

AVAILABLE FOR LEASE - LIGHT INDUSTRIAL/FLEX SPACE

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



**PROCURING BROKER FEE FOR
DEAL COMPLETED BEFORE
12/31/2026**

6% FOR 3 YR LEASE TERM

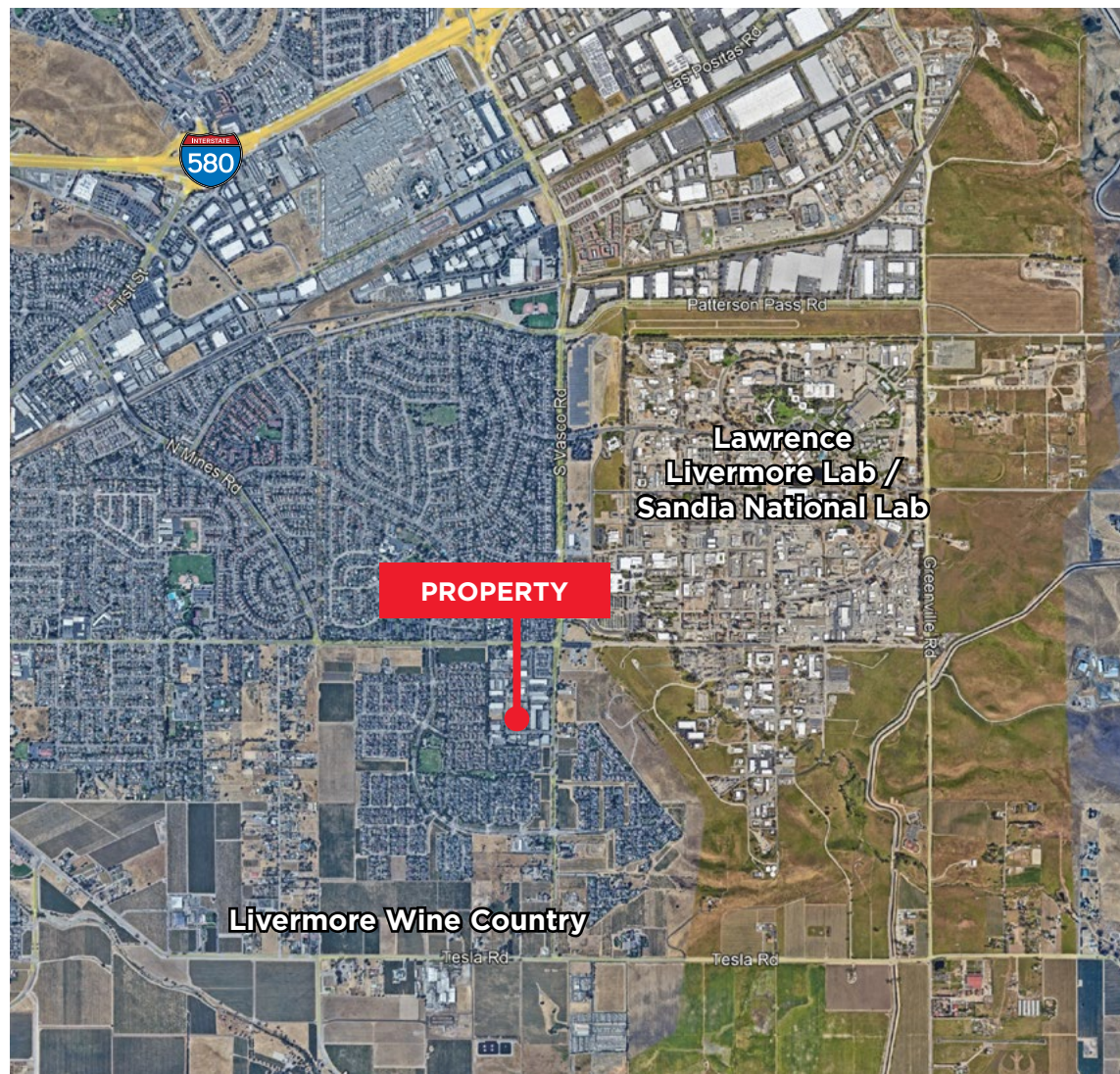
7.5% FOR 5 YR LEASE TERM

2268 Research Drive
LIVERMORE, CA



PROPERTY FEATURES

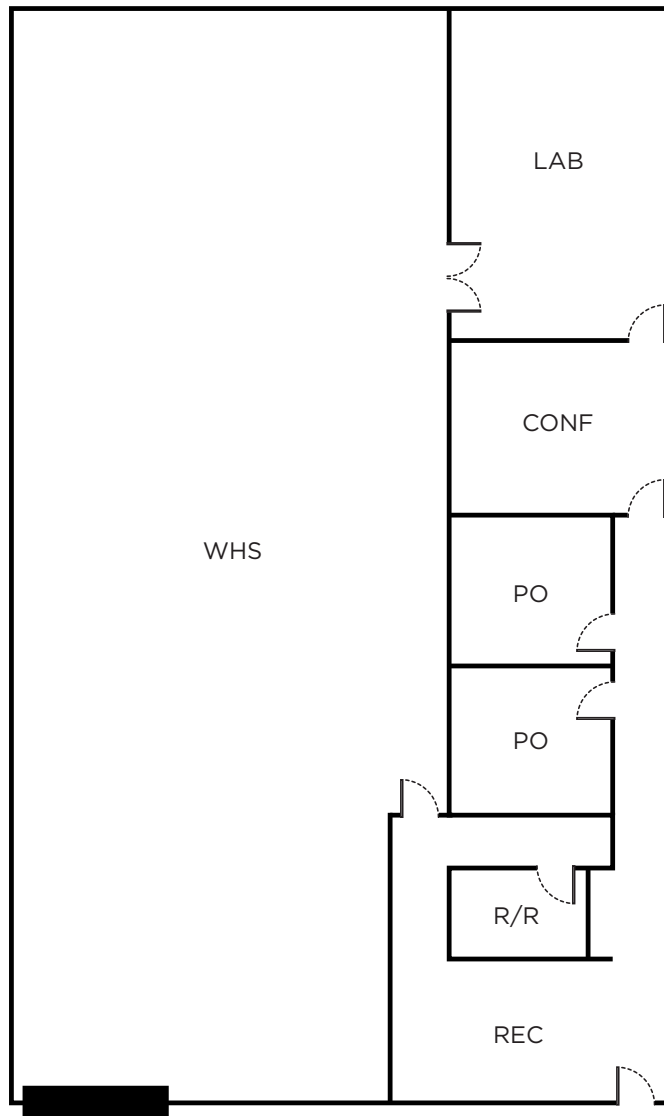
- Available Now
- Reception area with two (2) private offices, conference room, dry lab/ assembly area.
- Balance warehouse
