

6560 TRINITY COURT
DUBLIN, CA

YOUR LOGO HERE

WHIFF COLLINS
925.627.2898
whiff.collins@cushwake.com
LIC# 00611570

BETSY ZIMMERMANN
925.627.2896
betsy.zimmermann@cushwake.com
LIC# 01864073

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THE PROPERTY

The property consists of approximately 1.99 acres and +/- 86,509 Square Feet.

APN #941-0205-029

This Trinity Court property is situated on the south end of a cul de sac, east of Sierra Court, Dublin, CA.



THE BREAKDOWN

- Total Building Square Feet = 42,225
- Ceiling Heights Overall 18' and Interior are a minimum of 15'4"
- Power Specs: Building equipped with 2,500 amps @ 277/480 Volt, 3 PH, 4W System Separate metering. Back-up 100KW diesel generator on site.
- Gas Specs: 5M btu gas meter
- Parking: 66 on-site stalls
- New trash enclosure

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THE LOCATION

This Property is conveniently located within a mile drive from I-580 the I-680 interchange with easy access off of Dougherty/Hopyard Road.

Close proximity to various amenities such as restaurants, hotels, business amenities and public transit stops (BART).

ZONING:

M-1
Light Industrial

General Plan:

Business Park/
Industrial Permitted

USES:

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PROPERTY HIGHLIGHTS

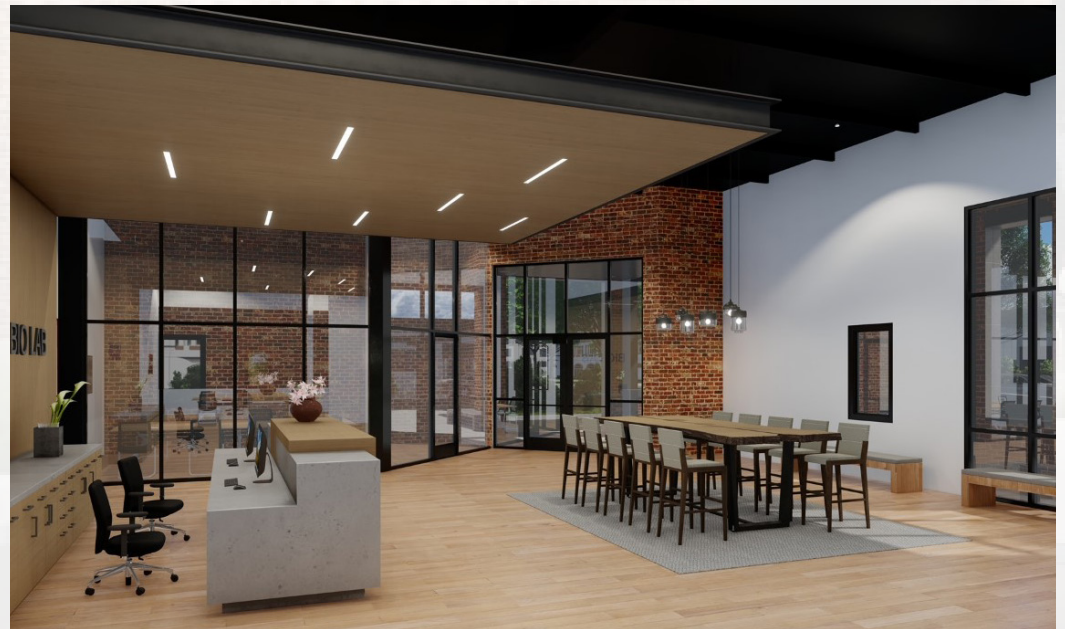
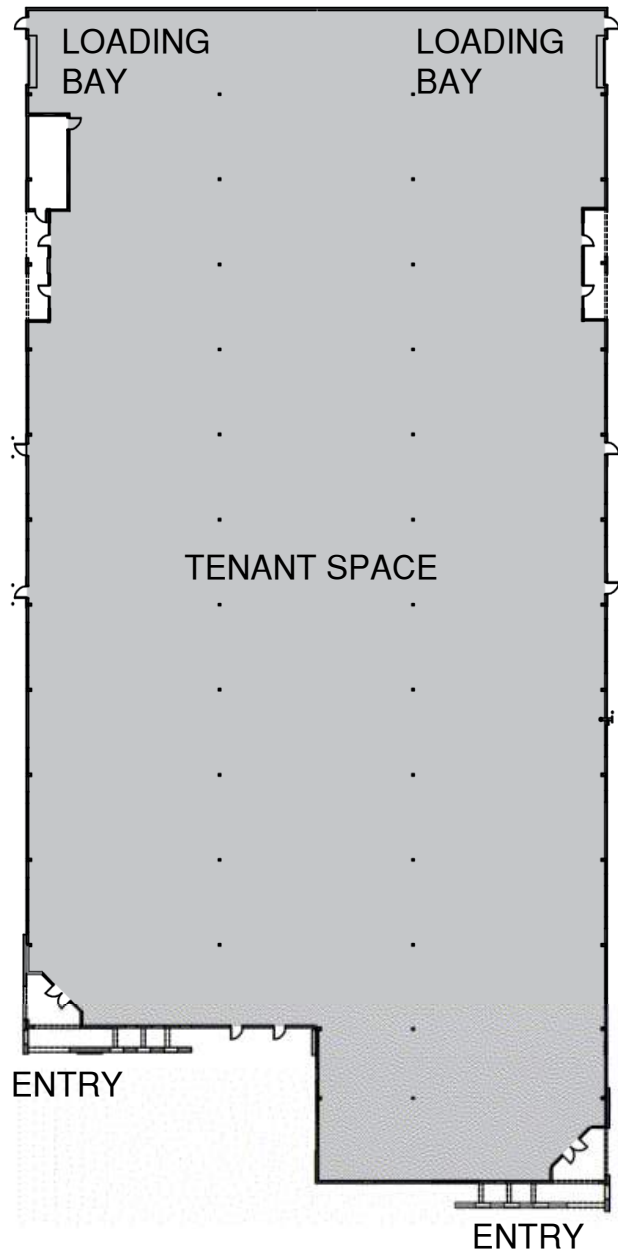
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1. Concrete tilt-up, dark gray shell condition that will be delivered with clean interior look, newly polished concrete floors, freshly painted walls and ambient level of LED general lighting.
2. Brand new prominent lobby entrances, see renderings.
3. All new single ply roofing and roof insulation.
4. All new landscaping with dedicated outdoor space for your employees.
5. Building equipped with 2,500 amps @ 277/480 volt, 3 PH, 4W power and separate metering.
6. Back-up 100KW diesel generator on site.
7. Dedicated loading area with 2 at grade site level truck roll-updoors.
8. Ready for tenant specific HVAC equipment.
9. New plumbing system.
10. New electrical systems.
11. Ample on-site parking: 66 stalls with (4) accessible stalls located in proximity to tenant entrance.

