



AVAILABLE FOR SALE

±7,102 SF STAND ALONE BUILDING ON 0.88 ACRES

744 E AIRWAY BOULEVARD, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Sean Offers, SIOR

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925.737.4159
LIC NO 01858116

PROPERTY HIGHLIGHTS



Two Story Stand-Alone Building Ideal for Retail, Showroom, and Warehouse Use



±7,102 SF Building on 0.88 Acre Lot
• ±3,660 SF of Warehouse



±2,232 SF of Office Split
Between Two Floors



One (1) 16 X 16' Grade Level Door



400 Amps (Tenant To Verify)



Zoned: Isabel Neighborhood Specific Plan (INSP)

General Retail, Auto Parts Sales, Vehicle Sales & Rental, Equipment Repair, Printing/Processing, and Select Production Uses

Prospective users should verify use and permitting requirements



Fully Enclosed and Gated Site



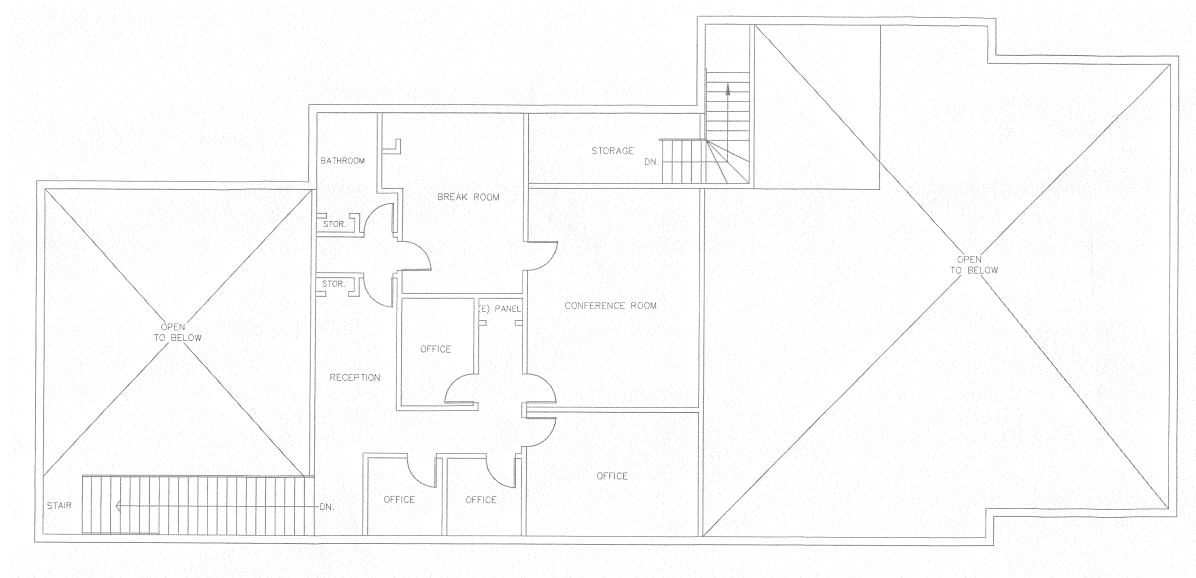
Close proximity to I-580



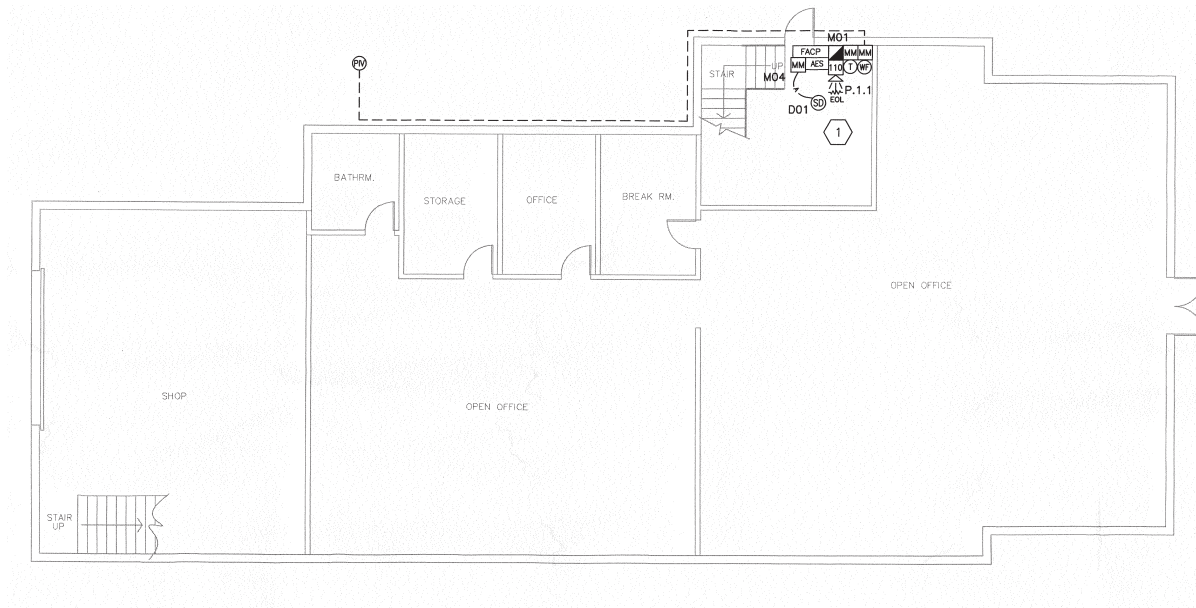
Sale Price: \$3.1 M (\$436.49 psf)

744

E. AIRWAY BLVD.



Second Floor



First Floor



REGIONAL MAP

BAY AREA ACCESS TO SITE



- 37 miles
Port of Oakland
- 32 miles
Oakland Airport
- 38 miles
Port of Stockton
- 43 miles
San Jose Airport
- 47 miles
Port of San Francisco
- 49 miles
San Francisco Airport
- 48 miles
Port of Richmond
- 51 miles
Port of Redwood City



WEST COAST ACCESS TO SITE



- 84 miles
SACRAMENTO
- 648 miles
PORTLAND
- 217 miles
RENO
- 708 miles
PHOENIX
- 337 miles
LOS ANGELES
- 733 miles
SALT LAKE CITY
- 456 miles
SAN DIEGO
- 821 miles
SEATTLE
- 524 miles
LAS VEGAS
- 1,249 miles
DENVER

Santa Rosa

Napa

Vacaville

SOLANO

Fairfield

Petaluma

Vallejo

MARIN

San Rafael

Concord

Antioch

CONTRA
COSTA

Oakland
San Francisco

San Leandro

Tracy

Livermore

ALAMEDA

Fremont

San Mateo

Redwood City

SAN MATEO

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