

FOR LEASE

6902 PATTERSON PASS ROAD
LIVERMORE | CA



WAREHOUSE/DISTRIBUTION SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Size: ±11,426 SF
- Office: ±1,000 SF
- Loading: 2 docks / 1 Grade
- Clear height: 24'-26'
- Power: 400 amps @ 480 volts (To be confirmed)
- Ownership is in the process of updating the space with "Market Ready" improvements.
- Property is institutionally owned and managed.
- Lease Rate: \$1.25 NNN (Current estimated OpEx is \$.21)
- Call broker to arrange tour
- Available for Occupancy: 4/1/2026



MARK DOWLING

Managing Director

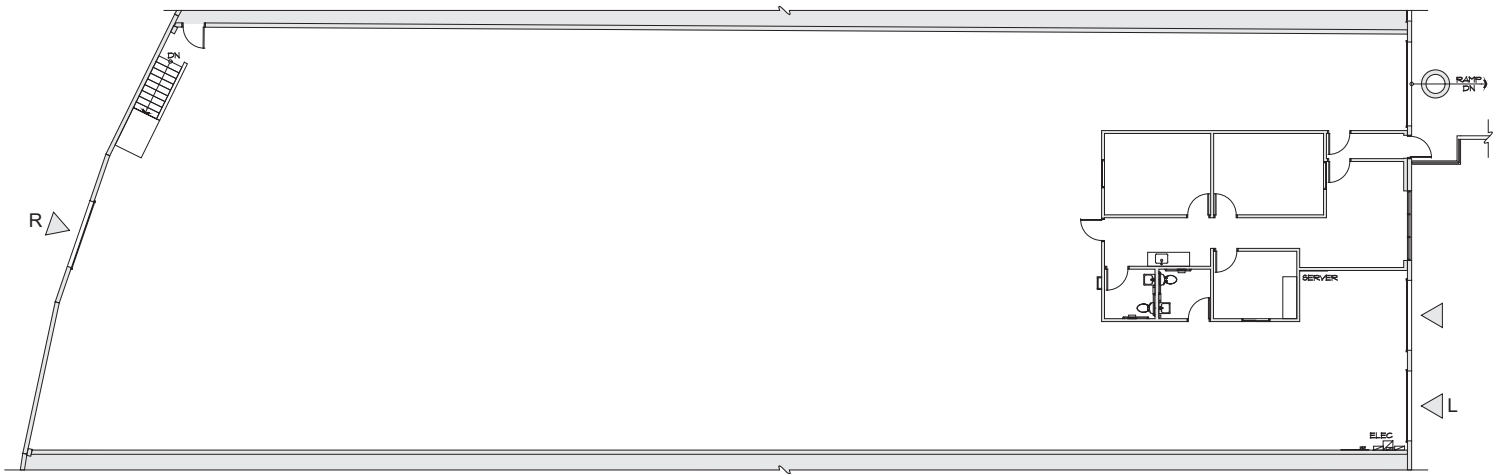
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FLOOR PLAN



- LEGEND**
- (E) WALL CONSTRUCTION
 - (E) WINDOW
 - (E) WINDOW
 - (E) BLINDING WINDOW
 - (E) GRADE LEVEL TRUCK DOOR
 - (E) DOCK HIGH TRUCK DOOR
 - (E) DOCK HIGH TRAIL DOOR
 - (E) DOCK HIGH TRUCK DOOR W/ EXTERIOR DOCK LEVELER

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PROPERTY

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