BUILDING PLAN & RENDERINGS

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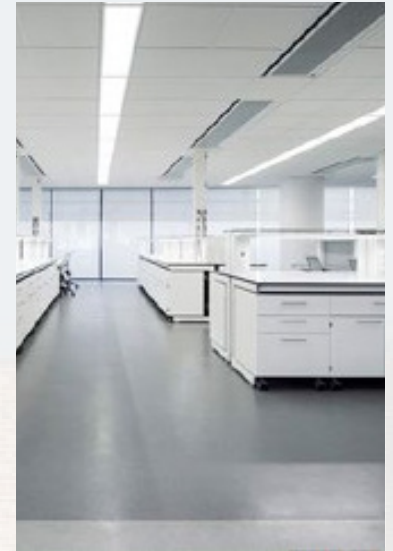


*New Single Tenant Configuration

LAB TEST FIT

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







Each lab has dedicated electrical power panel/breaker control, lighting, natural gas, dedicated heating and air conditioning, fresh air intake and exhaust air extraction, hot and cold water, sinks, floor drains, compressed air, vacuum, natural gas and emergency power.



EXISTING FLOOR PLAN

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- | | |
|--|---|
|  LOBBIES |  WAREHOUSE |
|  LABORATORIES |  LOADING BAYS |
|  LAB OFFICES |  COMMON SPACES |
|  OTHER POTENTIAL LABS |  KITCHENETTE |
|  RESTROOMS | |

LAB MATRIX

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LAB #	LAB OFFICE	LAB POWER AMPS	FLUME HOOD	SINKS	NATURAL GAS	COMP AIR	VAC	HEAT & AC	MAKE UP AIR	EXHAUST
8	1	225 A	1	6	Yes	Yes	Yes	Yes	Yes	Yes
10	2	225 A	2	4	Yes	Yes	Yes	Yes	Yes	Yes
12	2	225 A	3	6	Yes	Yes	Yes	Yes	X3	X3
13	0	400 A	1	1	No	No	No	Yes	Yes	Yes
14	2	225 A	3	6	Yes	Yes	Yes	Yes	X3	X3
16	1	100 A	2	6	Yes	Yes	Yes	Yes	X2	X2
17	0	225 A	0	0	Yes	Yes	Yes	Yes	No	No
18	2	225 A	2	5	Yes	Yes	Yes	Yes	X3	X3
19	1	225 A	1	0	Yes	Yes	Yes	Yes	Yes	Yes
22	2	225 A	2	3	Yes	Yes	Yes	Yes	X2	X2
23	1	225 A	1	0	Yes	Yes	Yes	Yes	No	No
24	1	225 A	1	2	Yes	Yes	Yes	Yes	Yes	Yes
25	0	225 A	0	0	No	No	No	Yes	No	No
26	2	225 A	2	3	Yes	Yes	Yes	Yes	X2	X2
27	0	400 A	0	2	No	No	No	Yes	No	No
28	2	225 A	2	4	Yes	Yes	Yes	Yes	X2	X2
30	1	225 A	1	2	Yes	Yes	Yes	Yes	No	No

BUILDING GALLERY

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DUBLIN & DEMOGRAPHICS

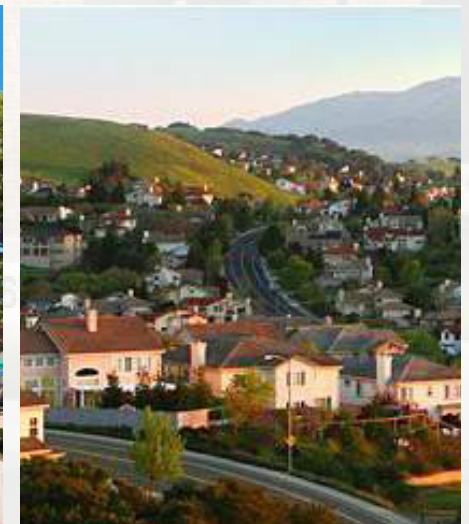
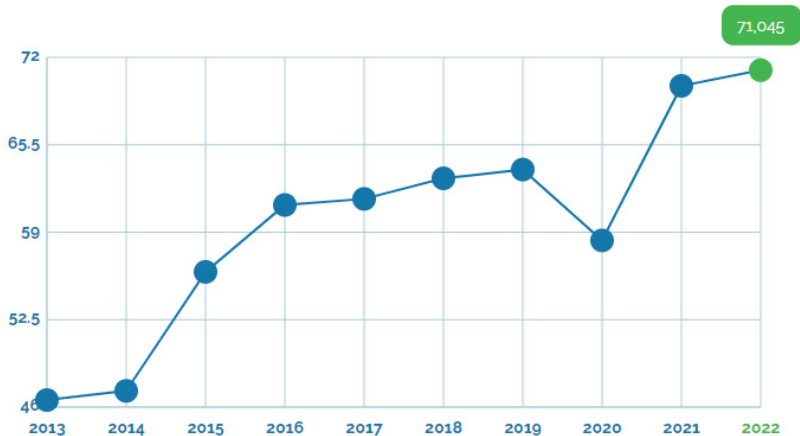
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The City of Dublin has long been known as a crossroads of the San Francisco Bay Area. Dublin is located at the crossroads of two major highways: Interstate 580 and Interstate 680. With Dublin at the center, important road connections lead north to Martinez and Contra Costa county, south to San Jose and Santa Clara county, east to Stockton and the East Coast, and west to Hayward, Oakland, and San Francisco.

