



FOR LEASE

±41,885 -59,701 SF INDUSTRIAL SPACES

7041 LAS POSITAS ROAD, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Sean Offers, SIOR

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LEASED

SUITE F  
±43,948 SF  
Available  
11/01/2025

LEASED

SUITE A/B  
±59,701 SF  
Available Now

LAS POSITAS ROAD



PROPERTY HIGHLIGHTS



Property type: Industrial Spaces



Suite F: ± 43,948 SF  
Suite A/B: ± 59,701 SF



Min. Clear Height: 24 feet



Column spacing: 40'x50'



Fully insulated warehouses



Space Amenities:

- Pit levelers in place
- Motion sensor T-5 lighting
- Skylights

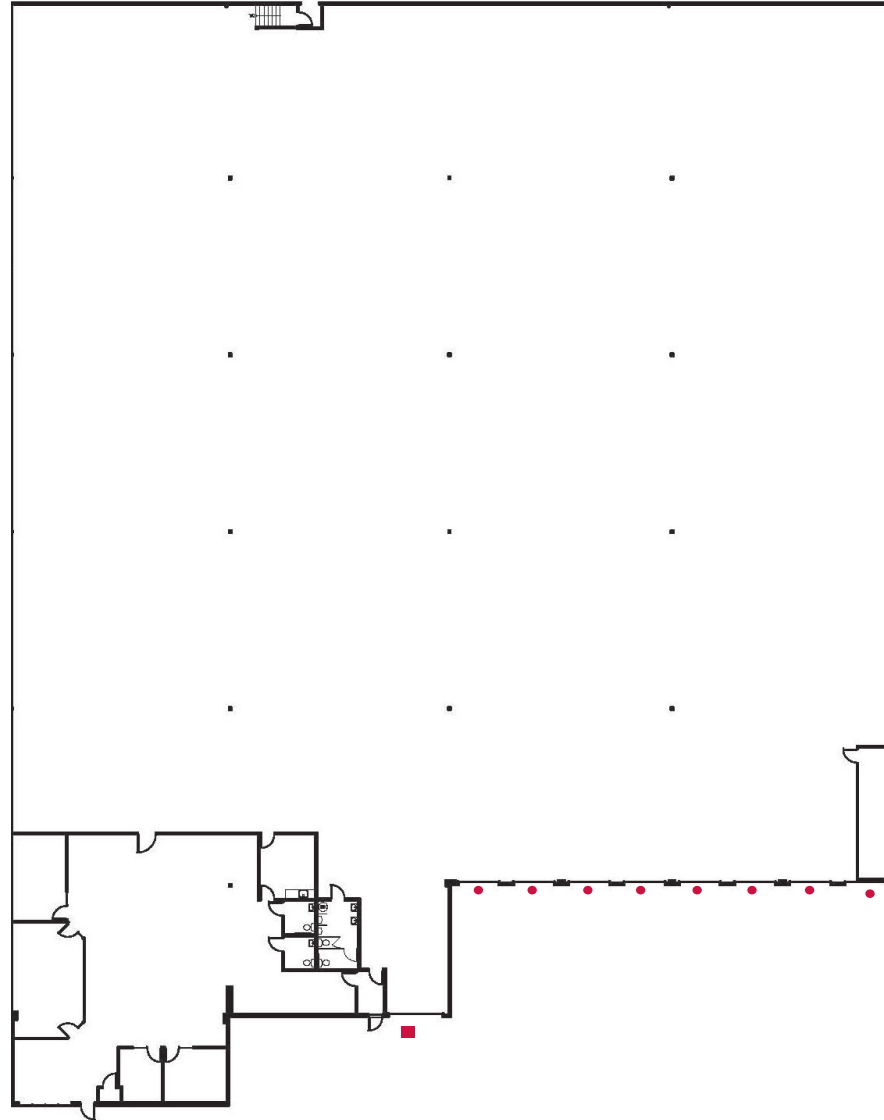


Lease rate:  
\$1.05/SF + \$0.23psf NNN

7041  
LAS POSITAS ROAD

Suite F: ±43,948 SF

- ± 4,233 SF of existing Office including four (4) Private Offices, Open Office, Break Room and two (2) Restrooms
- Power: 600 Amps, 480 Volt, 3 Phase (Tenant to Verify)
- Eight (8) 10'x10' Dock Level Doors
- One (1) 12'x14' Grade Level Door



