

**INDEPENDENCE DR.**  
**LIVERMORE | CALIFORNIA**

# *For Sale or Lease: Turnkey Multi-Purpose Lab and Cleanroom*

**3113**  
INDEPENDENCE DR.

**SIZE:**

2-story 3,561 SF Condo

**LAYOUT:**

550 SF multi-purpose laboratory; 560 SF cleanroom (ISO 7/class 10,000) with gowning room (capable of achieving ISO 6/class 1,000); warehouse with roll-up door; DI water, CDA, nitrogen, vacuum and ducted exhaust distributed to cleanroom and laboratory; 900 SF open office with coffee bar

**POWER:**

225amp, 480v/277v 3-phase

**EQUIPMENT THAT COULD BE PART OF DEAL:**

Ingersoll Rand R11i 60 cfm compressor; Powerex IVS0151S with Busch vacuum pump; Suez UHP360 DI water filtration system; Julabo FL1701 recirculating cooler; LG 10-ton HVAC unit, 3 LG Ducted High Statis HVAC unit, LG AC Smart 5 controller; (5) cleanroom 6-ft tables and chairs; acid and solvent storage cabinets; 2 Nikon LV150 microscopes; gas cabinets

**ASKING PRICE: \$1,495,000**

\$150/SF worth of Improvements!

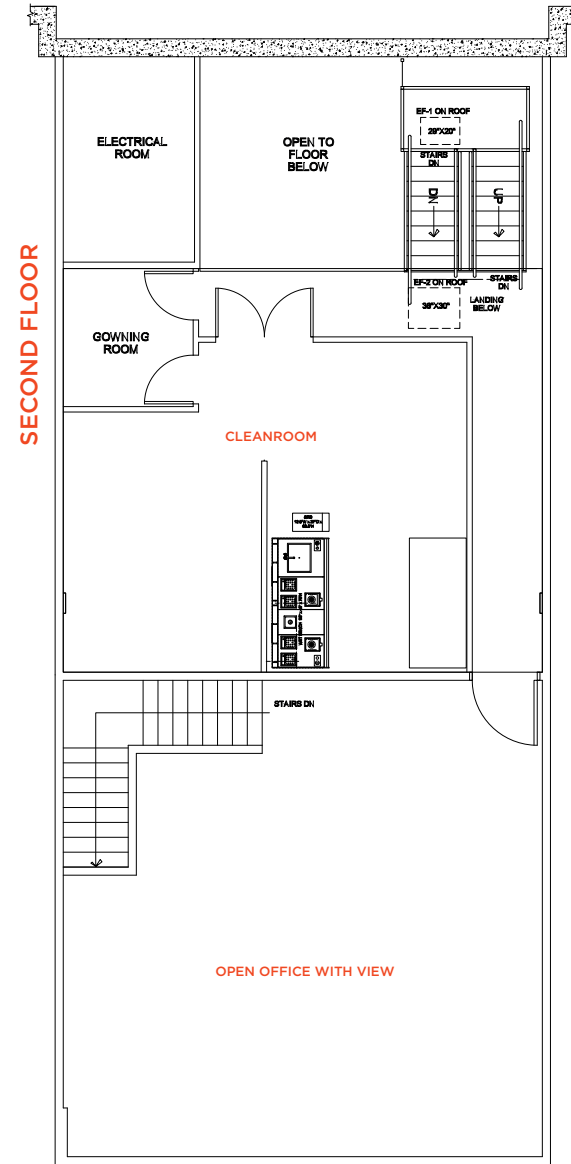
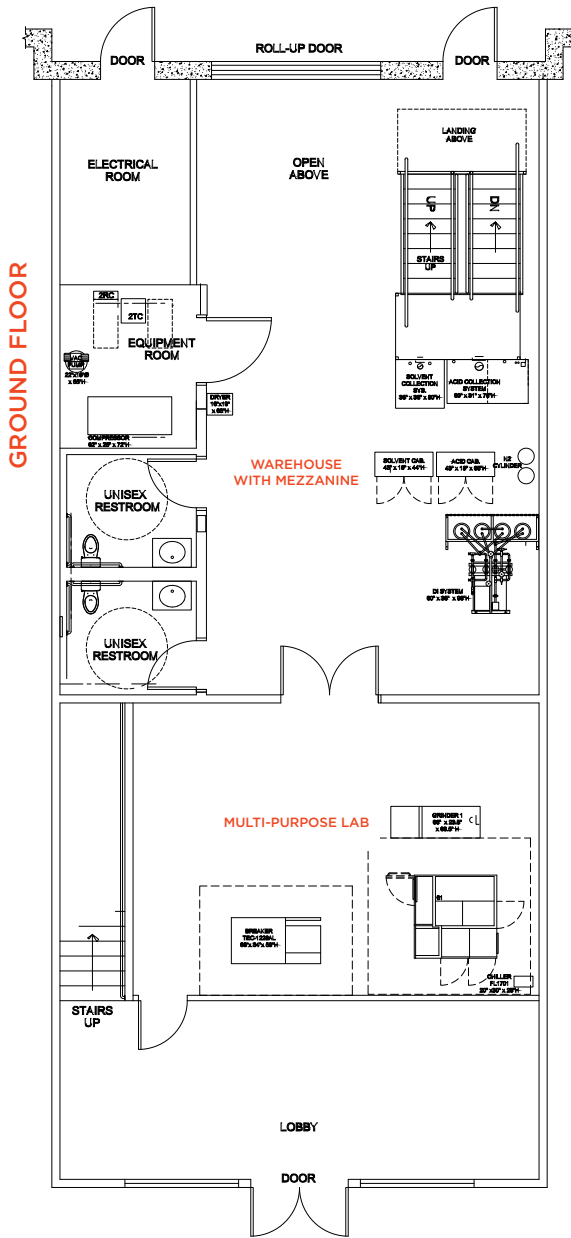
**BRIAN WILSON**

