

FOR SUBLEASE

6902 PATTERSON PASS ROAD
LIVERMORE | CA



WAREHOUSE/DISTRIBUTION SPACE FOR SUBLEASE
(DIRECT LEASE POSSIBLE)

PROPERTY HIGHLIGHTS

- Size: ±11,426 SF
- Office: ±1,000 SF
- Loading: 2 docks / 1 Grade
- Clear height: 24'-26'
- Power: 400 amps @ 480 volts (To be confirmed)
- Property is institutionally owned and managed.
- Lease Rate: \$1.25 NNN (Current estimated OpEx is \$.21)
- Sublease term thru 8/31/27
- Space currently used for coffee roasting (equipment can remain or be removed)
- Call broker to arrange tour



MARK DOWLING

Managing Director

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PROPERTY

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