■ GRADE LEVEL DOOR

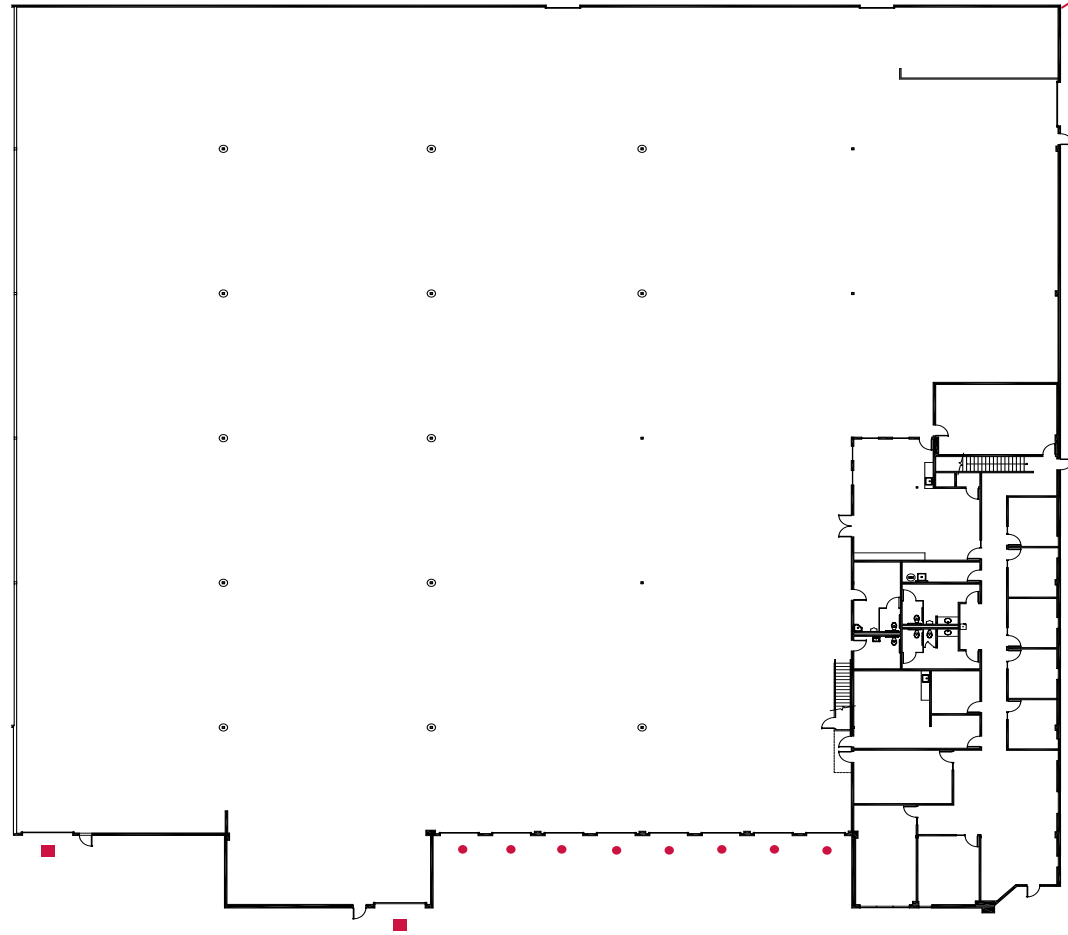
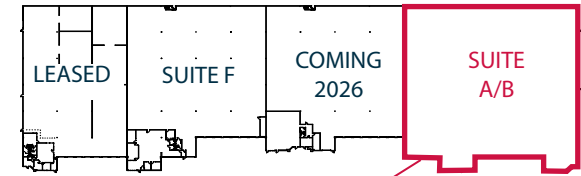
● DOCK HIGH DOOR

\*FLOOR PLAN NOT TO SCALE

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### Suite A/B: ±59,701 SF

- ± 6,990 SF of existing Office including six (6) Private Offices
- Bonus Mezzanine Space
- Power: 1,600 Amps, 277/480V (Tenant to Verify)
- Eight (8) 10'x10' Dock Level Doors
- Three (3) 12'x14' Grade Level Doors



