



FOR LEASE OR SALE

±3,193 -18,519 SF OF INDUSTRIAL SPACES

1813 RUTAN DRIVE, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Sean Offers, SIOR

Principal

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925.737.4159

LIC NO 01858116

RUTAN DRIVE



PROPERTY HIGHLIGHTS



±18,519 SF Light Industrial Building For Sale  
Lease Available for All or in 3 Individual/Combined Units

- Unit A: ±10,992 SF
- Unit B: ± 4,334 SF
- Unit C: ± 3,193 SF



1200 Amps, 480 Y/ 277V (Buyer/Tenant to verify)



Fully Sprinklered, Density .33 GPM per 3,000 SF



16' Clear Height



Yard Area with Potential for Secured Gated Access



Three (3) 12'x12' Grade-Level Doors Total (One per Unit)



Close proximity to I-580



Contact Broker for pricing details

1813  
RUTAN DRIVE

Unit A: ±10,992 SF

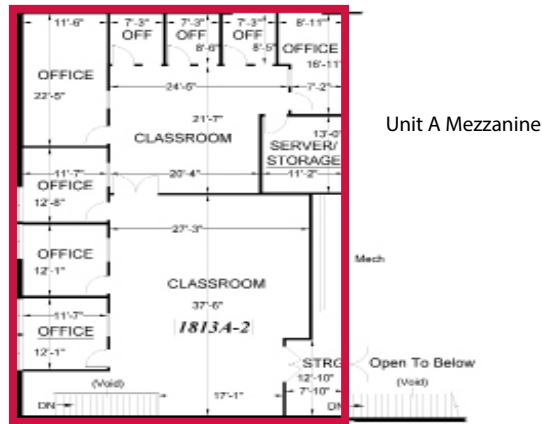
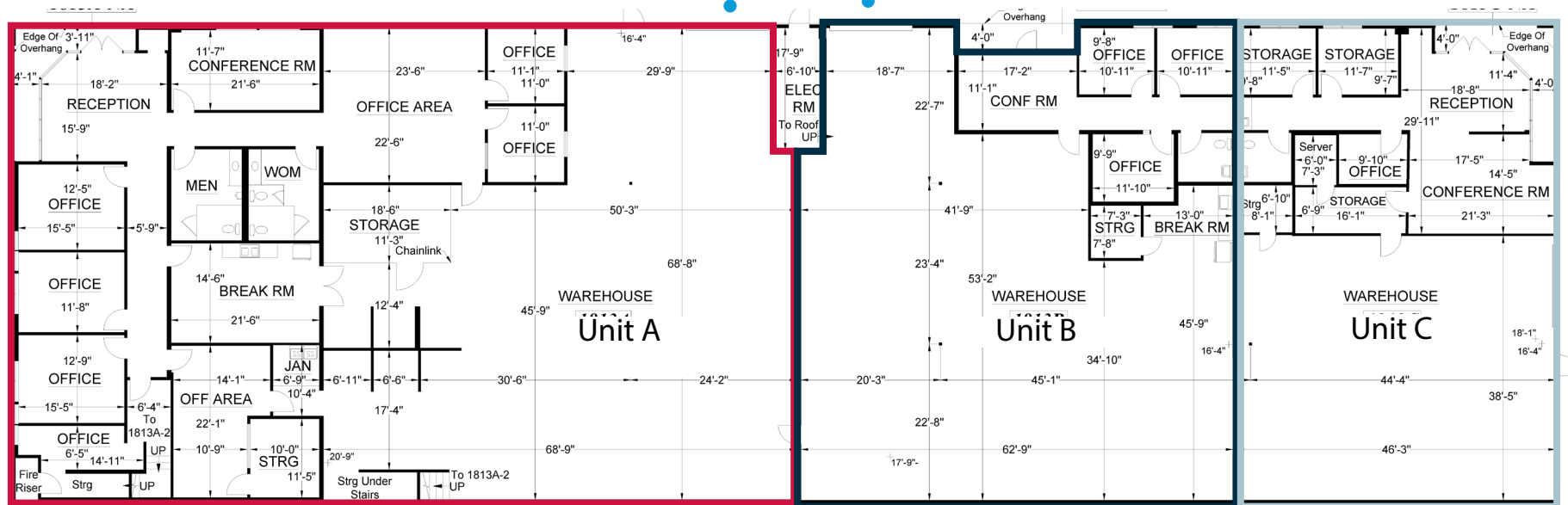
- Office includes: reception, several private offices, conference room & break room
- Second floor includes; several private offices and two (2) training areas
- ±3,149 SF bonus built out and conditioned mezzanine
- Two (2) restrooms
- 100% HVAC
- Power 800 Amps (Tenant to Verify)
- One (1) 12'X12' Grade level door

Unit B: ± 4,334 SF

- Reception area with three (3) private offices
- One (1) Restroom
- Power: 400 Amps/480 V (Tenant to verify)
- One (1) 12'X12' Grade level door

