

FOR LEASE:

AMADOR BUSINESS CENTER

7364 MARATHON DRIVE | LIVERMORE | CA 94550



±191,952 SF
AVAILABLE JANUARY 1, 2025

WAREHOUSE/DISTRIBUTION SPACE

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PROPERTY HIGHLIGHTS

±8,000 SF total office space:

- ±6,000 SF main office
- ±2,000 SF (S&R office, breakroom and restrooms)

±20,000 SF of 16' clear drop ceiling production/
manufacturing space (which can be removed).



- 34 dock high doors
- Cross dock capability
- 9 grade level doors
- 24' - 26' clear height
- 24' x 62' column spacing
- Institutional Ownership and Management
- Fire suppression system being upgraded to ESFR
- Energy efficient T-8 whs lighting
- Secured fenced yard
- Ample parking
- Call Broker for pricing and touring instructions
- Ample Power

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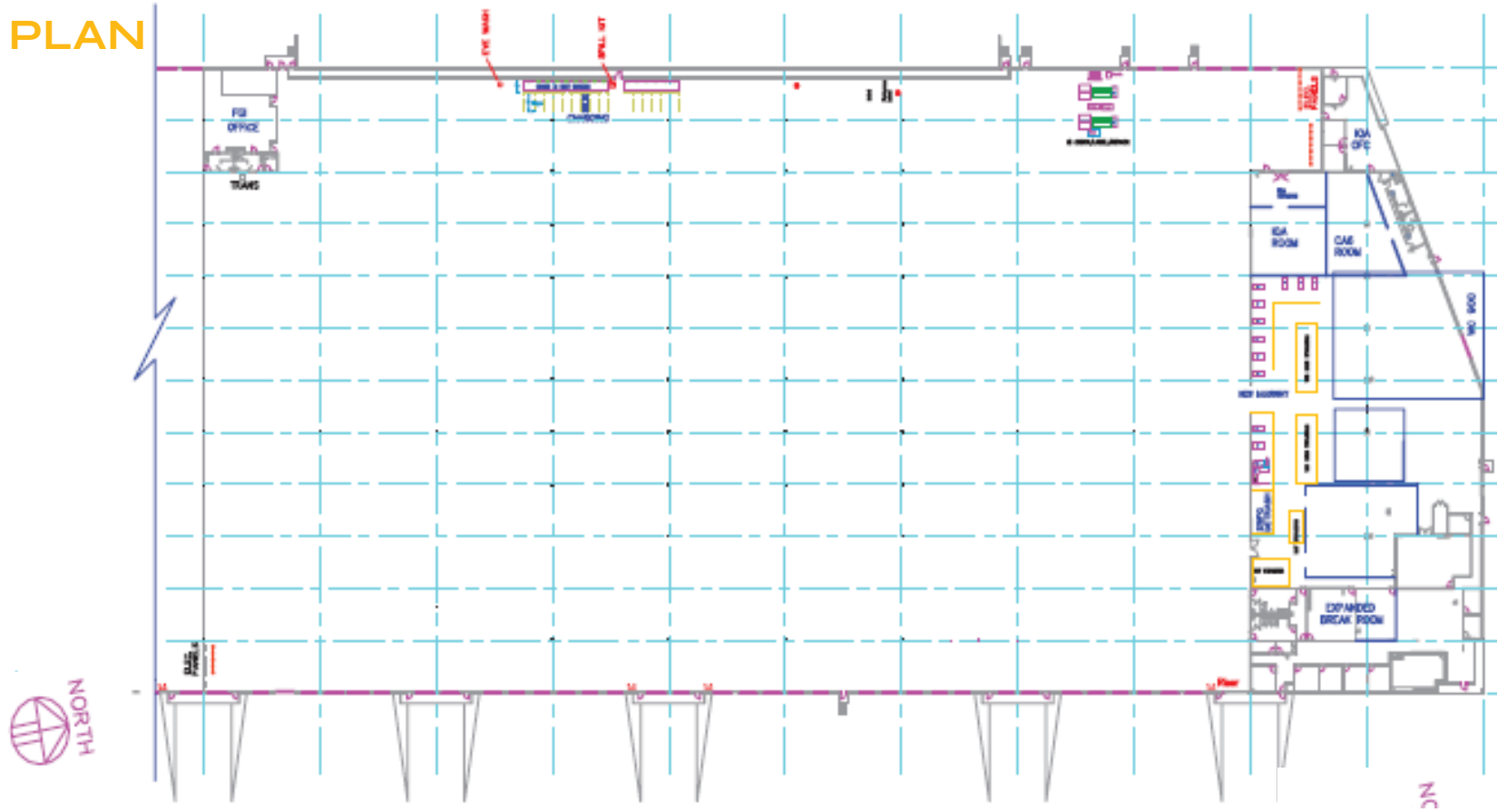


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FLOOR PLAN



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