

# AVAILABLE FOR LEASE - LIGHT INDUSTRIAL/FLEX SPACE

±4,550 SF FLEXIBLE SPACE LAYOUT FOR A VARIETY OF USES



2268 Research Drive  
LIVERMORE, CA



## PROPERTY FEATURES

- Available: January 1, 2026
- Ample office space with three (3) private offices, conference room, open area, reception.
- Drop ceiling "Dry" Lab areas (can be removed)
- Balance warehouse
- One (1) Grade Level loading door
- Clear Height: +/-16'
- Close to Lawrence Livermore National Lab and Livermore Wine Country
- Call broker for pricing information and to arrange tour



### Mark Dowling

Managing Director

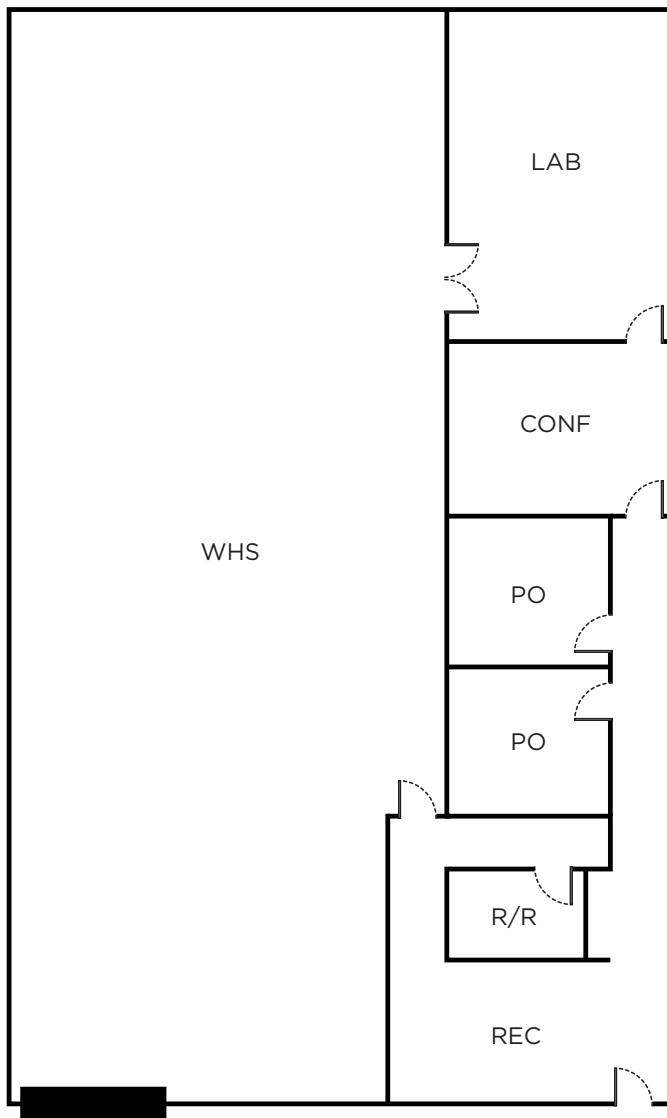
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## PROPERTY OVERVIEW



Disclaimer: \*Not to scale

**Mark Dowling**

*Managing Director*

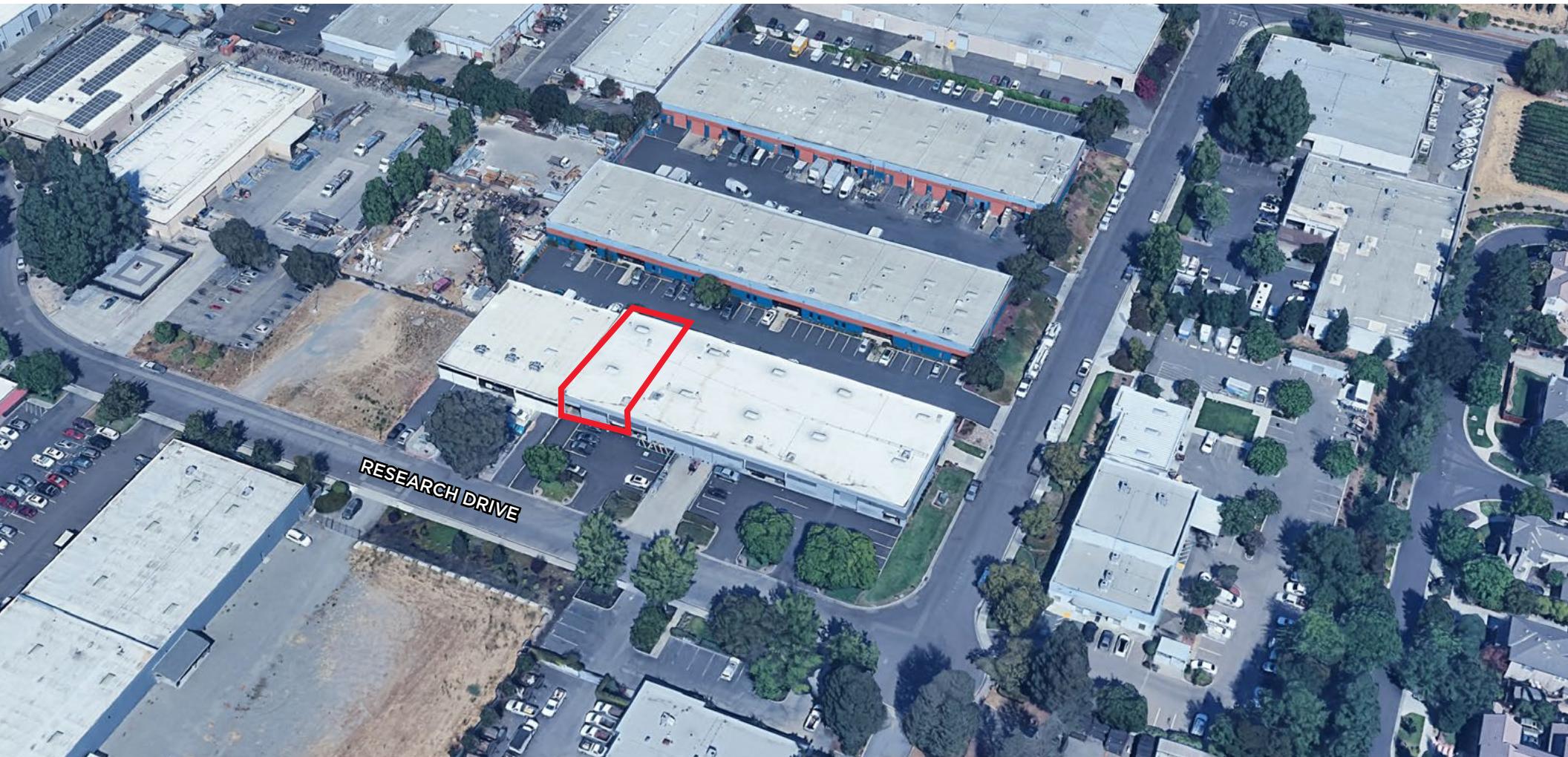
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**FLOOR  
PLAN**



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**PROPERTY  
AERIAL**