

5775 BRISA STREET LIVERMORE, CA



108,347 SF Single-Tenant Industrial Building
100% Leased to Trayer Engineering - a Siemens Company
6.3 Year WALT



THE OFFERING

Colliers, as exclusive advisor, is pleased to offer the opportunity to acquire 5775 Brisa Street (the “Property”), a single-tenant, 108,347 square foot industrial facility in Livermore, California. The offering allows investors a rare opportunity to acquire a credit-quality manufacturing asset at a significant discount to replacement cost. The building features functional specifications for light manufacturing and assembly operations, including 25-foot clear heights, 18 total loading positions (12 dock-high, 6 grade-level), and truck courts of 185 feet (North) and 240 feet (West) on a 6.76-acre site with excess yard space and expansion potential. The facility is supported by substantial electrical infrastructure including a 2,500 kVA transformer and 4,000-amp switchgear, providing capacity for power-intensive manufacturing and advanced industrial operations.

The Property is 100% leased to Trayer Engineering Corporation which was acquired by Siemens (€243B market cap; FRA:SIE) in September 2024. Following the acquisition, Trayer assigned the lease to Siemens Corporation. The current term extends to December 2032 providing 6.3 years of lease term backed by one of the largest creditworthy industrial tenants.

Located in the Tri-Valley submarket of the San Francisco Bay Area, the Property benefits from direct access to Interstate 580 and proximity to the Silicon Valley, Port of Oakland, and the broader Northern California region. Livermore has emerged as a supply-constrained industrial corridor with limited development pipeline while maintaining consistently low vacancy rates driven by sustained demand from technology, life sciences, and advanced manufacturing users. The Property’s location within 50 miles of over 7.5 million people and direct connectivity to Northern California’s primary freight corridors positions it as a strategically irreplaceable manufacturing site in one of the nation’s most economically productive regions.

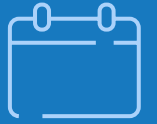
With 6.3 years of remaining lease term backed by Siemens AG and contractual extension options providing potential income visibility through 2042, the Property offers durable in-place cash flow from a globally recognized industrial tenant. Combined with Siemens’ 40+ year operating history at the site, the building’s functional design for advanced manufacturing operations, and a below-replacement-cost basis, 5775 Brisa Street provides investors the opportunity to acquire a mission-critical industrial asset in a highly sought-after Bay Area infill location with strong long-term fundamentals and significant barriers to entry.



108K SF
SQUARE FEET



100%
LEASED



6.3 Years
WALT



SF Bay Area
LOCATION



Credit Tenancy
LEASE ASSIGNED TO SIEMENS
CORPORATION SINCE 2024



Advanced Manufacturing
FUNCTIONALITY



Attractive Basis
BELOW REPLACEMENT COST



Excess Land
YARD & EXPANSION POTENTIAL



Heavy Power
2,500 KVA TRANSFORMER
4,000 AMPS AT SWITCHGEAR

5775 BRISA STREET
LIVERMORE, CA

PROPERTY SPECS

GENERAL INFO

Address	5775 Brisa St, Livermore, CA
APN	099-1326-026
Zoning	I-3; Heavy Industrial

BUILDING MEASUREMENTS

Building SF	108,347
Office SF	12,202
First Floor SF	5,632
Second Floor SF	6,570
Office %	11.26%
Acreage	6.76
Site Coverage	34.20%

TENANT OVERVIEW

Occupancy	100%
Tenant	Trayer Engineering; a Siemens Company
WALT	6.3 Years

BUILDING FEATURES

Clear Height	25'
Loading	12 DH / 6 GL
Parking	133 Auto
Sprinklers	Wet System
Power	2,500 kVA Transformer; 4,000 Amps at Switchgear
Lighting	LED
HVAC	Packaged Units on Roof for Office
Column Spacing	50' x 24' & 50' x 40'
Truck Court Depth	185' (North) & 240' (West)
Construction Type	CTU
Roof (Age)	60 mil TPO (2018 / 2020)
Year Built	1987



▲ DOCK-HIGH DOORS
■ GRADE LEVEL DOORS



5775 BRISA STREET
LIVERMORE, CA

PROPERTY PHOTOS



5775 BRISA STREET
LIVERMORE, CA

BAY AREA DEMOGRAPHICS

	20 Miles	40 Miles	60 Miles
Total Population	1,130,482	6,944,621	9,747,719
Total Households	370,738	2,457,380	3,427,769
Avg. Household Income	\$208,756	\$193,342	\$182,669
Median Household Income	\$162,482	\$134,632	\$126,751
High School Degree	14.2%	14.7%	15.4%
Bachelor's Degree	32.2%	28.9%	27.9%
Businesses	38,672	272,469	362,435
Employees	515,640	3,729,639	4,891,364



STRATEGIC INTERMODAL & REGIONAL DISTRIBUTION

- 1 Seattle**
819 Miles
13h 30min
- 2 Portland**
646 Miles
10h 00min
- 3 Helena**
1,098 Miles
16h 45
- 4 Cheyenne**
1,168 Miles
17h 45
- 5 Denver**
1,250 Miles
19h 15min
- 6 Boise**
639 Miles
10h 15min
- 7 Santa Fe**
1,100 Miles
17h 00min
- 8 Los Angeles**
337 Miles
5h 15min
- 9 Reno**
217 Miles
3h 45min
- 10 Salt Lake City**
735 Miles
10h 45min
- 11 Phoenix**
707 Miles
11h 00min
- 12 San Francisco**
45 Miles
1h 00min



Access to more than 77 million customers within a one-day truck drive.

23.1% of U.S. Population

5775 BRISA STREET LIVERMORE, CA

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