

±128,622 SF for Sublease*

6755 Brisa Street | Livermore, CA

*Direct Deal Possible



industrial park **580**
livermore, ca

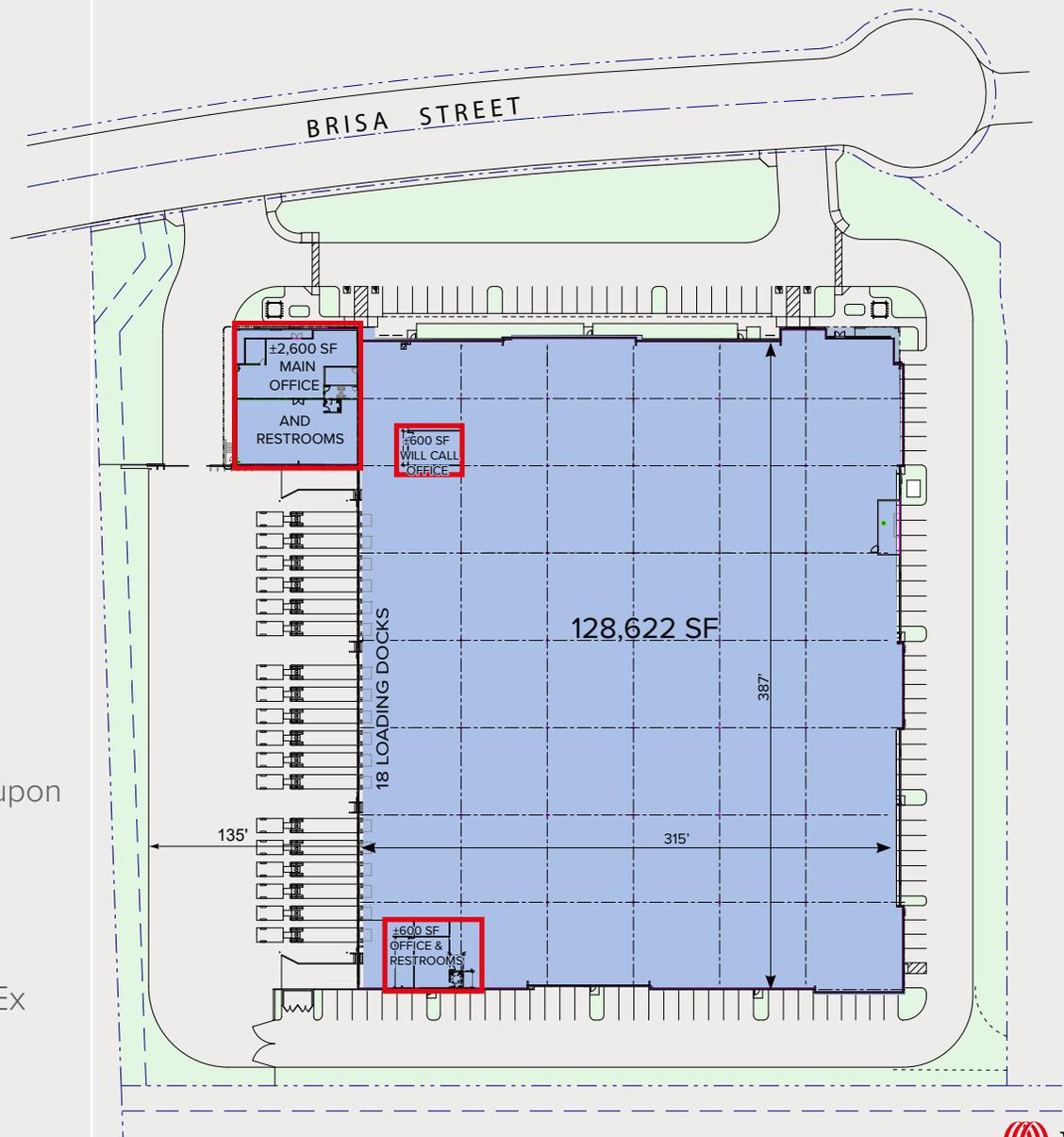
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Ideal opportunity for a variety of uses including light manufacturing, industrial and warehouse, biotech, laboratory, and food production

- ± 128,622 SF available
- ± 3,800 SF total office in 2 areas
- Multiple access points
- Fully secured and gated
- 32' clear height
- 52' x 50' column spacing
- 2,000 amps, 277/480v power
- 18 dock-high, 2 grade-level doors
- Three (3) 30,000 lbs. dock levelers & Six (6) edge of dock levelers
- 100% concrete truck court & apron
- 101 auto spaces
- ESFR fire suppression
- Built to CalGreen standards
- Current tenant will vacate 60 days upon signed lease
- Call broker for tour instructions
(Do not disturb Tenant)
- Asking \$1.10 NNN with \$0.36 OpEx

