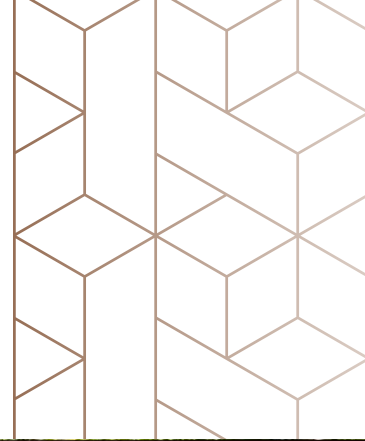


# 4225 HACIENDA DRIVE

PLEASANTON, CA



±126,790 SF



FOR SUBLEASE | ADVANCED MANUFACTURING

CBRE

# PROPERTY HIGHLIGHTS



1/31/30 LED (LONGER TERM AVAILABLE DIRECT WITH THE LANDLORD)



26,000 SF OF OFFICE SPACE



30,000 SF OF WAREHOUSE SPACE WITH 28-30 FOOT CLEARANCE



1600 AMPS OF POWER



70,000 SF OF MANUFACTURING SPACE (CAN DEMO TO CREATE MORE WAREHOUSE)



350 UNRESERVED PARKING STALLS



37 MILES TO DOWNTOWN SAN FRANCISCO



1 MILE FROM PLEASANTON BART. WHEELS SHUTTLE STOP AT SITE



EASY ACCESS TO INTERSTATES 580 AND 680



LOCATED IN THE HEART OF THE TRI-VALLEY, WITHIN 30 MINUTES OF SILICON VALLEY, PORT OF OAKLAND AND OAKLAND



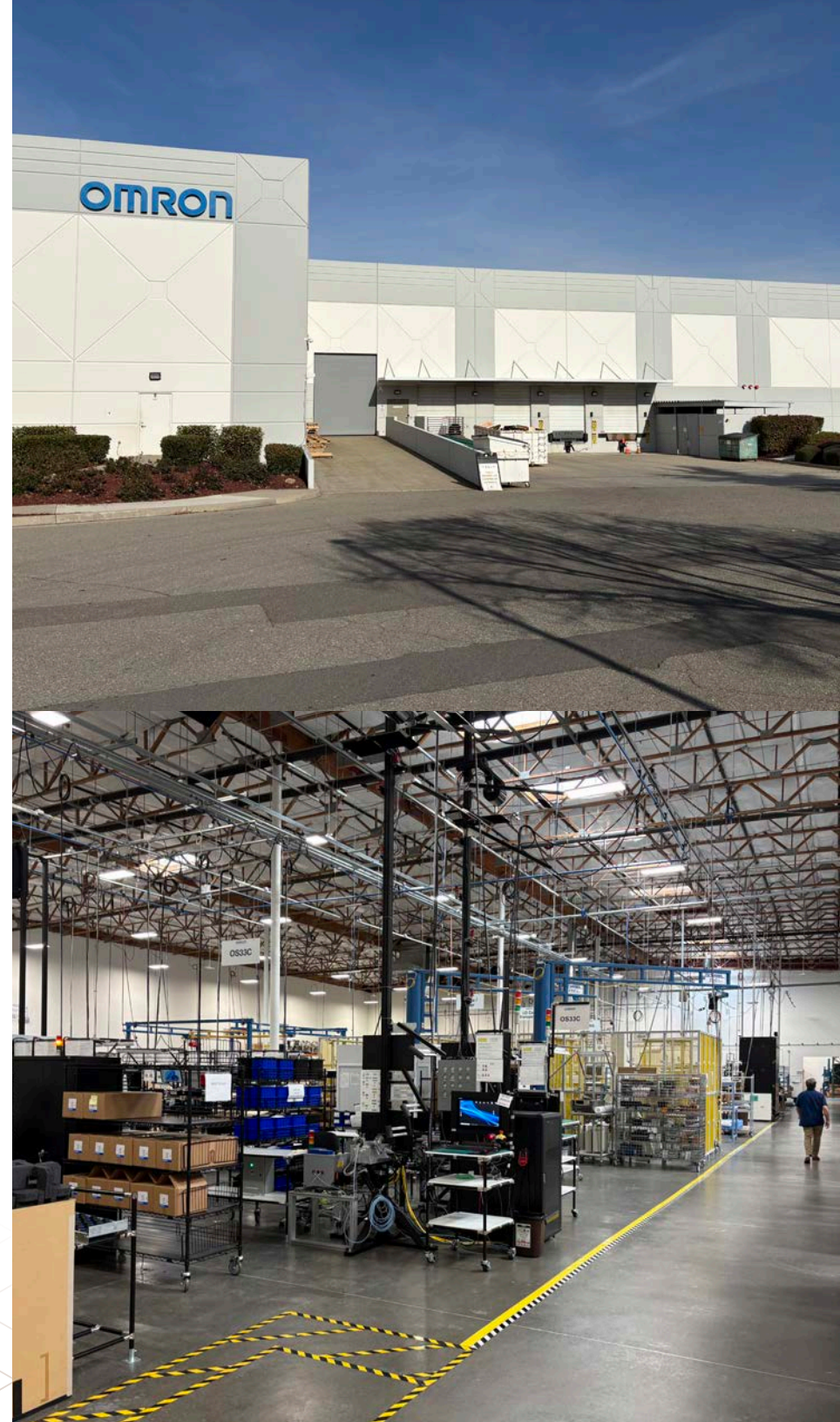
FOUR (4) DOCKS

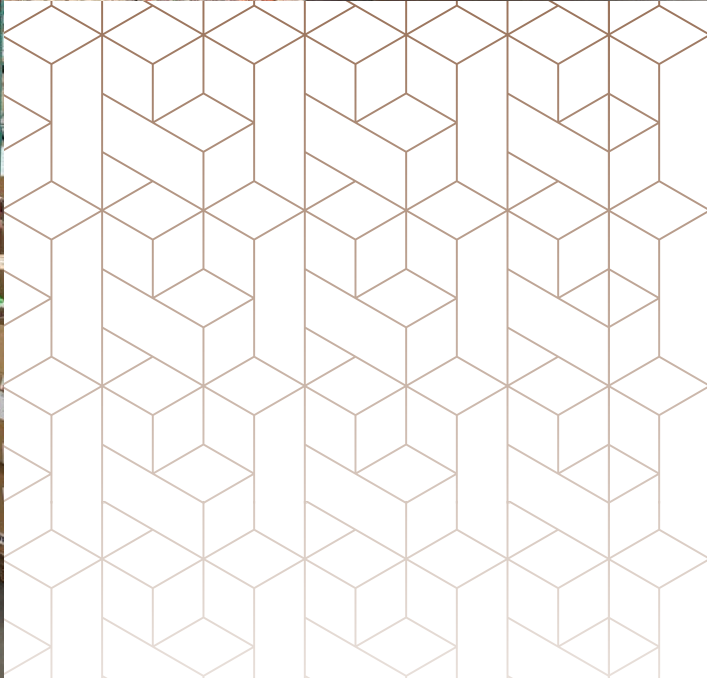
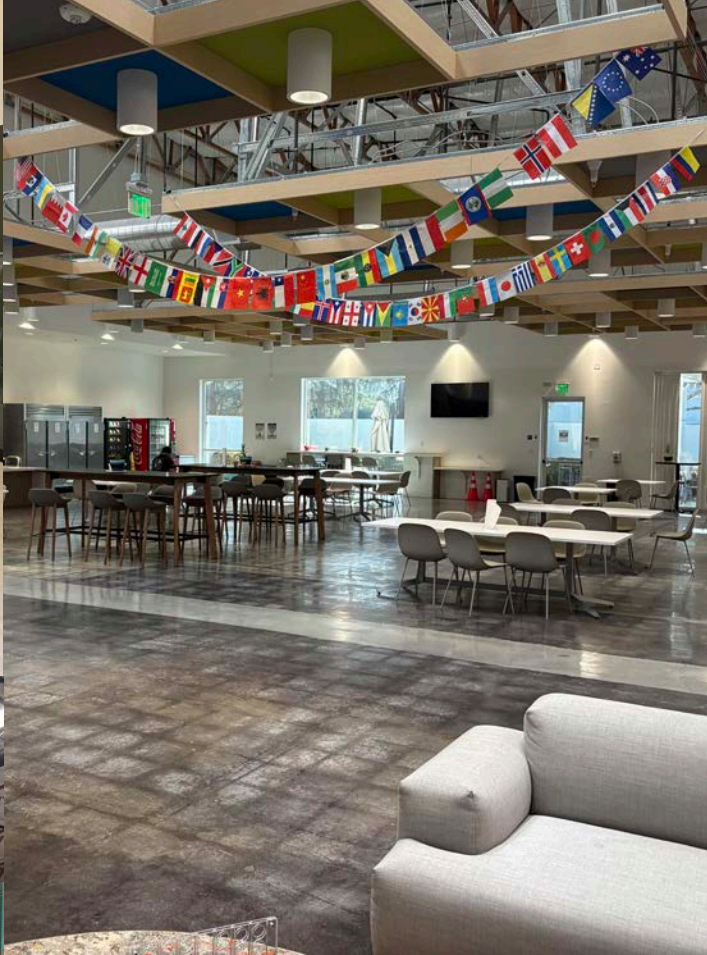


