

FOR SUBLEASE > 29,436± SF WITH YARD AVAILABLE

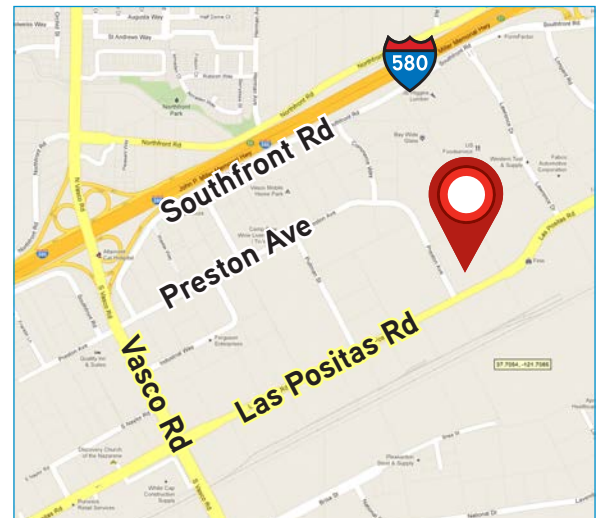
# Industrial/Flex Space with Yard

6950 PRESTON AVENUE, LIVERMORE, CA



## Highlights

- > 29,436± SF of light industrial/flex space for sublease
- > 22,642± SF office
- > 6,794± SF warehouse with 2 grade level roll-up doors
- > 26,000± SF partially covered yard area with dock (shared)
- > Ample parking (±3/1,000)
- > Easy access to I-580
- > Sublease expires 11/30/2019
- > Owner will consider a direct term deal
- > Asking \$0.65/SF NNN (\$0.20/SF operating expenses)



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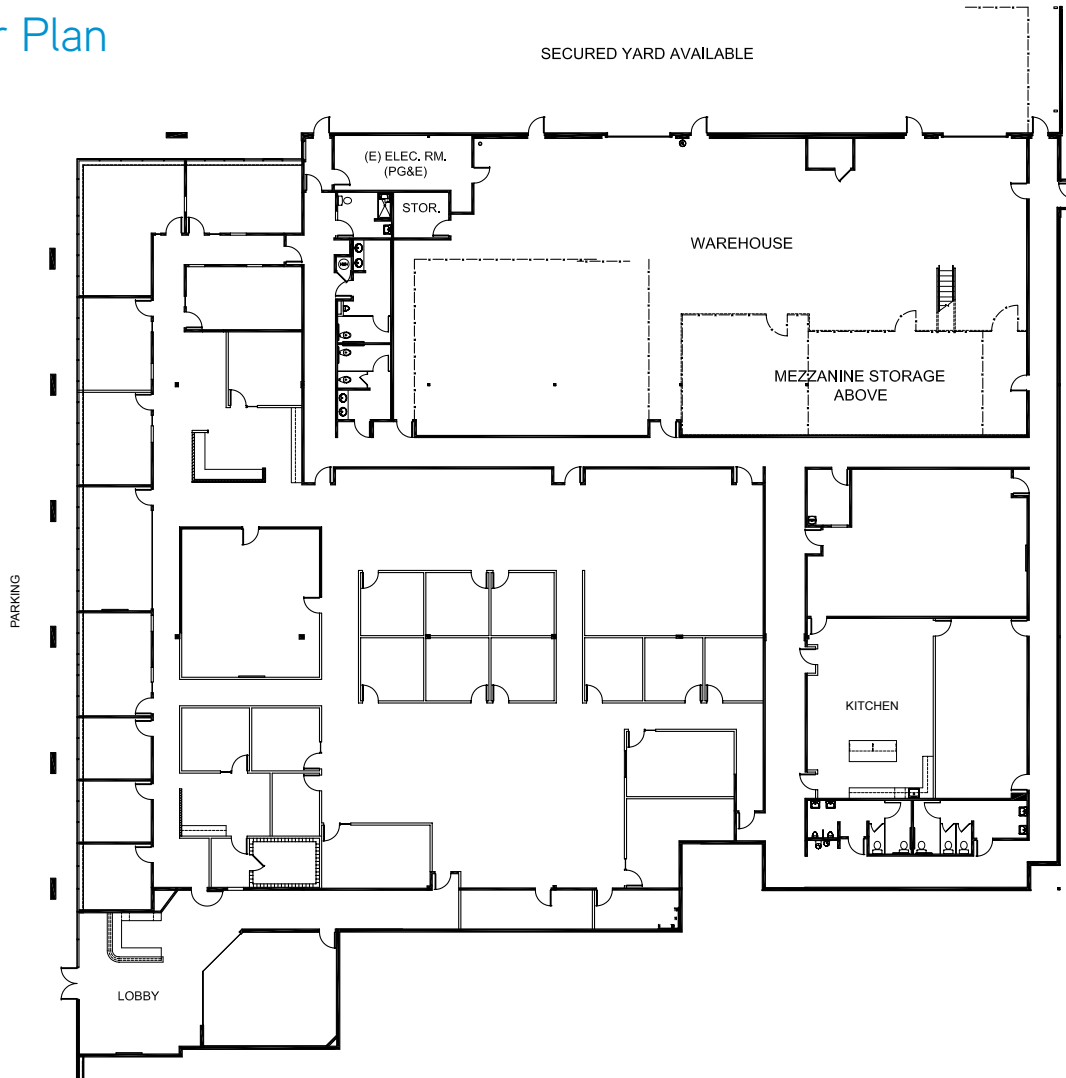
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## Floor Plan