[Click to View Demographics](#)



Population Growth (in thousands)



AMENITIES MAP

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STONERIDGE SHOPPING CENTER

Apple
Lululemon
Sephora
Zara
Lands'End
Sears
Buckhorn Grill
Starbucks
P.F. Changs
Cheesecake Factory
California Pizza Kitchen
Pottery Barn

DOWNTOWN DUBLIN

Ross	Bank of the West
Marshalls	Bank of America
Half Price Books	Citibank
Holiday Inn	Wells Fargo
Dublin Bowl	Target
Starbucks	CVS
Chase Bank	Hobby Lobby
Dublin Plaza	99 Ranch
Dental	Baskin-Robbins
Verizon	Burlington
Pieology	Savers
PetSmart	

PLEASANTON SHOPPING CENTER

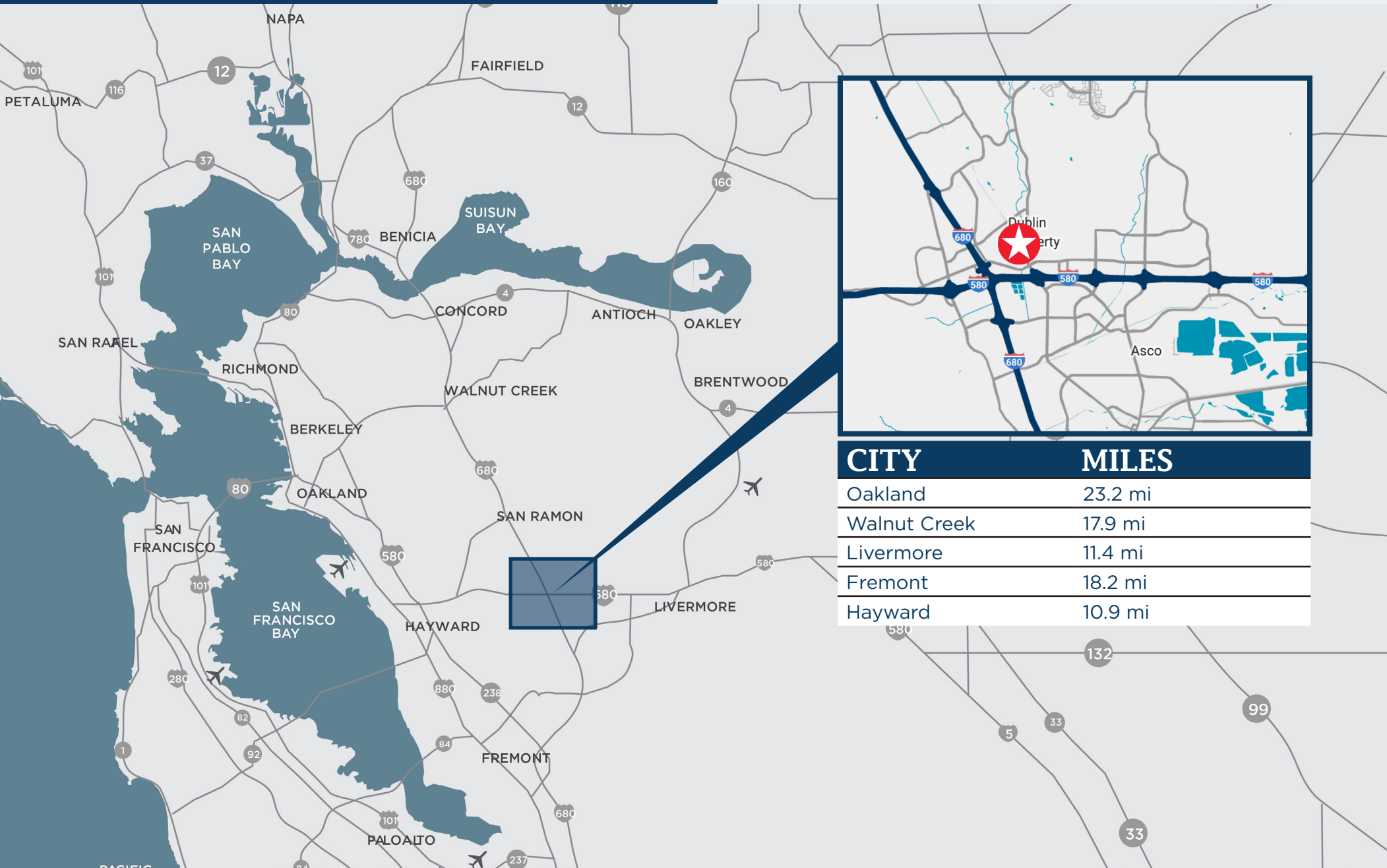
Home Depot
In-N-Out Burger
Starbucks
Sprint
FedEx
Sherwin Williams
Smart & Final
Chick-Fil-A
BevMo!

