

# 1061

## SERPENTINE LANE UNIT G | PLEASANTON

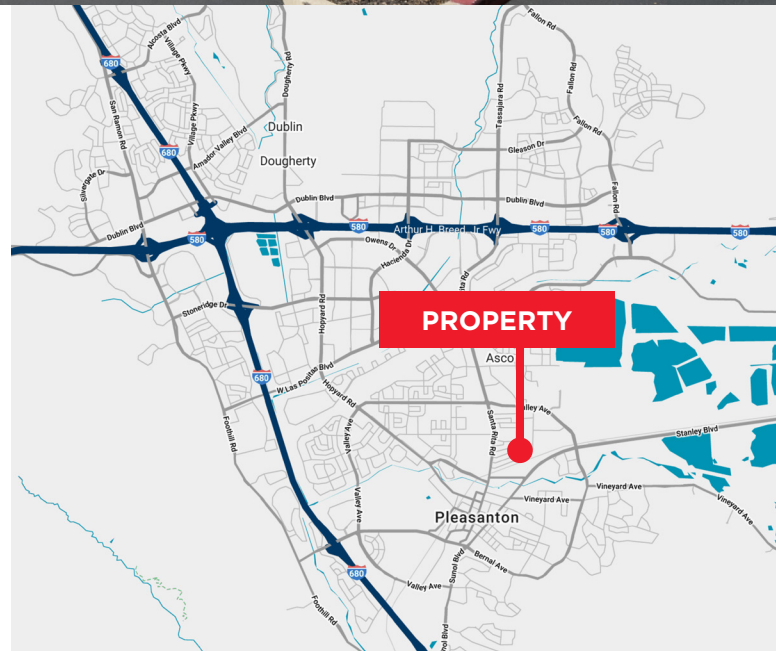
### COMMERCIAL CONDO FOR SALE OR LEASE | VALLEY BUSINESS PARK



**PRICE \$1,718,000**

### PROPERTY HIGHLIGHTS

- » ±4,091 SF of office, warehouse, and assembly space
- » Attractive/efficient space plan
- » ±660 SF warehouse
- » Large open assembly area
- » Warehouse and assembly area clear height: ±15'
- » Power: 400 amps/3 phase/240 volts
- » 2.5/1,000 unreserved parking ratio
- » Easy access to freeways and downtown
- » Tours by appointment only

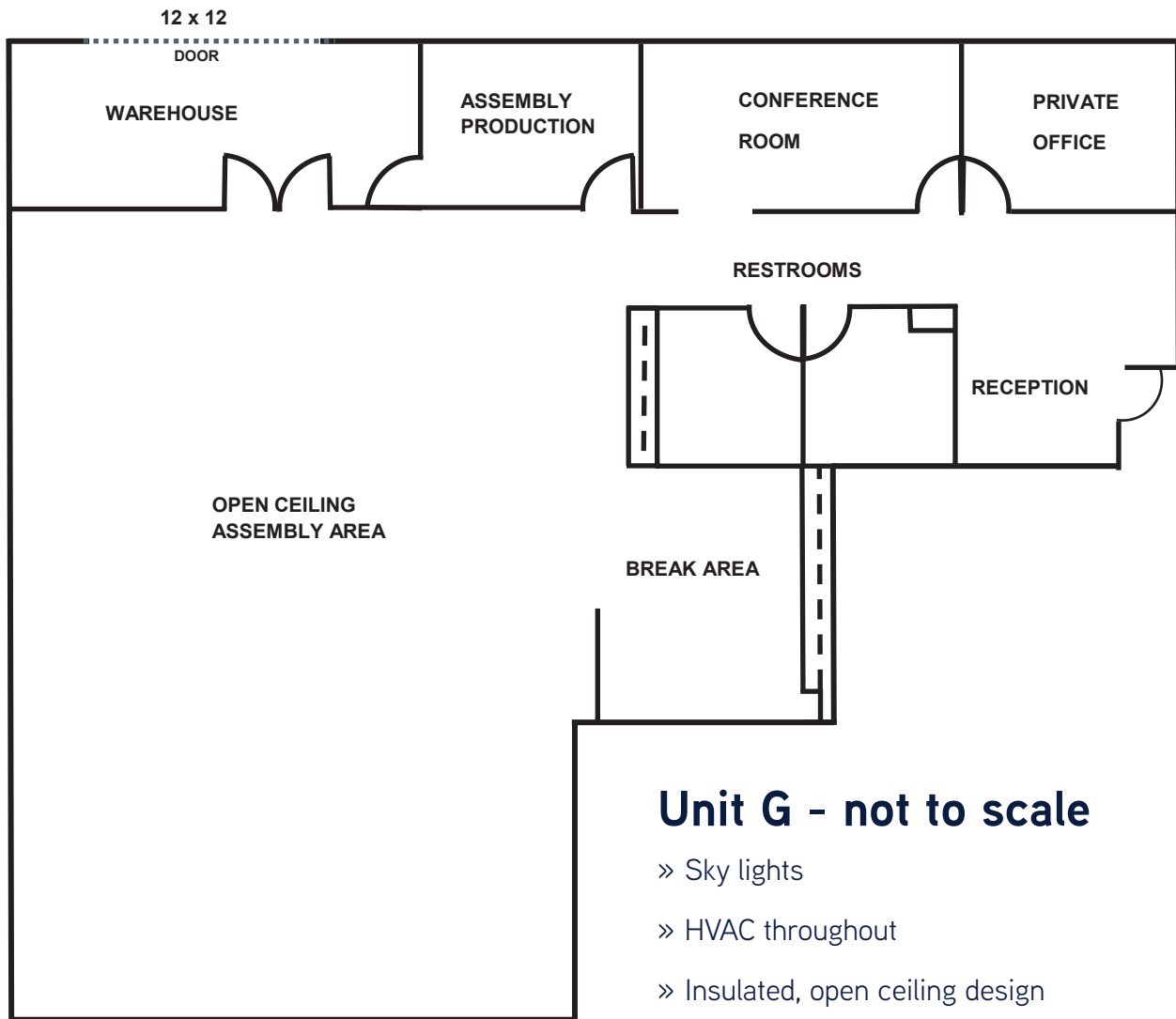


**MICHAEL COPELAND**  
Managing Director  
+1 925 621 3855  
michael.copeland@cushwake.com  
Lic #00898210

1333 N California Blvd, Suite 500  
Walnut Creek, CA 94596

**CUSHMAN &  
WAKEFIELD**

## FLOOR PLAN



### Unit G - not to scale

- » Sky lights
- » HVAC throughout
- » Insulated, open ceiling design
- » Seated concrete flooring