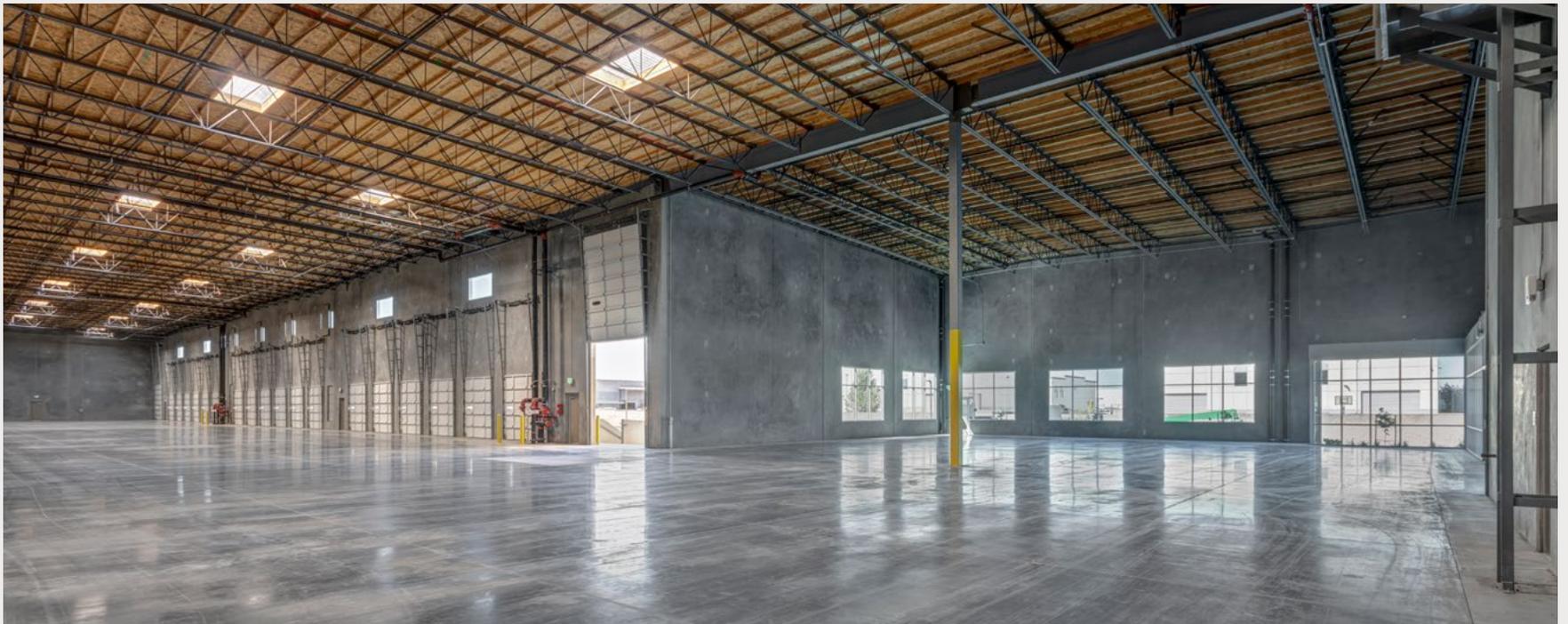


Ideal location for strong industrial workforce

| | Warehousing Employees | Manufacturing Employees | Engineering/Computer Science Employees |
|---------------|-----------------------|-------------------------|--|
| 15-min | 2,227 | 6,188 | 6,650 |
| 30-min | 12,455 | 32,418 | 33,254 |
| 45-min | 53,404 | 141,476 | 132,823 |