TRALEE VILLAGE

Yanagi Sushi & Grill
Fresh Millions
Farmers Insurance
Technology Credit Union
Edward Jones
Harmony Music School
Mimis Chocolates

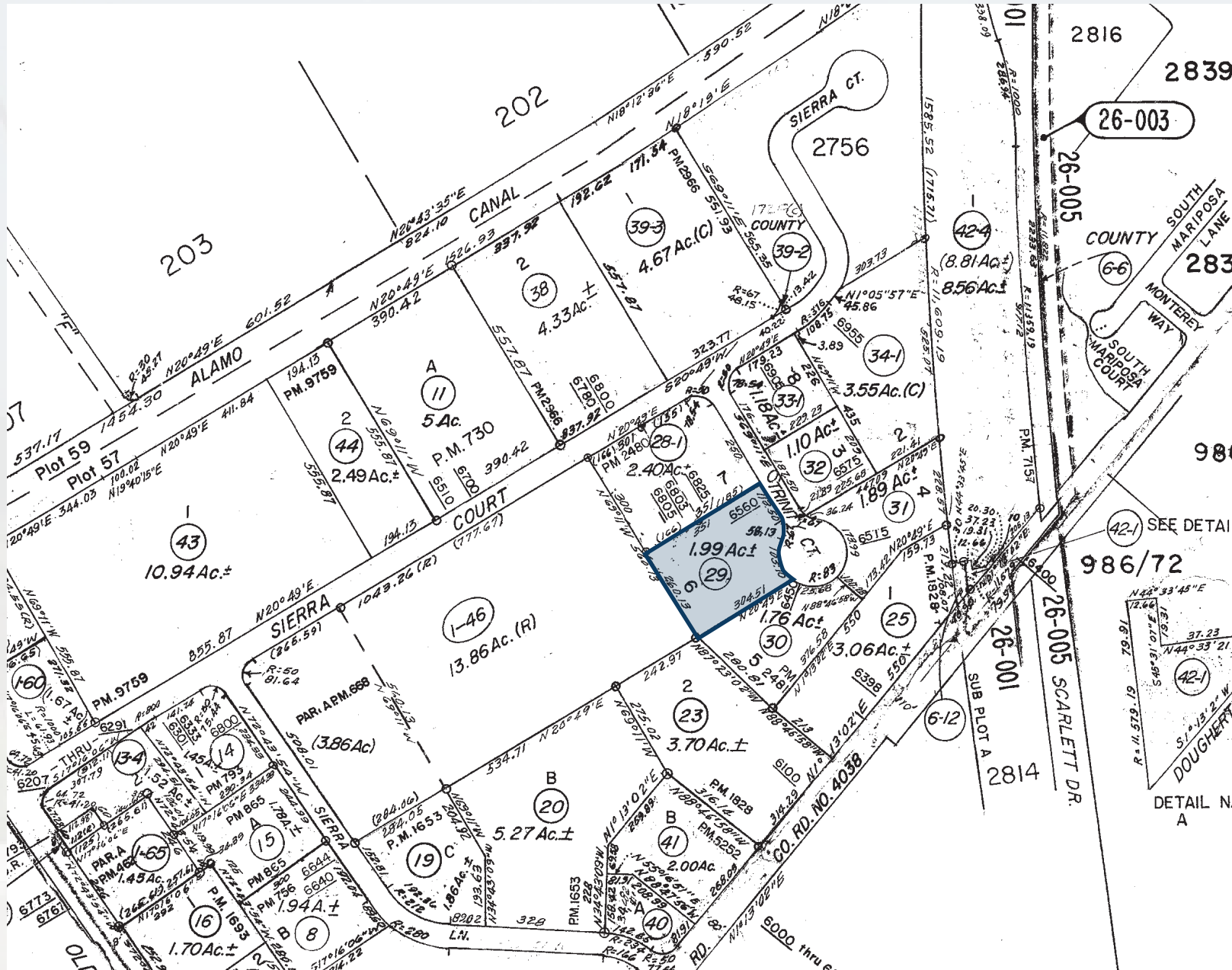
LOCATION MAP

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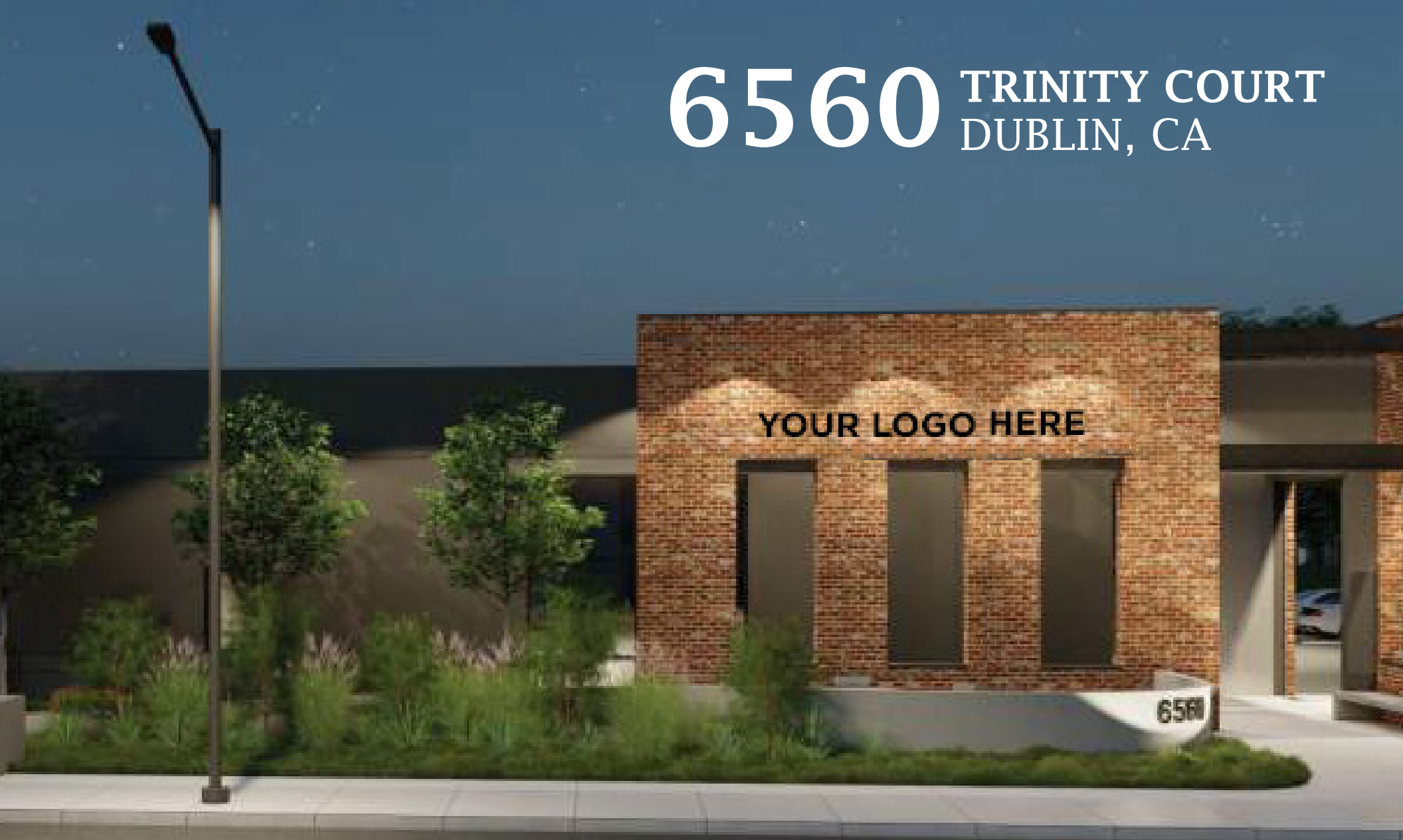


PARCEL MAP

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For More Information:

WHIFF COLLINS

925.627.2898

whiff.collins@cushwake.com

LIC# 00611570

BETSY ZIMMERMANN

925.627.2896

betsy.zimmermann@cushwake.com

LIC# 01864073

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