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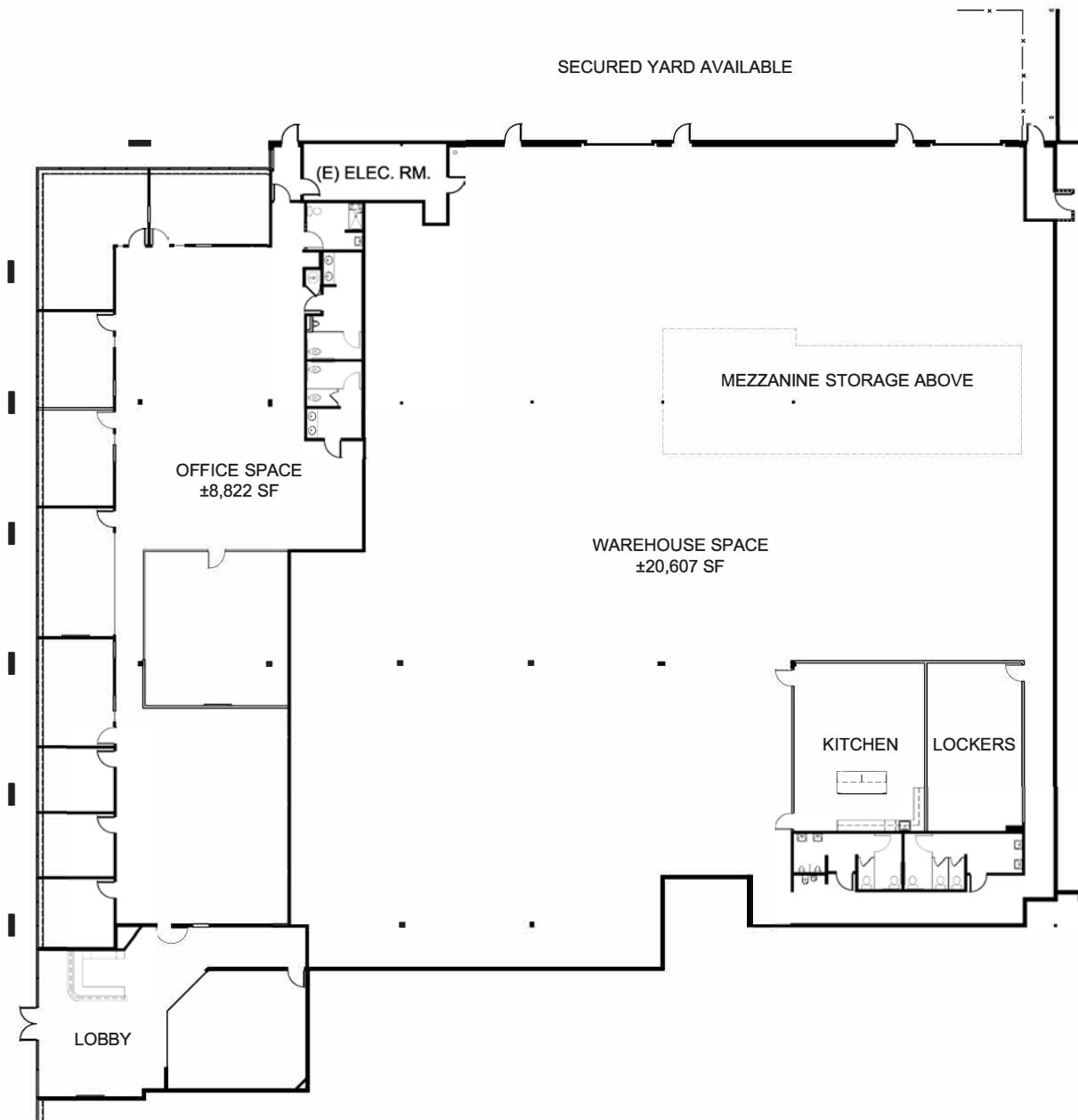
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## Potential Office Demo Plan\*



\*Plan subject to lease term, tenant credit, and market rent offered

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