OFFICE/R&D LEASING & SALES | 925-274-2814 | [BRIAN.R.WILSON@CUSHWAKE.COM](mailto:BRIAN.R.WILSON@CUSHWAKE.COM) | LIC# 02053208

 **CUSHMAN &  
WAKEFIELD**

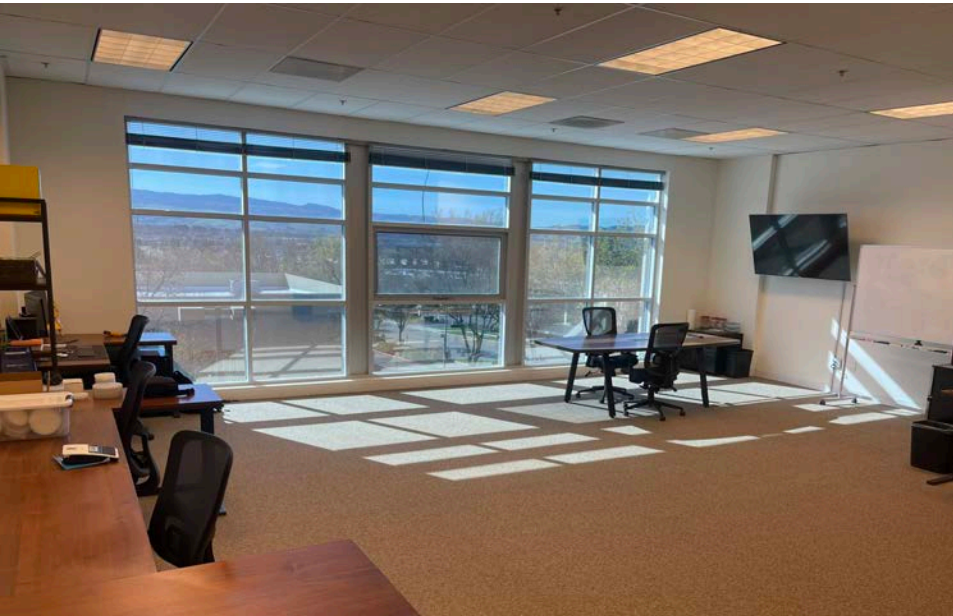
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IMPROVEMENTS

# FOR SALE OR LEASE

## EQUIPMENT THAT COULD BE INCLUDED IN DEAL:

- Ingersoll Rand R11i 60 CFM compressor
- Powerex IVS0151S with Busch vacuum pump
- Suez UHP360 DI water filtration system
- Julabo FL1701 recirculating cooler
- LG 10-ton HVAC unit
- 3 LG Ducted High Statis HVAC unit
- LG AC Smart 5 controller
- (5) cleanroom 6-ft tables and chairs
- Acid and solvent storage cabinets
- 2 Nikon LV150 microscopes
- Gas cabinets



