

FOR SALE

±1,812 SF INDUSTRIAL/FLEX CONDO

4361 TECHNOLOGY DRIVE, UNIT D, LIVERMORE, CA 94550

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Sean Offers, SIOR

Principal
soffers@lee-associates.com
925-737-4159
LIC NO 01858116

Jack Snook

Associate
jsnook@lee-associates.com
925-737-4164
LIC NO 02224052

PROPERTY HIGHLIGHTS



Unit D: $\pm 1,812$ SF available



$\pm 1,382$ SF office space



± 430 SF warehouse, kitchenette included



Class A office



17' insulated clear height



One (1) 12 X 12" grade level door



Power: 250 Amps
(Tenant to Verify)



Available now



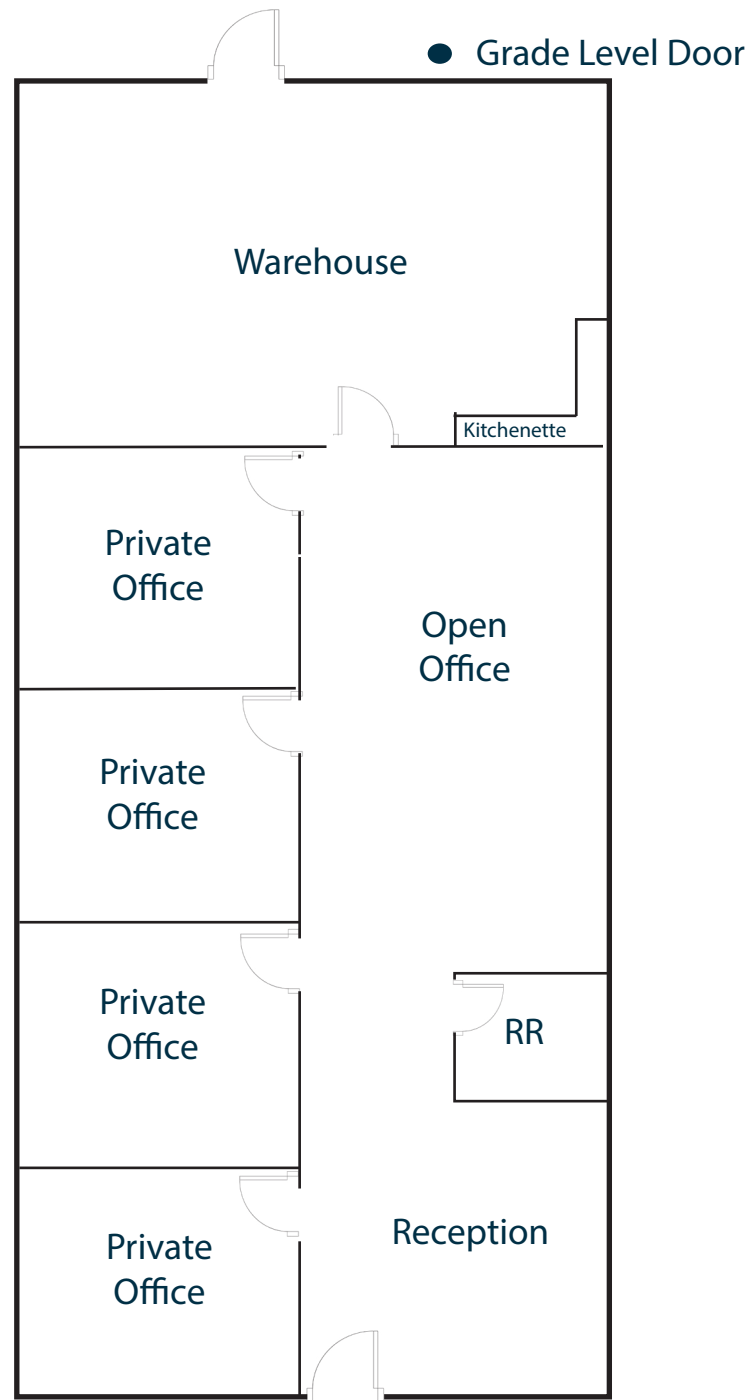
Sale Price: \$743,000.00 (\$410/SF)

