 Avail Subtype: Light Industrial
 Sale Price: \$6,000,000
 Price PSF: \$303.03
 Parking Ratio: 4.0 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 1
 Amps ; Volts: 1,500 ; 280
 Phase: 3

FEATURES: Sprinklers

BROKERAGE:

20,000 [Colliers](#)
 Light Industrial [Michael Lloyd, SIOR](#) 925-227-6208
[Steve Tovani](#) 925-227-6231

SALE NOTES

Light Industrial Building - Owner/User Opportunity. Perfect for light manufacturing, assembly, retail, auto/collision repair or warehouse.

- Indoor Reception
- Column Free
- Power: 1,500 Amps
- Ceiling Height: 15'-19'
- 1 grade level roll-up door
- Zoned Commercial Service (CS)

6



1016284058 - N



14333 Wicks Blvd
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 25,600
 Lot Size: 1.49 Acres
 Construction Status: Existing
 Year Built: 1974
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro
 APN: 077B-0851-006

FOR SALE

Available SF: 25,384
 Office BuildOut SF: 12,000
 Light Industrial SF: 13,384
 Avail Subtype: Light Industrial
 Sale Price: \$6,000,000
 Price PSF: \$236.37
 Parking Ratio: 4.0 / 1000
 Parking Spaces: 53
 Grade Level Doors: 3
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 2,000 ;

FEATURES: Sprinklers
 Yard

BROKERAGES:




[Colliers](#)
[Chet Barney](#) 510-433-5811
[Joe Yamin, SIOR](#) 510-433-5812
[Grant Diede](#) 510-433-5854

SALE NOTES

For Sale | Light Industrial / Flex / Warehouse Building. Potentially divisible into 2 units.



RETAIL - FOR LEASE AND SALE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
1	3188 Alvarado St San Leandro, CA 94577	FOR LEASE AND SALE	BROKERAGES:
	Property Type: Retail Property Subtype: Retail Property SF: 13,580 Lot Size: 1.28 Acres Construction Status: Existing Available Date: Immediate Occupied?: No	Available SF: 13,484 Avail Subtype: Retail, Specialty Rental Rate: TBD Expenses: \$0.25 Sale Price: \$4,250,000 Price PSF: \$315.19 Parking Spaces: 85	13,484 Colliers Retail, Specialty Joe Yamin, SIOR 510-433-5812 TBD Chet Barney 510-433-5811
1016213456 - N  	Territory: OAK-San Leandro APN: 77B-800-4-2	FEATURES: Restaurant	PROPERTY DESCRIPTION > Established Restaurant Site at High Traffic > Intersection of Fremont Avenue & Alvarado Street > Surrounded by vibrant business parks and a dense residential neighborhood > Site offers excellent visibility and ingress/egress with two access points > Dedicated Lot with Ample Parking – 85 Stalls > Building & Pylon Signage Available > Adjacent yard area can also be utilized > Can accommodate restaurant, retail and other uses LEASE NOTES ±5,121 SF Restaurant Opportunity Includes: ±3,981 SF Vacant Restaurant ±1,161 SF Vacant Bar Existing Equipment Parking