Unit C: ± 3,193 SF

- Open office, four (4) private offices
- One (1) Restroom
- Power: 200 Amps (Tenant to verify)
- One (1) 12'X12' Grade level door



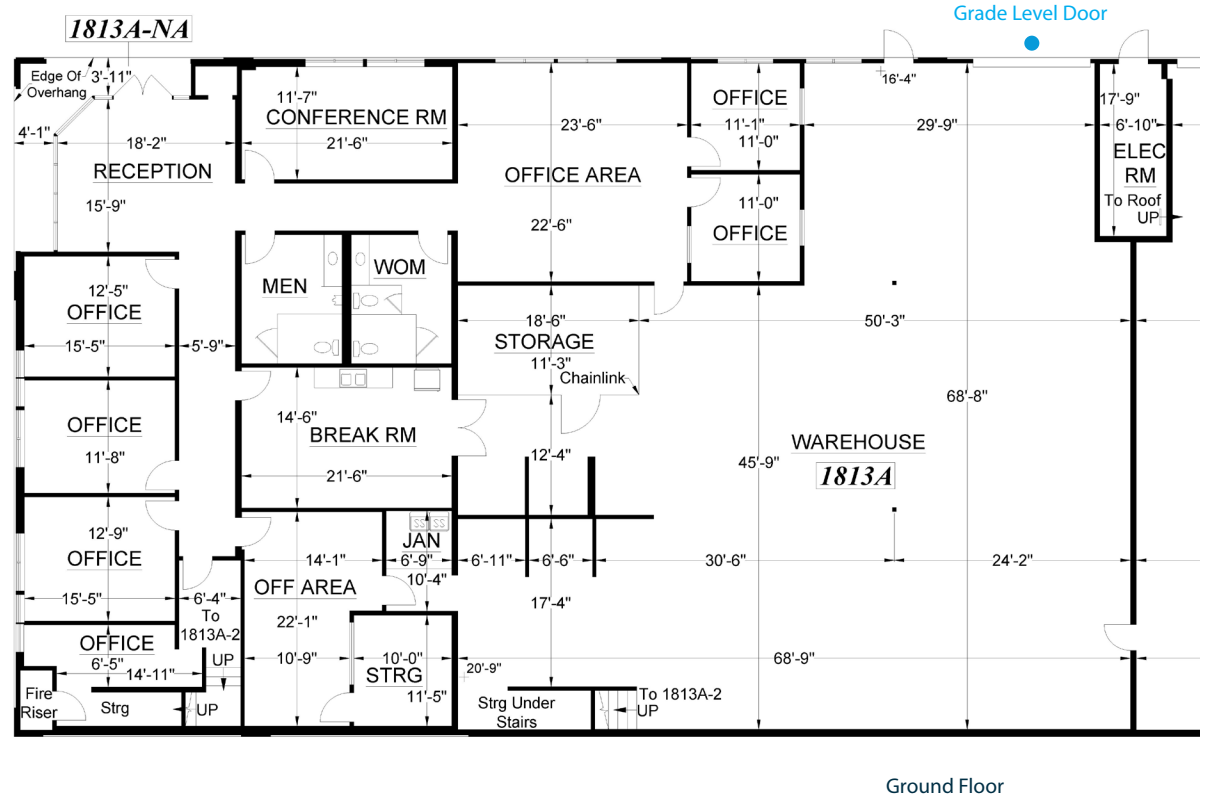
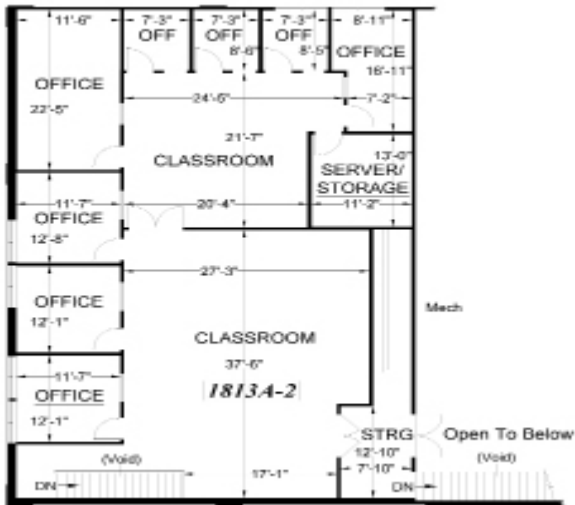
● Grade Level Door

