

FOR LEASE OR SALE > 2,680± SF OFFICE/R&D CONDO

# Light Industrial R&D Condo

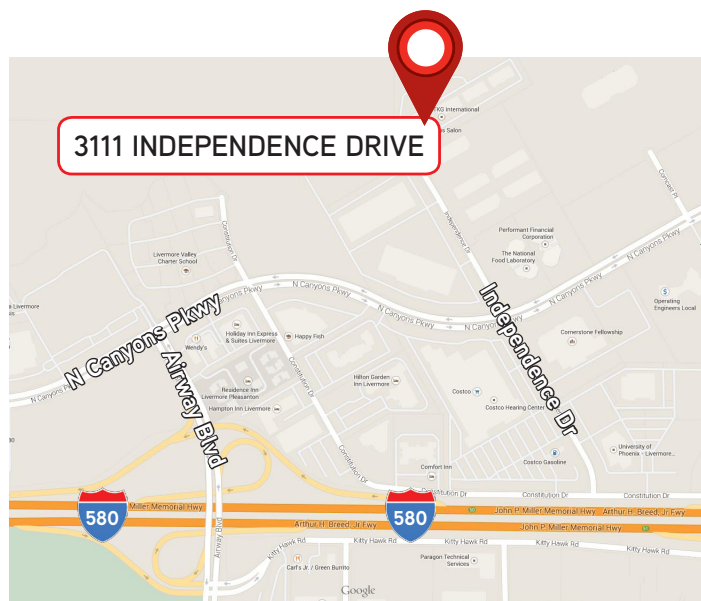


3111 INDEPENDENCE DRIVE, LIVERMORE, CA



## Highlights:

- > 2,680± SF office/warehouse condo
- > 1 grade level door
- > Kitchenette
- > 26' clear height
- > Built in 2008
- > 225 Amps / 480 V
- > Abundant parking
- > Available March 2018
- > Rate: \$1.75 Industrial Gross
- > Sale Price: \$697,000 (\$260/SF)



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An aerial photograph of an industrial park with several large, white-roofed buildings and extensive parking lots. A red rectangular box highlights a specific building unit on the left side of the image. A red callout line points from this box to a text label.

3111 Independence Drive

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