

100% LEASED MULTI-TENANT INDUSTRIAL PROPERTY



FOR SALE

1056 SERPENTINE LANE

PLEASANTON, CA



**CUSHMAN &
WAKEFIELD**



THE OFFERING

Cushman & Wakefield, as the exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 1056 Serpentine Lane, Pleasanton, CA (“the Property”), a 24,100 square foot industrial investment opportunity located in highly desirable Pleasanton, California. The building has had a long-standing history of stable occupancy as tenant turnover is low and is located in the Tri-Valley which is of a constrained industrial market. At 100% leased with a diverse tenant base, the Property offers investors a rare opportunity to purchase an industrial building with significant upside in the form of under market in-place rents and substantial re-tenant potential. 1056 Serpentine Lane offers a ± 2.0 per 1,000 square foot parking ratio on ± 1.16 acres of land. 1056 Serpentine Lane is walking distance to Tri-Valley Wheels bus line route 56, 3½ miles from the Pleasanton BART stations, less than 3 miles from Interstate 580 and less than 4 miles from Interstate 680.

PROPERTY HIGHLIGHTS



$\pm 24,100$

SQUARE FOOT BUILDING



± 1.16

ACRE LOT ($\pm 50,566$ SF)



3

TENANTS
(ONE IS A SUBTENANT)



20'

CLEAR HEIGHT



3

GRADE LEVEL DOORS



2/1000

PARKING (± 43 STALLS)



200A @ 208V

POWER IN UNIT A



2,000A @ 208V

POWER IN UNIT B/C



1985

YEAR BUILT

NEIGHBORING AMENITIES



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TRI-VALLEY 100% LEASED MULTI-TENANT INDUSTRIAL PROPERTY

INVESTMENT CONTACTS

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