

PLANNED 84,120± SF CLASS A DISTRIBUTION BUILDING AVAILABLE FOR LEASE OR SALE

Oaks Business Park

LOT 6, DISCOVERY DRIVE, LIVERMORE, CA

A development
of Scannell
Properties



Features:

- › 144 acre master planned business park
- › Home to Gillig Corporation's new 600,000 SF manufacturing campus
- › Last small lot available in Oaks Business Park
- › Zoned: PD-Light Industrial (I-2)
- › Adjacent projects include three warehouses totaling 1,300,000 square feet, leased to Tesla and Tesla related company



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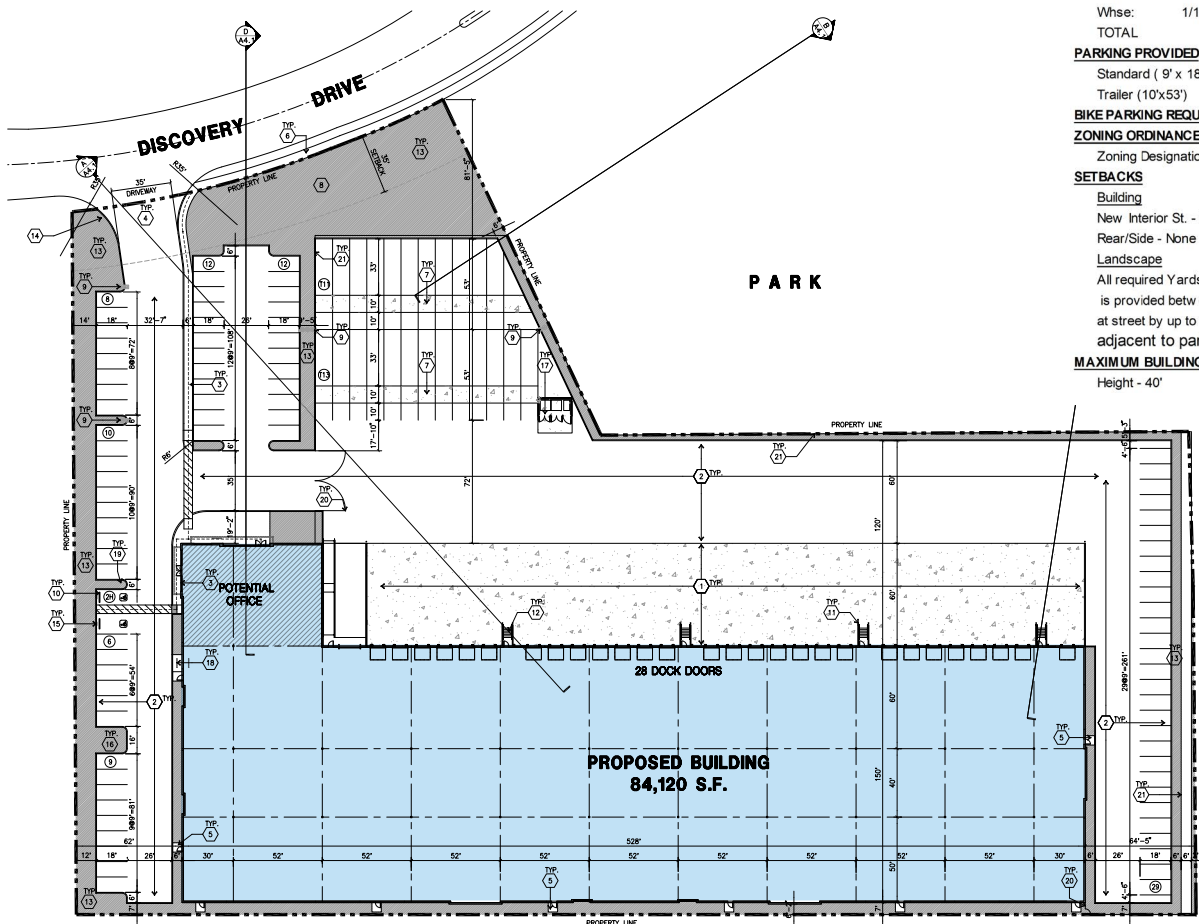
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PROJECT DATA

BLDG.4	
SITE AREA	
In s.f.	226,454 s.f.
In acres	5.2 ac
BUILDING AREA	
Office	4,920 s.f.
Warehouse	79,200 s.f.
TOTAL	84,120 s.f.
COVERAGE (45% Max.)	37.1%
PARKING REQUIRED	
Office: 1/300 s.f.	17 stalls
Whse: 1/1,200 s.f.	66 stalls
TOTAL	83 stalls
PARKING PROVIDED	
Standard (9' x 18')	88 stalls
Trailer (10' x 53')	24 stalls
BIKE PARKING REQUIRED (10%)	9 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Industrial (Zoned PD)	
SETBACKS	
Building	
New Interior St. - 35' (increased to allow 40' max. ht.)	
Rear/Side - None	
Landscape	
All required Yards shall be landscaped. If Parking lot is provided between building and street reduce LS at street by up to 10' and place removed LS at building adjacent to parking.	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 40'	



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