100% CONDITIONED SPACE

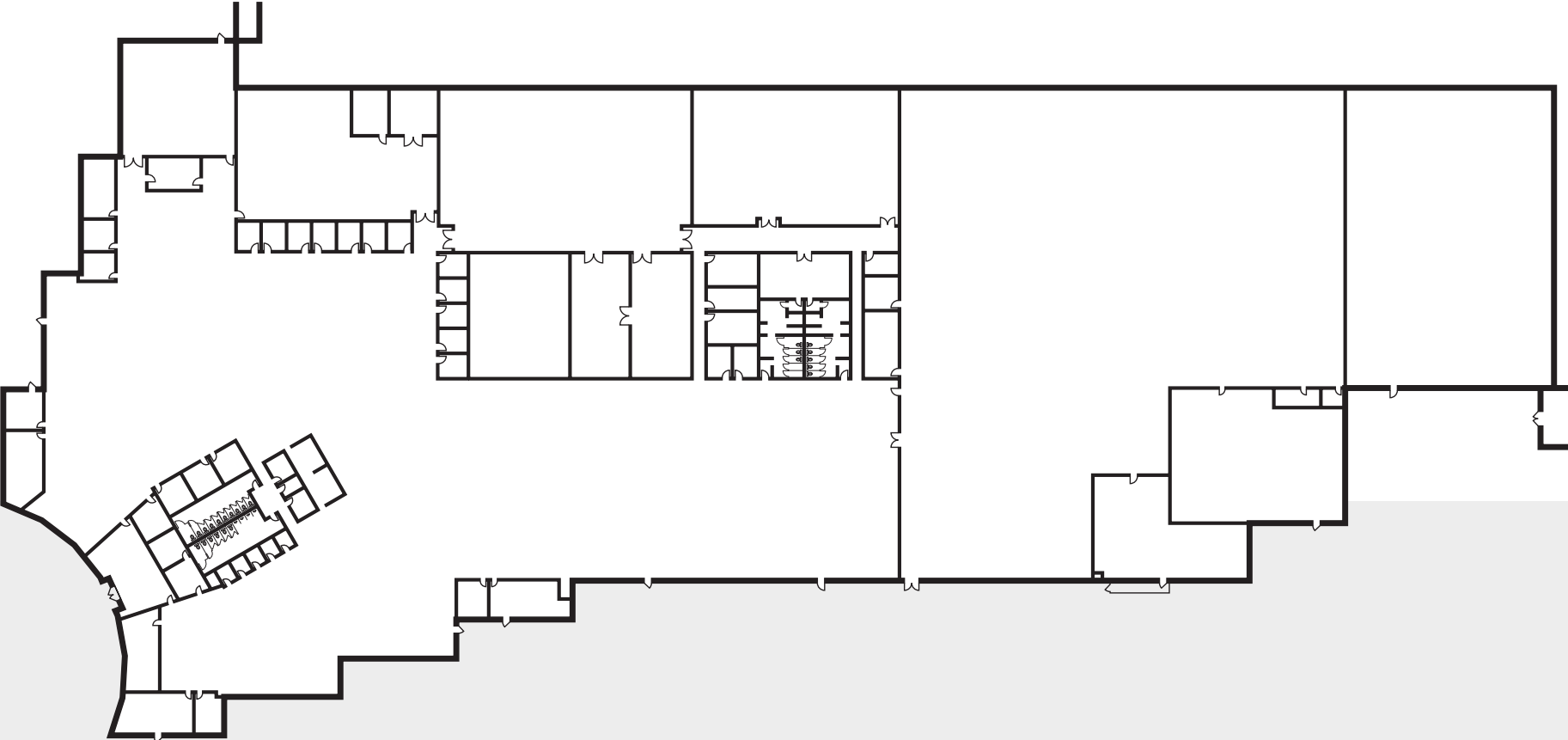


INTERNATIONAL AIRPORT AND 20 MINUTES WEST OF THE CENTRAL VALLEY





