

OFFICE FLEX SPACE WITH WAREHOUSE
AVAILABLE: 11/1/24

4464
WILLOW RD.
PLEASANTON | CALIFORNIA



2,000 AMPS/480 VOLT
HEAVY POWER

FOR LEASE: SUITE 103

The subject space is approximately 25,849 SF with roughly 12,500 SF of warehouse area. The warehouse has a $\pm 20'$ clear height along with both grade level and dock high roll up doors. Finally, there is 1,050 SF of enclosed staging/storage area on the outside of the building facing the rear parking lot.

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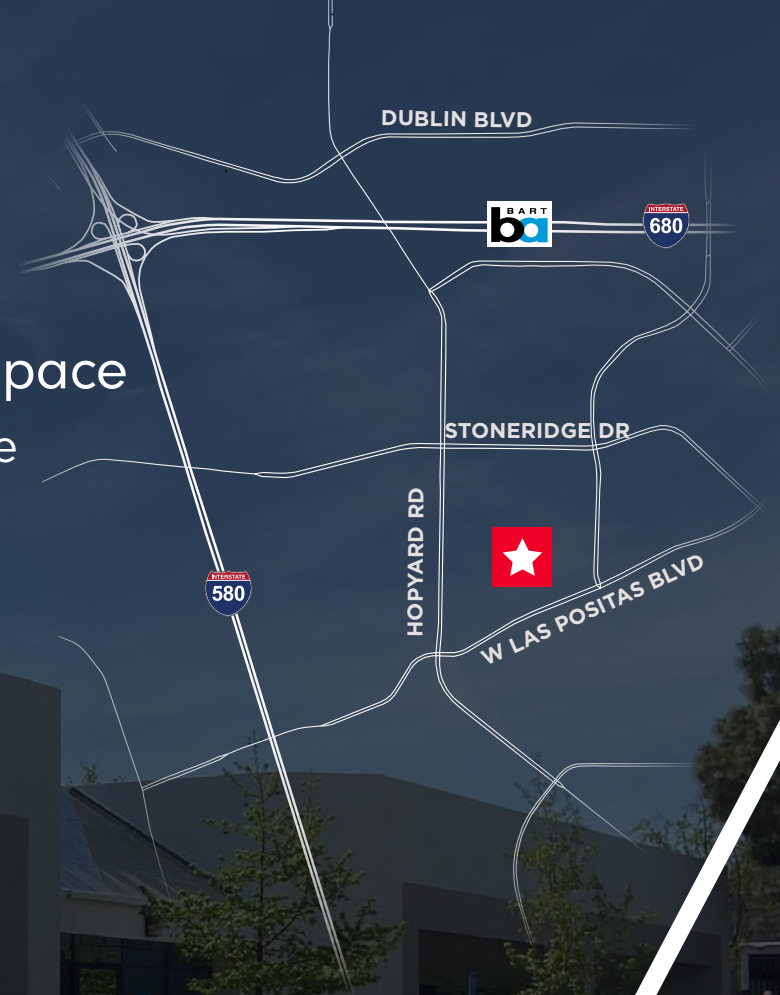
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PROPERTY HIGHLIGHTS

Available: Preeminent Office Flex / Warehouse Space

- ±25,849 SF, ±50% Warehouse, Dock-High and Grade Level Doors, ±20' clear.
- Rent: \$2.35NNN
- Corner Unit with Direct Access Off Parking Lot
- Building and Monument Signage
- Ample Parking 4/1000
- Breakroom and Training/Presentation Area
- Outdoor Enclosed Staging/Storage Area
- Heavy Power: 2,000 Amps/480 Volt
- Low Operating Expenses
- Attractive Window Line
- Professionally Managed