4361 TECHNOLOGY DRIVE



Unit D: $\pm 1,812$ SF

- $\pm 1,382$ SF Office
- ± 430 SF Warehouse



*FLOOR PLAN NOT TO SCALE

4361
TECHNOLOGY DRIVE

AERIAL MAP



First Street

Technology Drive

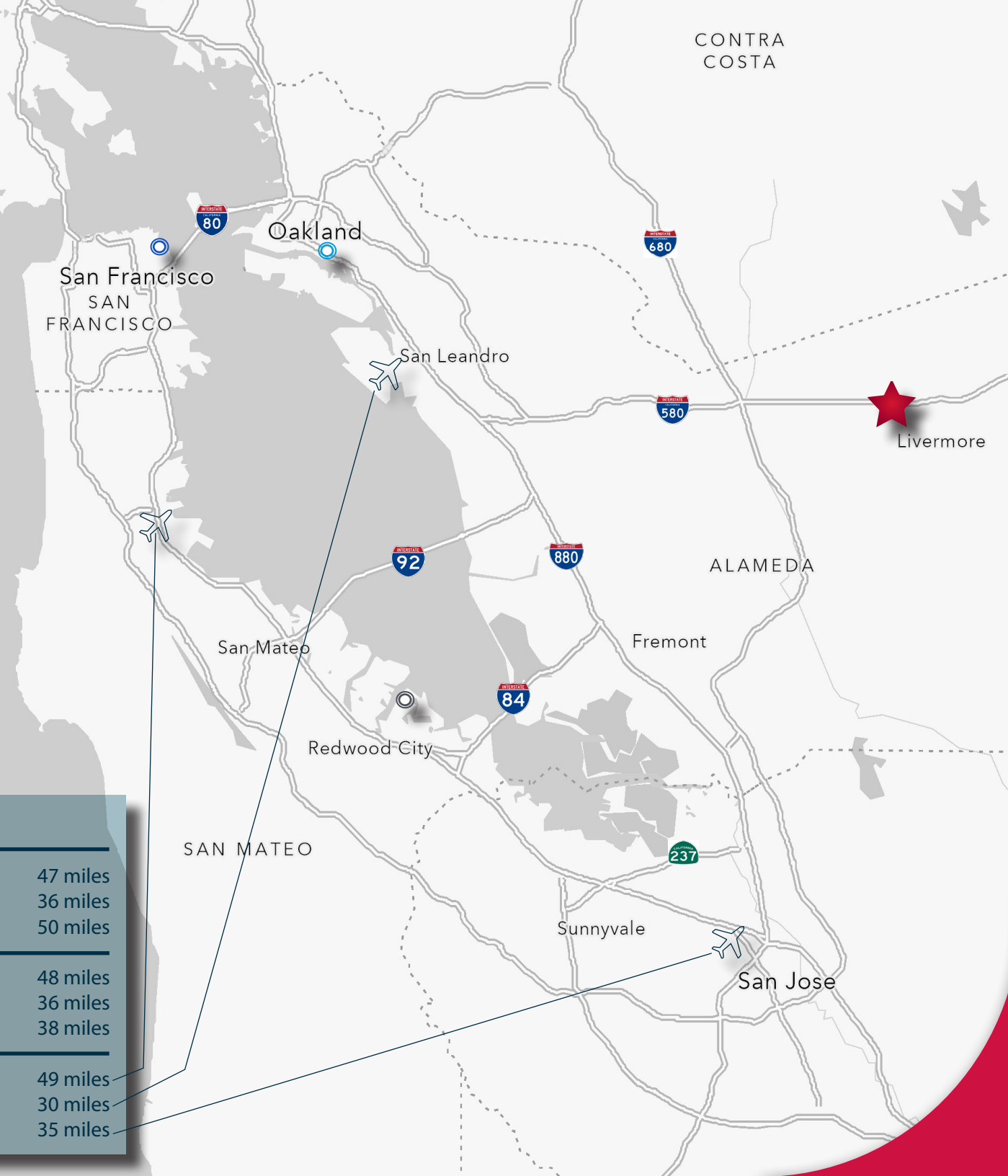
N. Mines Road

Contractors Place



REGIONAL MAP

DISTANCE FROM SITE ★	
● Port of San Francisco	47 miles
● Port of Oakland	36 miles
● Port of Redwood City	50 miles
San Francisco	48 miles
Oakland	36 miles
San Jose	38 miles
San Francisco International (SFO) Airport	49 miles
Oakland International (OAK) Airport	30 miles
San Jose Mineta International (SJC) Airport	35 miles



FOR SALE

±1,812 SF INDUSTRIAL/FLEX CONDO

4361 TECHNOLOGY DRIVE, UNIT D | LIVERMORE, CA 94550

Sean Offers, SIOR

Principal
soffers@lee-associates.com
925-737-4159
LIC NO 01858116

Jack Snook

Associate
jsnook@lee-associates.com
925-737-4164
LIC NO 02224052

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Lee & Associates - East Bay, Inc., its affiliates, or by the Seller. The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent of Lee & Associates - East Bay, Inc. Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.