

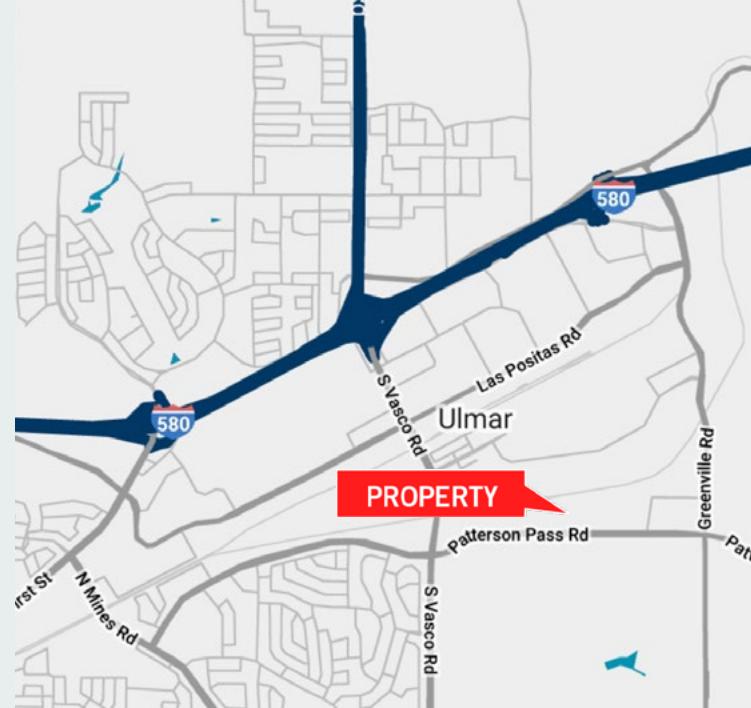


WAREHOUSE SPACE FOR LEASE

6818 Patterson Pass Road, Suite H | Livermore CA

PROPERTY FEATURES

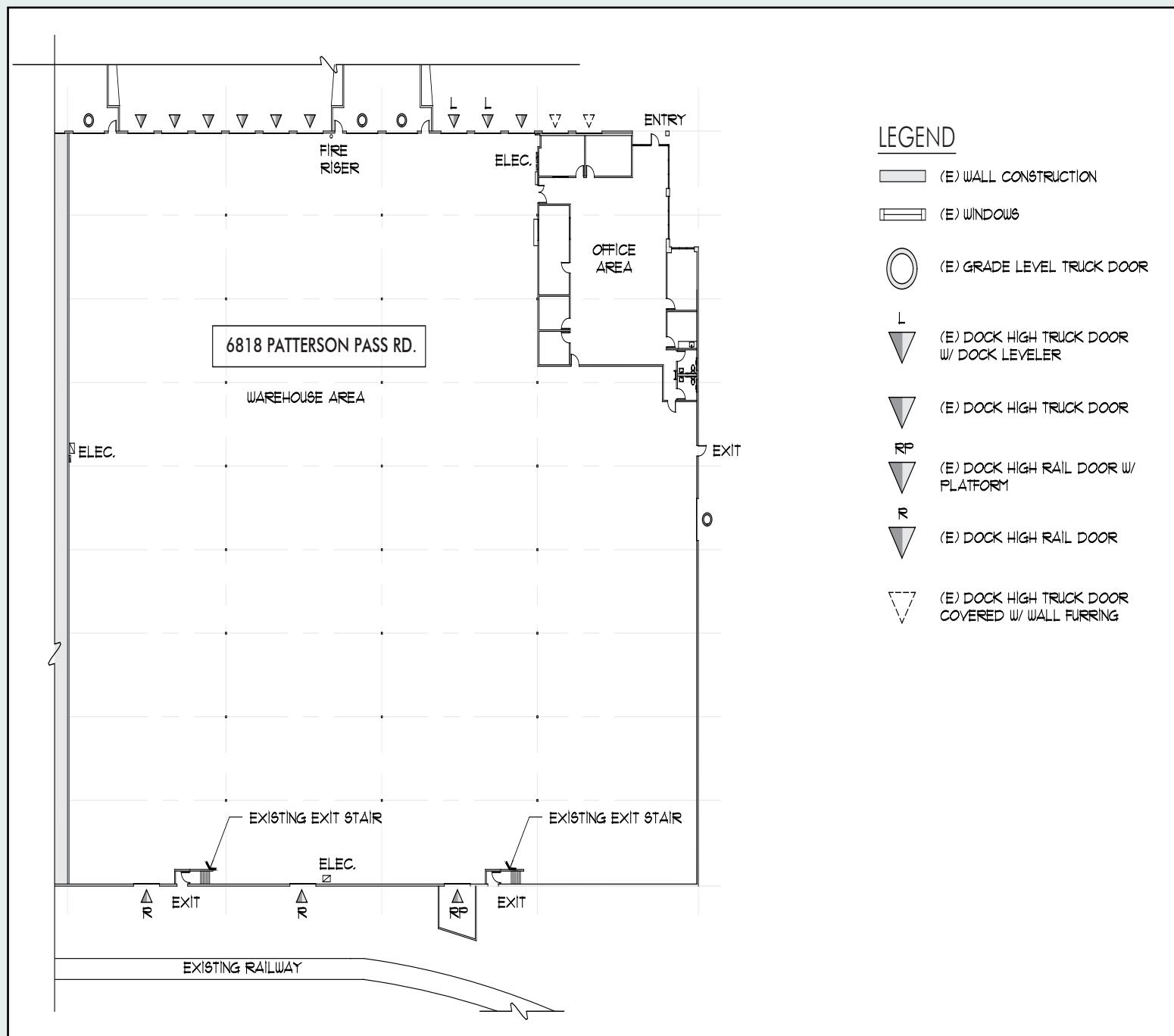
- » ±52,310 SF (expandable to 64,896 SF)
- » ±4,100 SF Office Space
- » 24' - 26' Clear Height
- » 9 Dock High Doors
- » 4 Grade Level Doors
- » Expandable by ±12,960 SF into the adjacent unit, adding another grade level door and two (2) dock doors.
- » Ample Power
- » Potential for secure yard area
- » Ample staging area for trailer drops
- » Amador Business Center is a IREM Certified Sustainable Property
- » Available Now
- » Asking Rate: \$1.10 PSF NNN and OpEx is \$0.21 PSF



Mark Dowling
Managing Director
925.621.3844 | LIC #01107108
mark.dowling@cushwake.com



SITE PLAN



Mark Dowling
Managing Director
925.621.3844 | LIC #01107108
mark.dowling@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



1333 N California Blvd, Suite 500
Walnut Creek, CA 94596