AVAILABLE FOR LEASE – LIGHT INDUSTRIAL/FLEX SPACE

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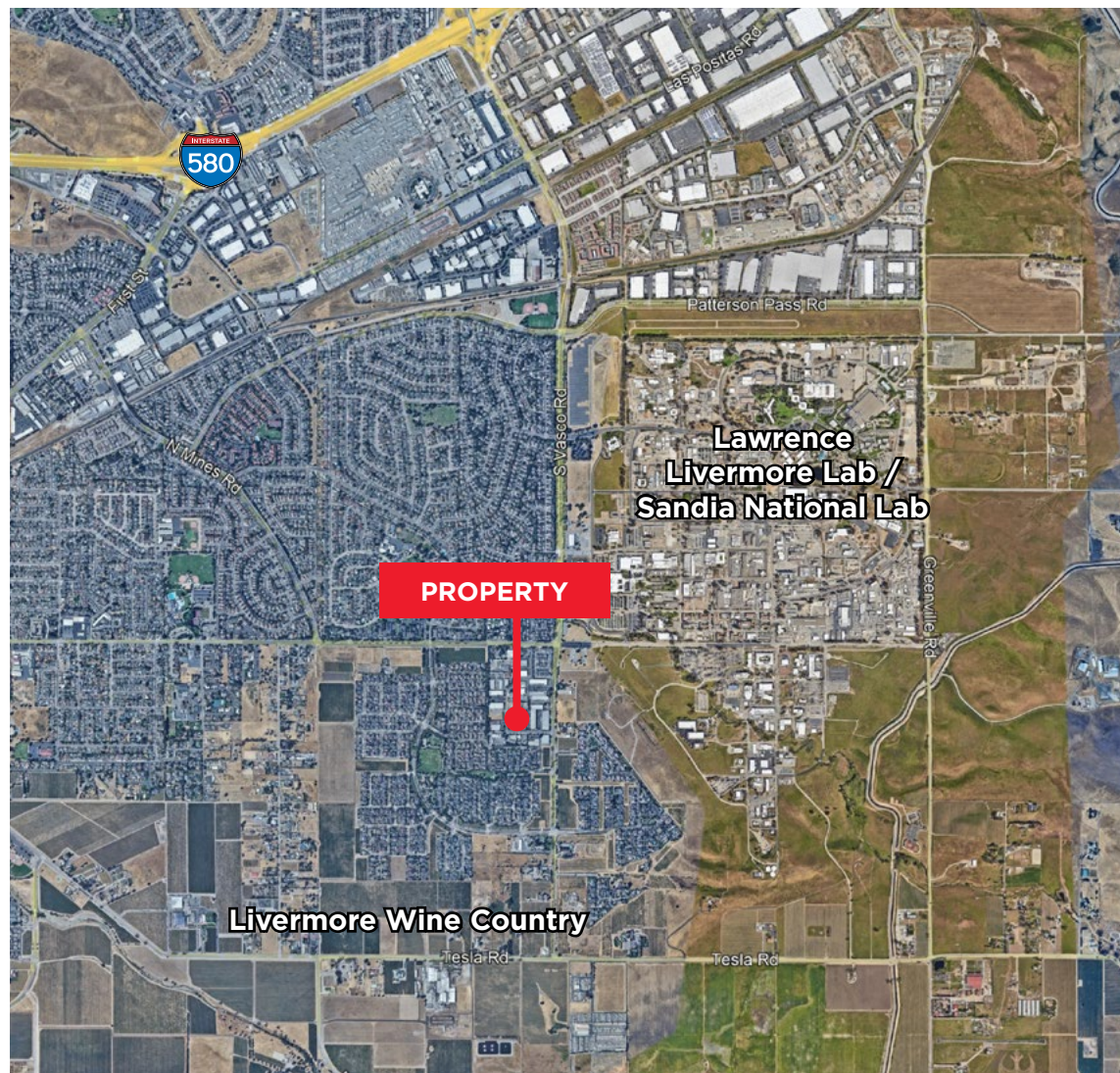

2268 Research Drive
LIVERMORE, CA
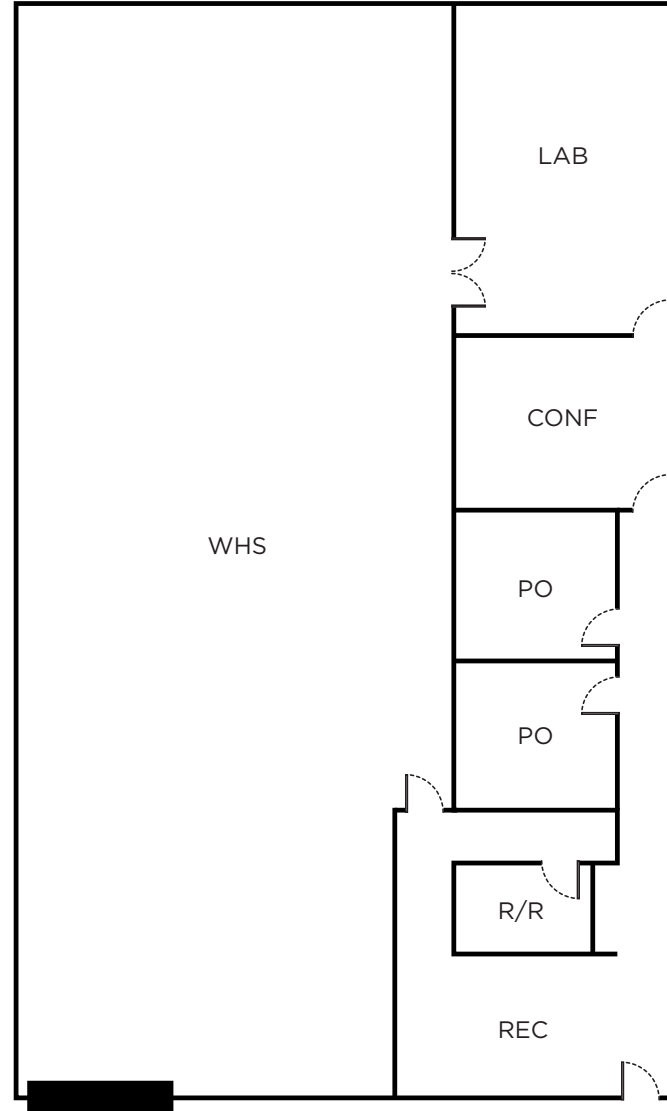
CUSHMAN & WAKEFIELD

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

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PROPERTY OVERVIEW

LAB

CONF

WHS

PO

PO

R/R

REC

Disclaimer: *Not to scale

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FLOOR PLAN

RESEARCH DRIVE

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PROPERTY AERIAL