■ GRADE LEVEL DOOR

● DOCK HIGH DOOR

\*FLOOR PLAN NOT TO SCALE



VASCO ROAD



### DEMOGRAPHICS:

	15 MILES	30 MILES	45 MILES
2023 Total Population	465,706	3,741,303	8,035,515
Total Businesses	16,899	136,314	317,839
Total Employees	205,544	1,580,497	3,621,661
Manufacturing	601 / 3.6%	5,606 / 4.1%	10,776 / 3.4%
Manufacturing Employees	24,950 / 12.1%	218,560 / 13.8%	344,460 / 9.5%
Transportation & Warehousing	337 / 2.0%	3,235 / 2.4%	6,514 / 2.0%
Transportation & Warehousing Employees	2,836 / 1.4%	38,454 / 2.4%	96,854 / 2.7%

AERIAL MAP

REGIONAL MAP

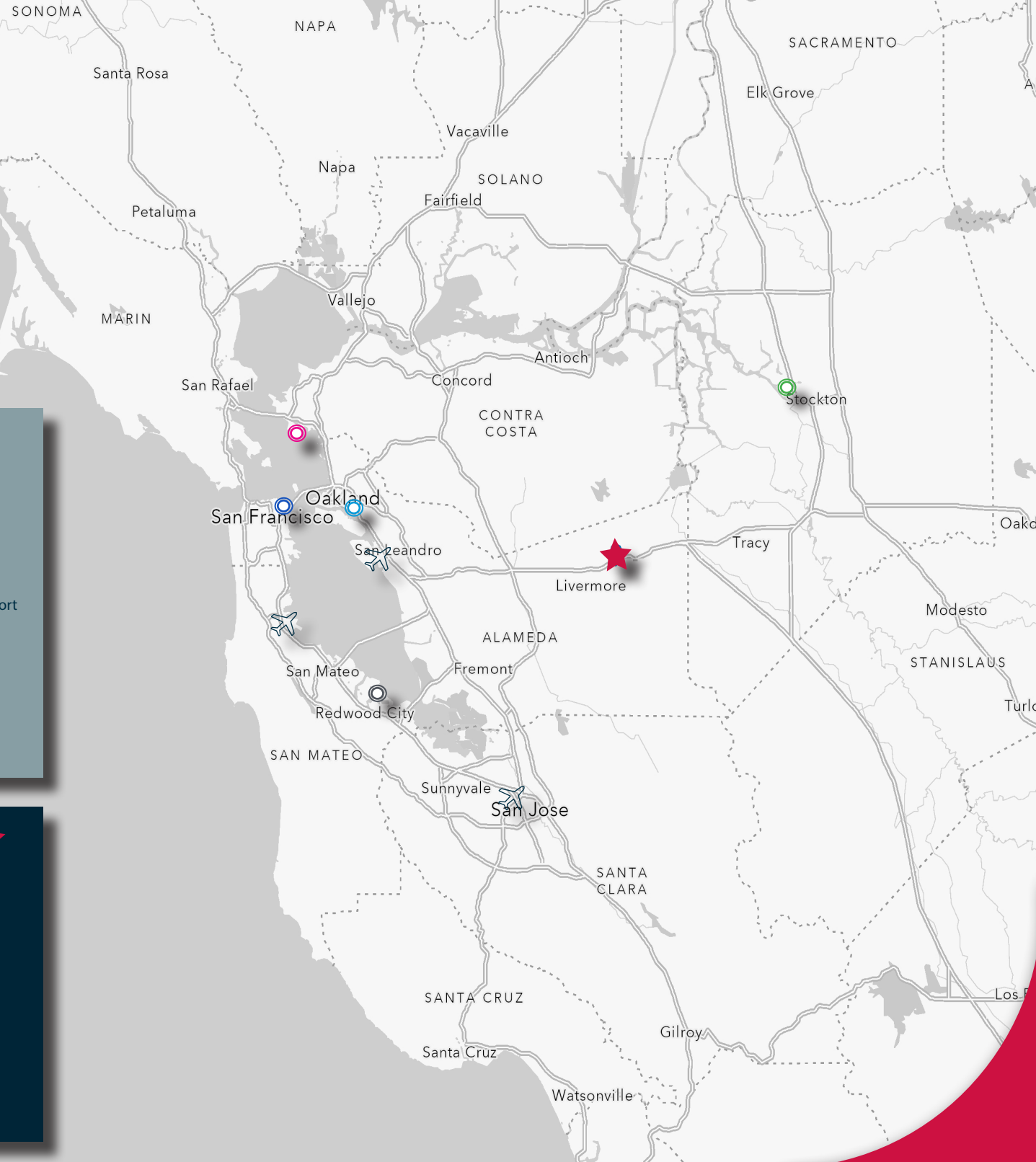
BAY AREA ACCESS TO SITE ★

- 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



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