- One (1) Grade Level loading door
- Clear Height: +/-16'
- Close to Lawrence Livermore National Lab and Livermore Wine Country
- Call broker for pricing information and to arrange tour



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PROPERTY OVERVIEW

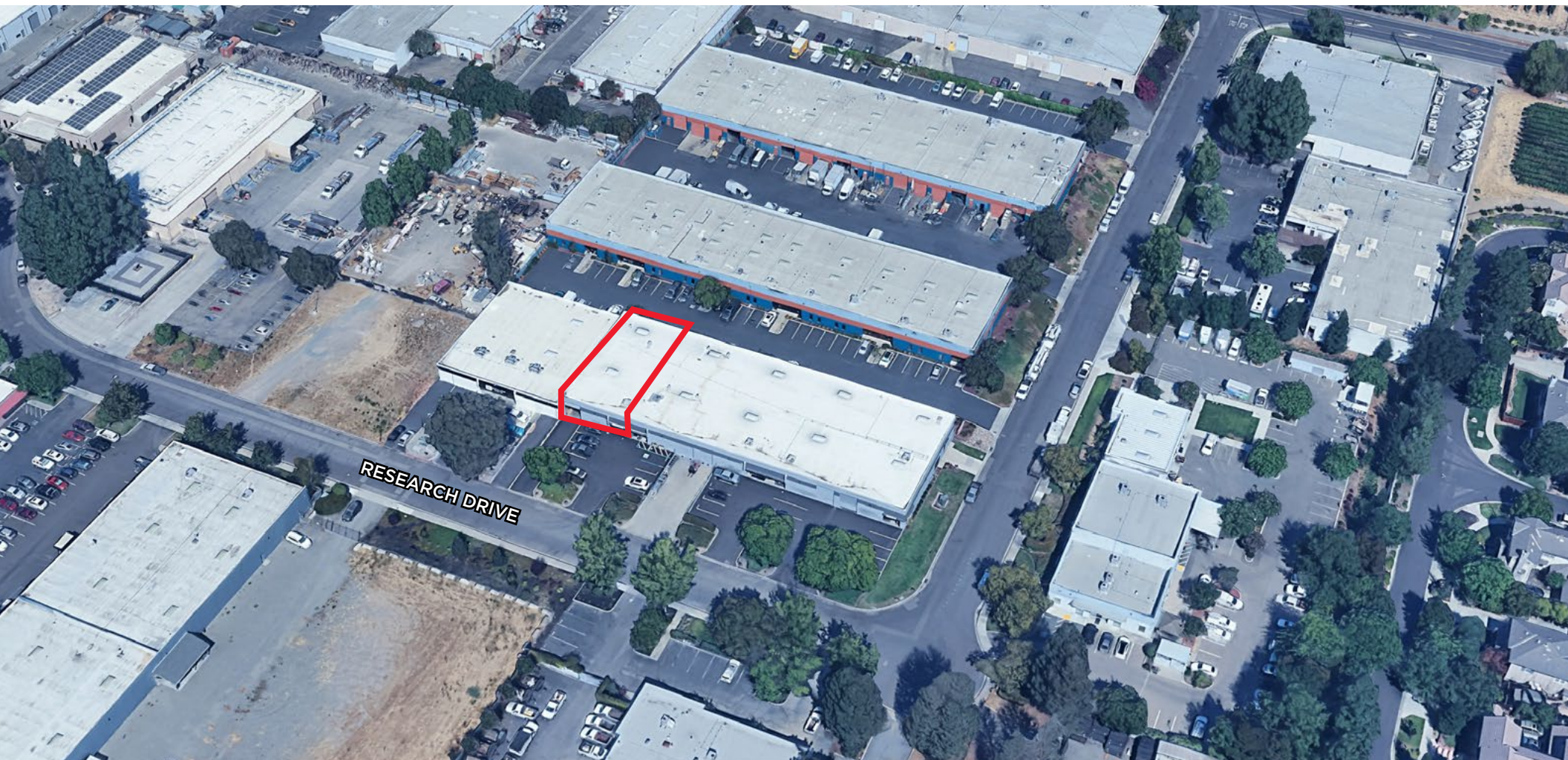


Disclaimer: *Not to scale

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**FLOOR
PLAN**



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**PROPERTY
AERIAL**