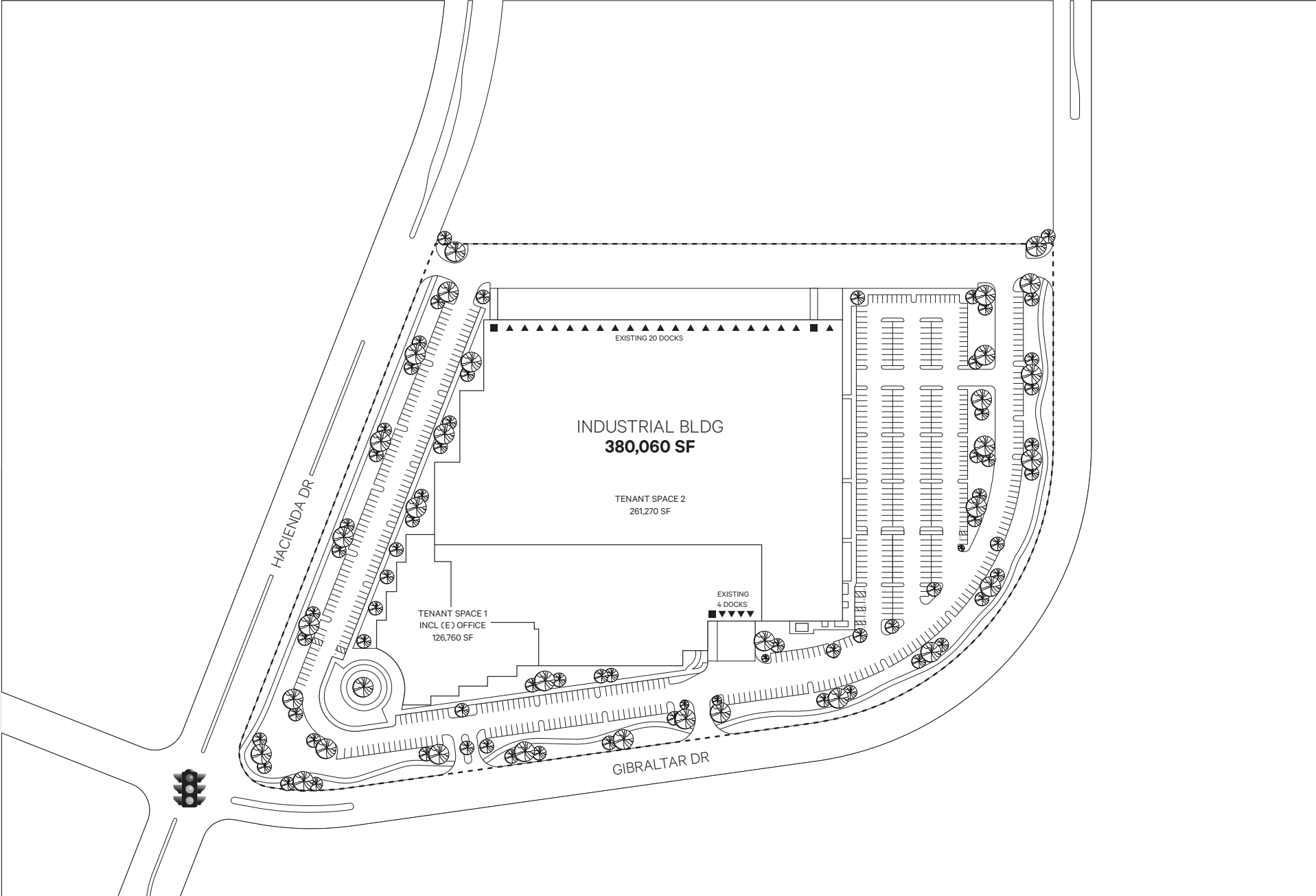
# FLOOR PLAN



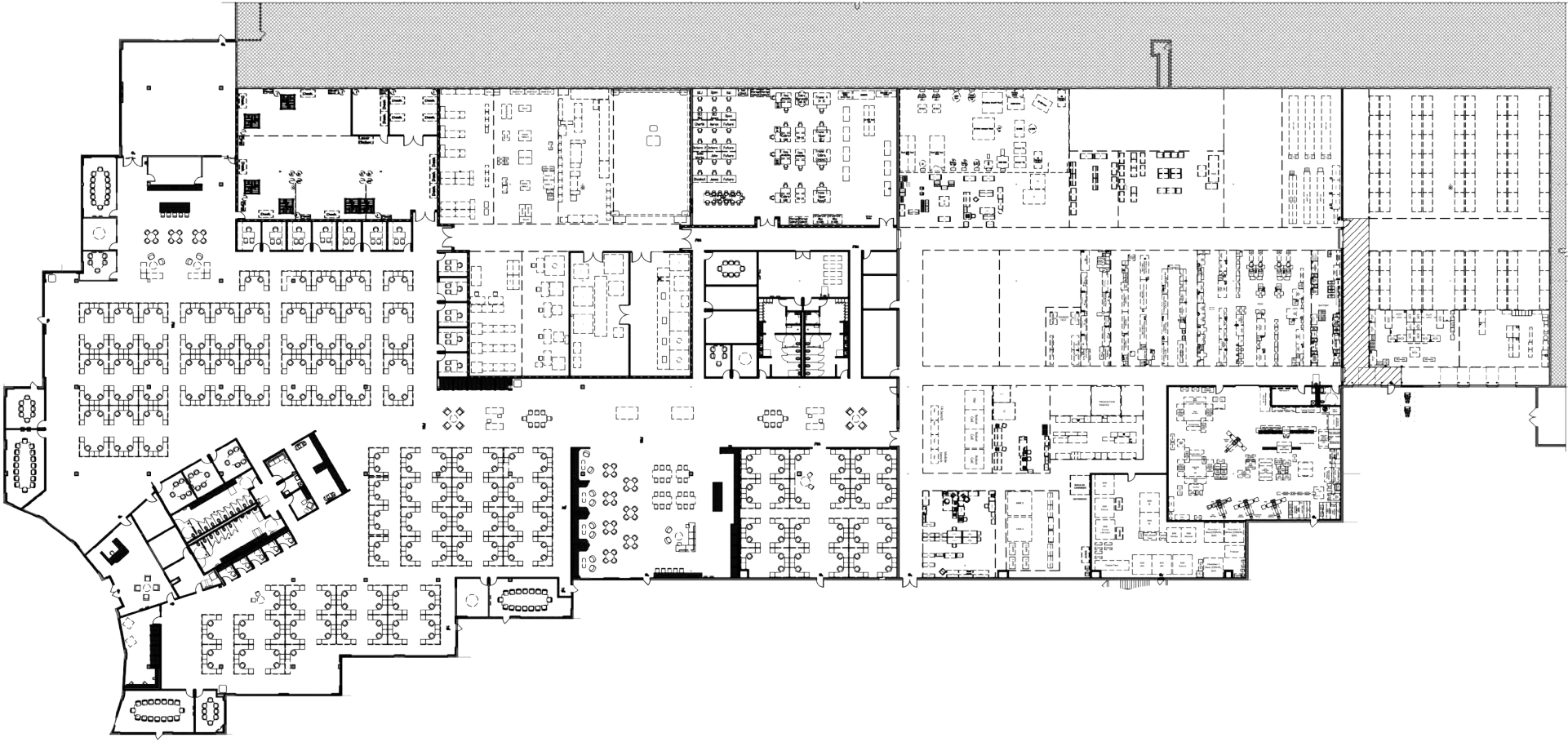
# SITE PLAN

■ DRIVE-IN DOOR