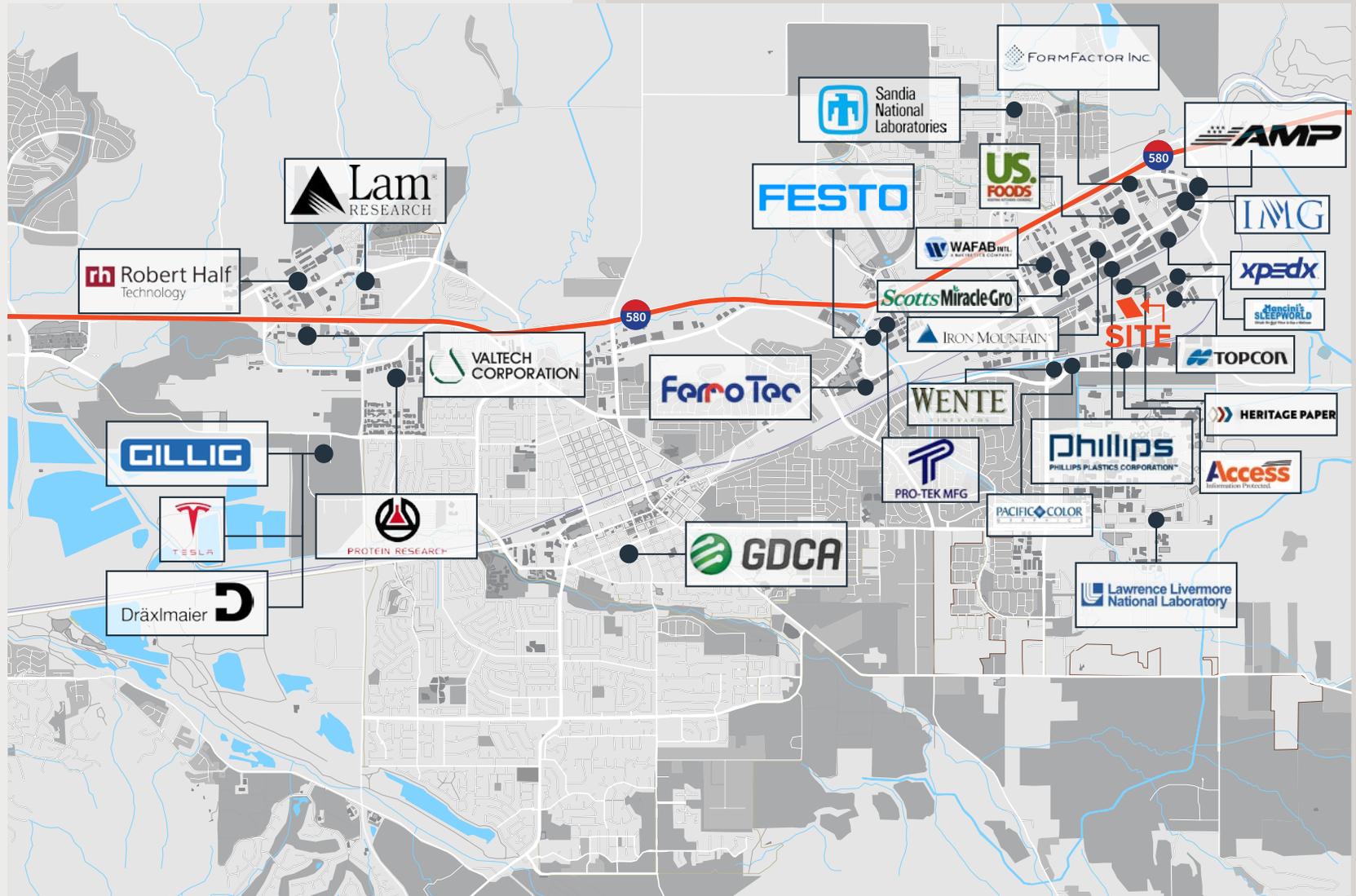
| | Employment | Hrly. mean wage | Ann. mean wage | Hrly. median wage | Ann. median wage |
|---|------------|-----------------|----------------|-------------------|------------------|
| First-Line Sup. of Office and Admin. Support Workers (431011) | 11,780 | \$32.57 | \$67,746 | \$30.60 | \$63,648 |
| Shipping, Receiving, and Traffic Clerks (435071) | 6,360 | \$19.18 | \$39,894 | \$18.00 | \$37,440 |
| First-line sup. of transp. and material moving workers (531048) | 2,910 | \$30.50 | \$63,440 | \$27.90 | \$58,032 |
| Truck and Tractor Operators (537051) | 3,000 | \$20.46 | \$42,557 | \$18.81 | \$39,125 |
| Freight, Stock, and Material Movers, Hand (537062) | 20,720 | \$17.48 | \$36,358 | \$15.63 | \$32,510 |







Close proximity to Interstate 580, allowing access to both the Bay Area and greater West Coast



industrial park 580
livermore, ca

Bay Area

Access



47 miles
Port of San Francisco

48 miles
Port of Richmond

37 miles
Port of Oakland

37 miles
Port of Stockton



32 miles
Oakland Airport

36 miles
San Jose Airport

49 miles
San Francisco
Airport

West Coast

Access

84 miles
Sacramento

216 miles
Reno

336 miles
Los Angeles

456 miles
San Diego

523 miles
Las Vegas

648 miles
Portland

707 miles
Phoenix

734 miles
Salt Lake City

821 miles
Seattle

1,249 miles
Denver

Consumers

7,756,158 Population (2017) | **39,706** Growth (2016 – 2017) | **0.5%** change



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