

INDEPENDENCE DR.
LIVERMORE | CALIFORNIA

*For Sale or Lease:
Turnkey Multi-Purpose
Lab and Cleanroom*

84

3113
INDEPENDENCE DR.

580

INDEPENDENCE DRIVE

SIZE:

2-story 3,561 SF Condo

LAYOUT:

550 SF multi-purpose laboratory; 560 SF cleanroom (ISO 7/class 10,000) with gowning room (capable of achieving ISO 6/class 1,000); warehouse with roll-up door; DI water, CDA, nitrogen, vacuum and ducted exhaust distributed to cleanroom and laboratory; 900 SF open office with coffee bar

POWER:

225amp, 480v/277v 3-phase

EQUIPMENT THAT COULD BE PART OF DEAL:

Ingersoll Rand R11i 60 cfm compressor; Powerex IVS0151S with Busch vacuum pump; Suez UHP360 DI water filtration system; Julabo FL1701 recirculating cooler; LG 10-ton HVAC unit, 3 LG Ducted High Statis HVAC unit, LG AC Smart 5 controller; (5) cleanroom 6-ft tables and chairs; acid and solvent storage cabinets; 2 Nikon LV150 microscopes; gas cabinets

ASKING PRICE: \$1,495,000

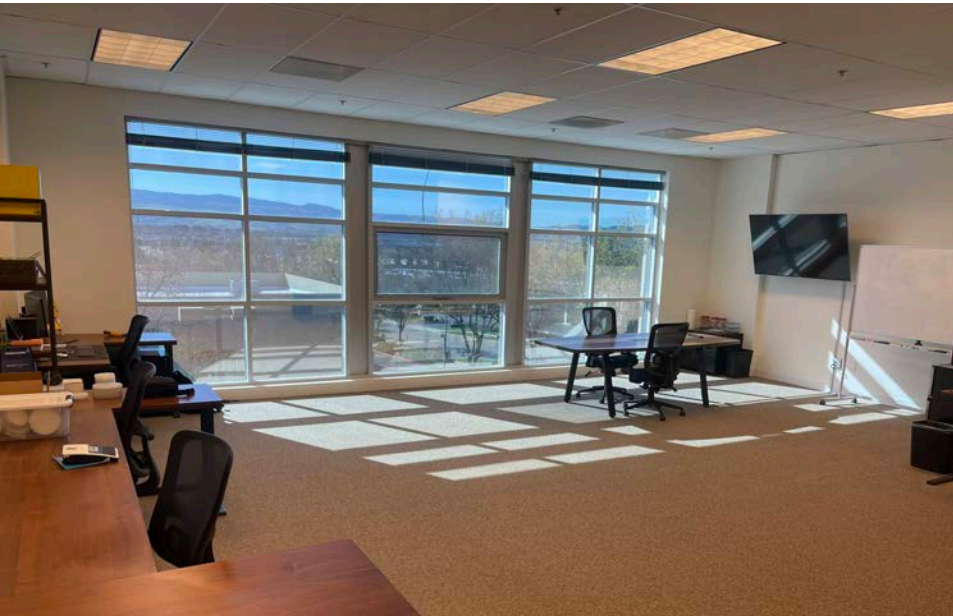
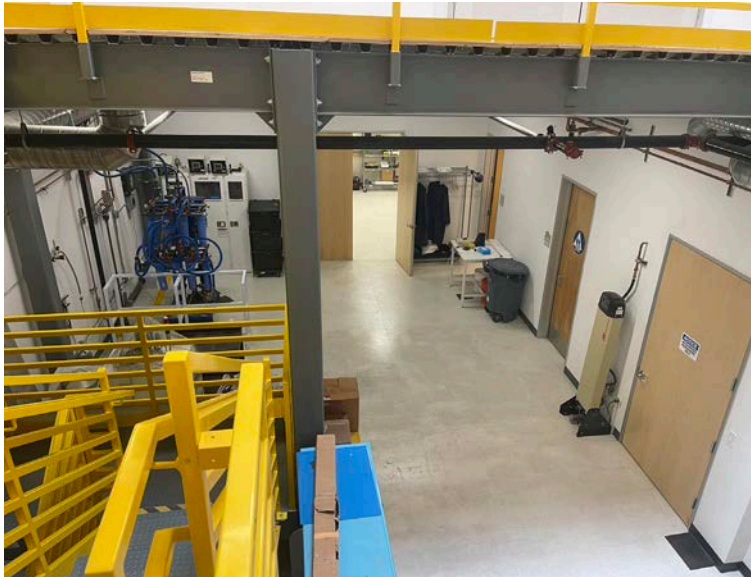
\$150/SF worth of Improvements!