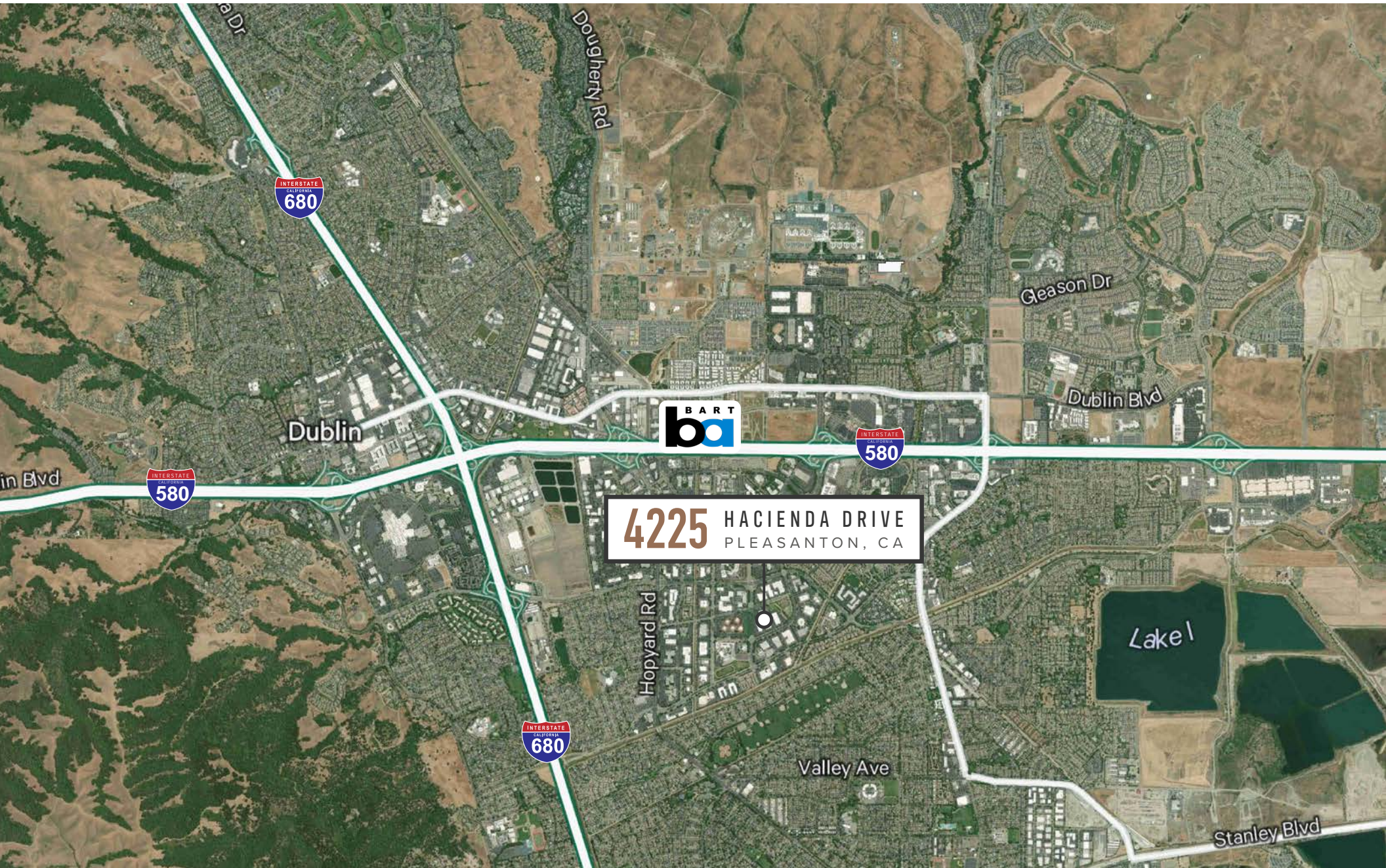
▲ DOCK DOOR



# FACILITY MAP



# LOCATION



**4225** HACIENDA DRIVE  
PLEASANTON, CA



4225

HACIENDA DRIVE  
PLEASANTON, CA

FOR SUBLEASE | ADVANCED MANUFACTURING

±126,790 SF

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