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abbvie

ZEISS

Lam  
RESEARCH



580

680

580

580

580

84

Roche

UNCHAINED  
LABS

BOLE

Abbott

genomics

DAYBREAK  
LABS

10x  
GENOMICS

680

Abbott

JABIL

Lawrence Livermore  
National Laboratory

680

ThermoFisher  
SCIENTIFIC

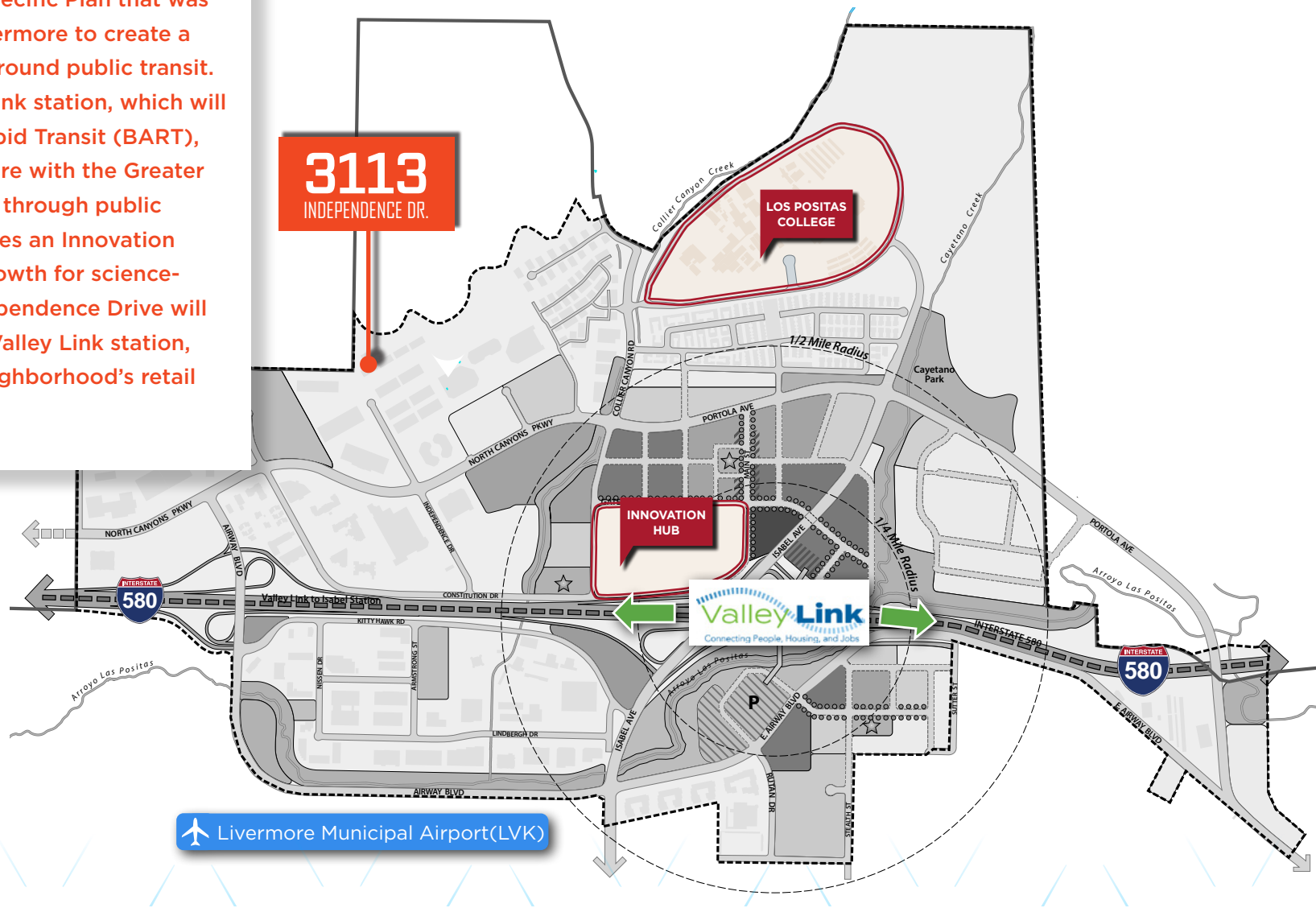
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Sandia  
National  
Laboratories

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Isabel Neighborhood is a Specific Plan that was approved by the City of Livermore to create a live-play-work community around public transit. The Plan includes a Valley Link station, which will connect to the Bay Area Rapid Transit (BART), thereby connecting Livermore with the Greater Bay Area and Central Valley through public transit. The Plan also includes an Innovation Hub, created to facilitate growth for science-based companies. 3113 Independence Drive will be walking distance to the Valley Link station, Innovation Hub, and the Neighborhood's retail district.



LOCATED IN THE ISABEL NEIGHBORHOOD

CUSHMAN & WAKEFIELD

A photograph of a modern, multi-story commercial building with a facade of light-colored panels and large glass windows. The building is viewed from a low angle, looking up. The address number '3113' is visible on the glass entrance doors. A metal railing is in the foreground.

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FOR MORE INFORMATION:

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