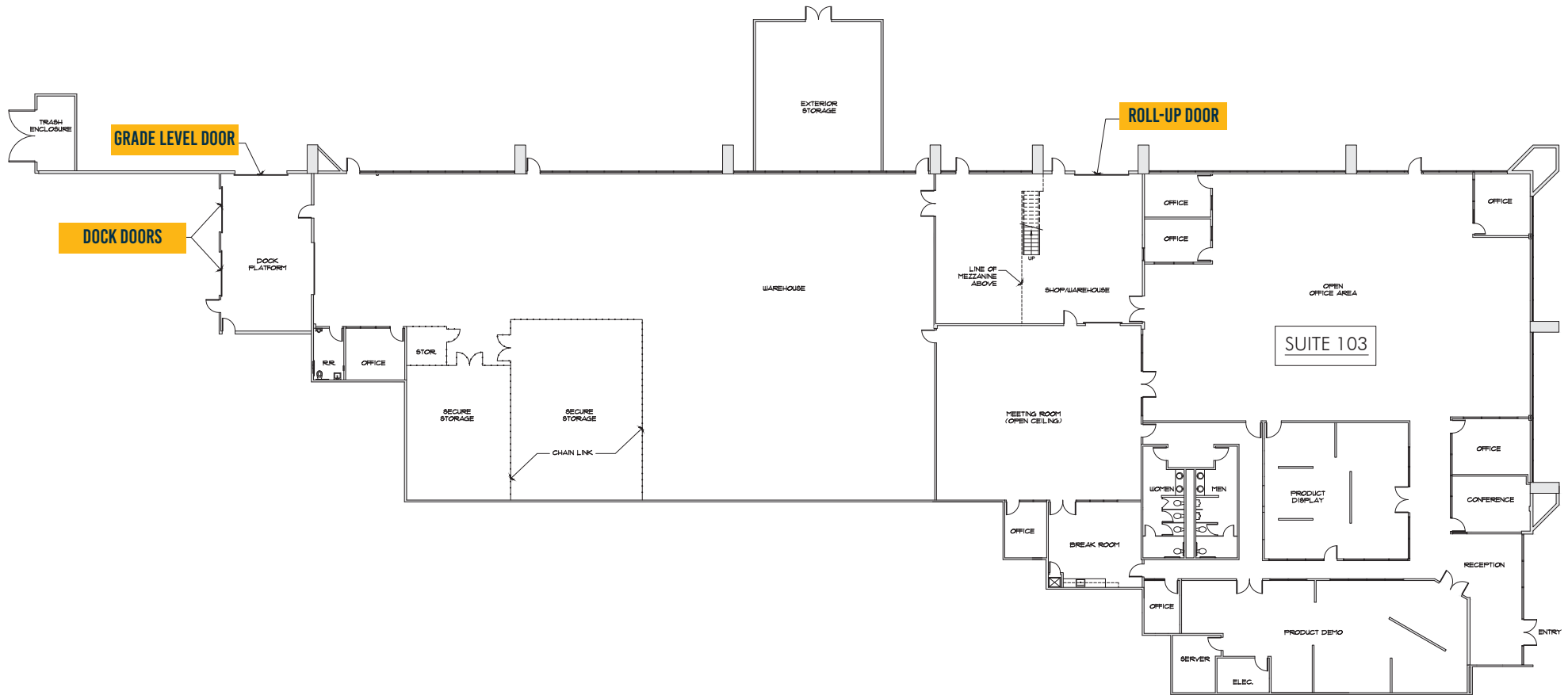


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FLOOR PLAN

±25,849 SF

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CONNECTIVITY

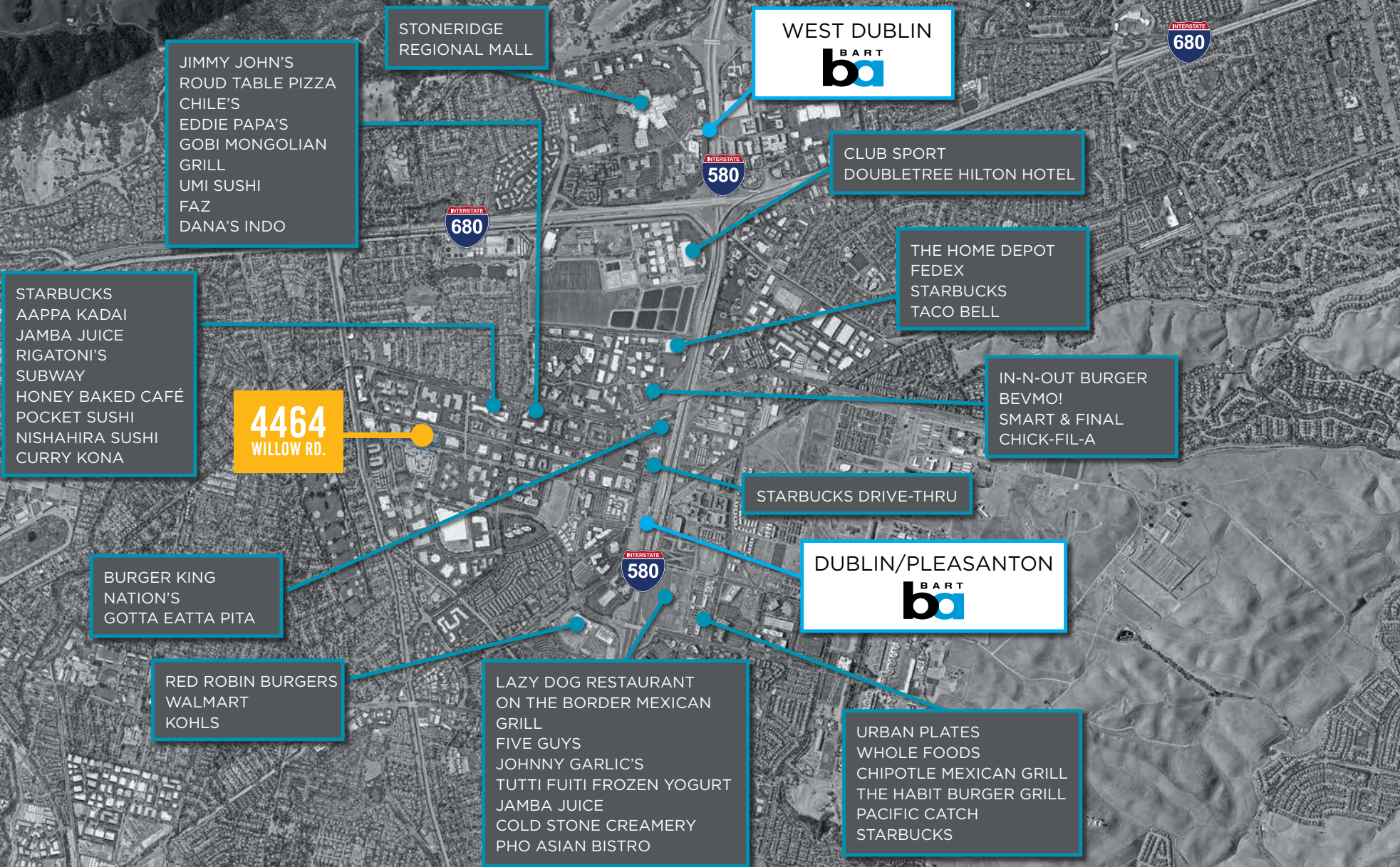


AVERAGE MORNING
COMMUTE TIME
FROM
SOUTH SAN JOSE
45 MINUTES

AVERAGE MORNING
COMMUTE TIME
TO
SOUTH SAN JOSE
45 MINUTES

4464
WILLOW RD.
PLEASANTON | CALIFORNIA

AMENITIES NEARBY



e Earth

4464 WILLOW RD.

PLEASANTON | CALIFORNIA

TERRENCE J. ROSE, INC.
REAL ESTATE
INVESTMENT & DEVELOPMENT

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