\*FLOORPLAN NOT TO SCALE

Unit A: ±10,992 SF

- Office includes: reception, several private offices, conference room & break room
- Second floor includes; several private offices and two (2) training areas
- ±3,149 SF bonus built out and conditioned mezzanine
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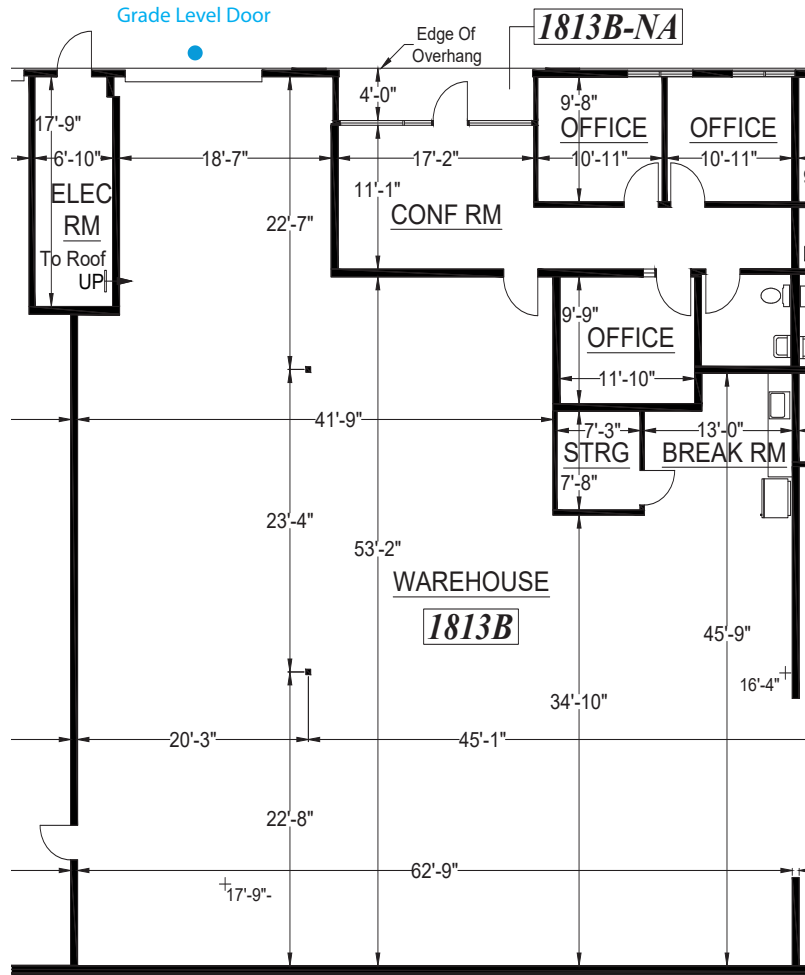
Second Floor- Mezzanine



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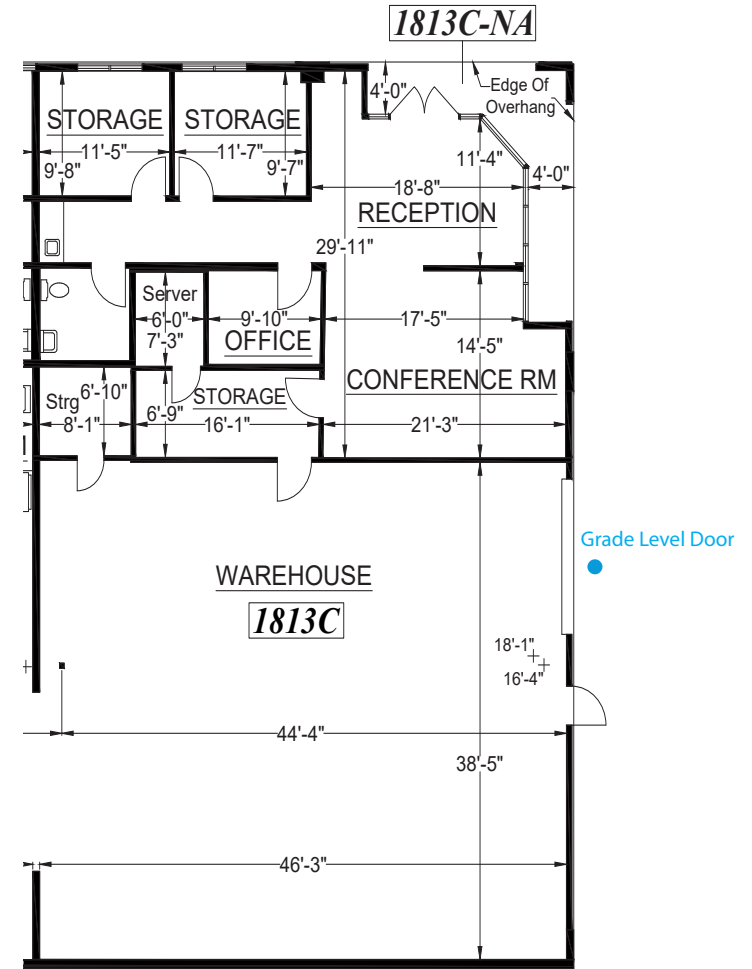
Unit B: ± 4,334 SF

- Reception area with three (3) private offices
- One (1) Restroom
- Power: 400 Amps/480 V (Tenant to verify)
- One (1) 12'X12' Grade level door



Unit C: ± 3,193 SF

- Open office, four (4) private offices
- One (1) Restroom
- Power: 200 Amps (Tenant to verify)
- One (1) 12'X12' Grade level door



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