BRIAN WILSON

OFFICE/R&D LEASING & SALES | LIC# 02053208

|| FOR SALE OR LEASE

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IMPROVEMENTS

FOR SALE OR LEASE

EQUIPMENT THAT COULD BE INCLUDED IN DEAL:

- Ingersoll Rand R11i 60 CFM compressor
- Powerex IVS0151S with Busch vacuum pump
- Suez UHP360 DI water filtration system
- Julabo FL1701 recirculating cooler
- LG 10-ton HVAC unit
- 3 LG Ducted High Statis HVAC unit
- LG AC Smart 5 controller
- (5) cleanroom 6-ft tables and chairs
- Acid and solvent storage cabinets
- 2 Nikon LV150 microscopes
- Gas cabinets



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3113
INDEPENDENCE DR.

abbvie

ZEISS

Lam
RESEARCH



580

Roche

UNCHAINED
LABS

CALIFORNIA
84

BOLB

Abbott



genomics

10x
GENOMICS

Abbott

JABIL

Lawrence Livermore
National Laboratory

680

ThermoFisher
SCIENTIFIC

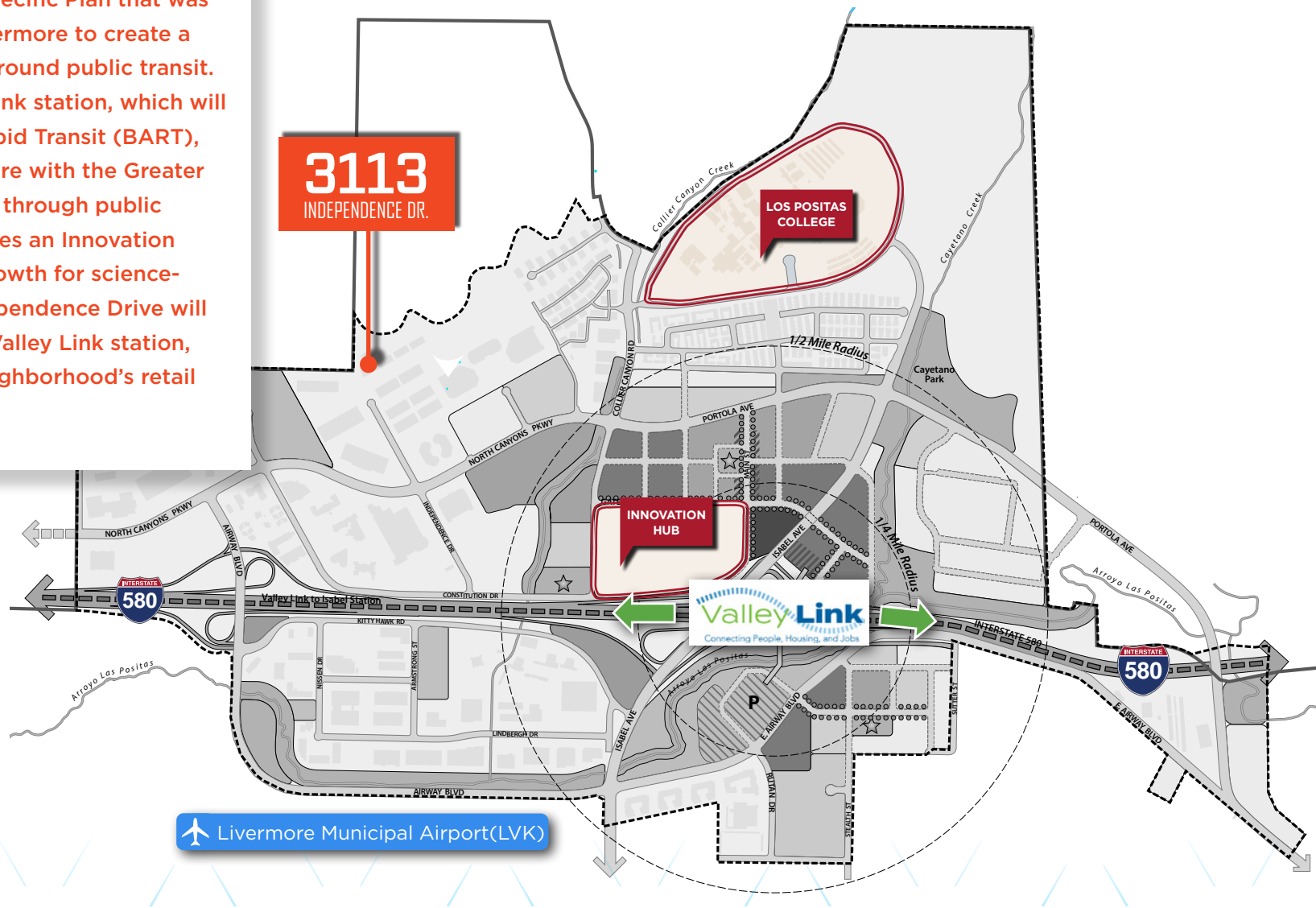
Sandia
National
Laboratories

CALIFORNIA
84

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Isabel Neighborhood is a Specific Plan that was approved by the City of Livermore to create a live-play-work community around public transit. The Plan includes a Valley Link station, which will connect to the Bay Area Rapid Transit (BART), thereby connecting Livermore with the Greater Bay Area and Central Valley through public transit. The Plan also includes an Innovation Hub, created to facilitate growth for science-based companies. 3113 Independence Drive will be walking distance to the Valley Link station, Innovation Hub, and the Neighborhood's retail district.



LOCATED IN THE ISABEL NEIGHBORHOOD



3113

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A photograph of a modern, multi-story office building with a facade of light-colored panels and large glass windows. The building is viewed from a low angle, looking up. The sky is blue with some clouds. In the foreground, there is a metal railing and some greenery.

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FOR MORE INFORMATION:

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