

7,750 SF FREE STANDING BUILDING FOR SUBLEASE

8 CALIFORNIA AVE

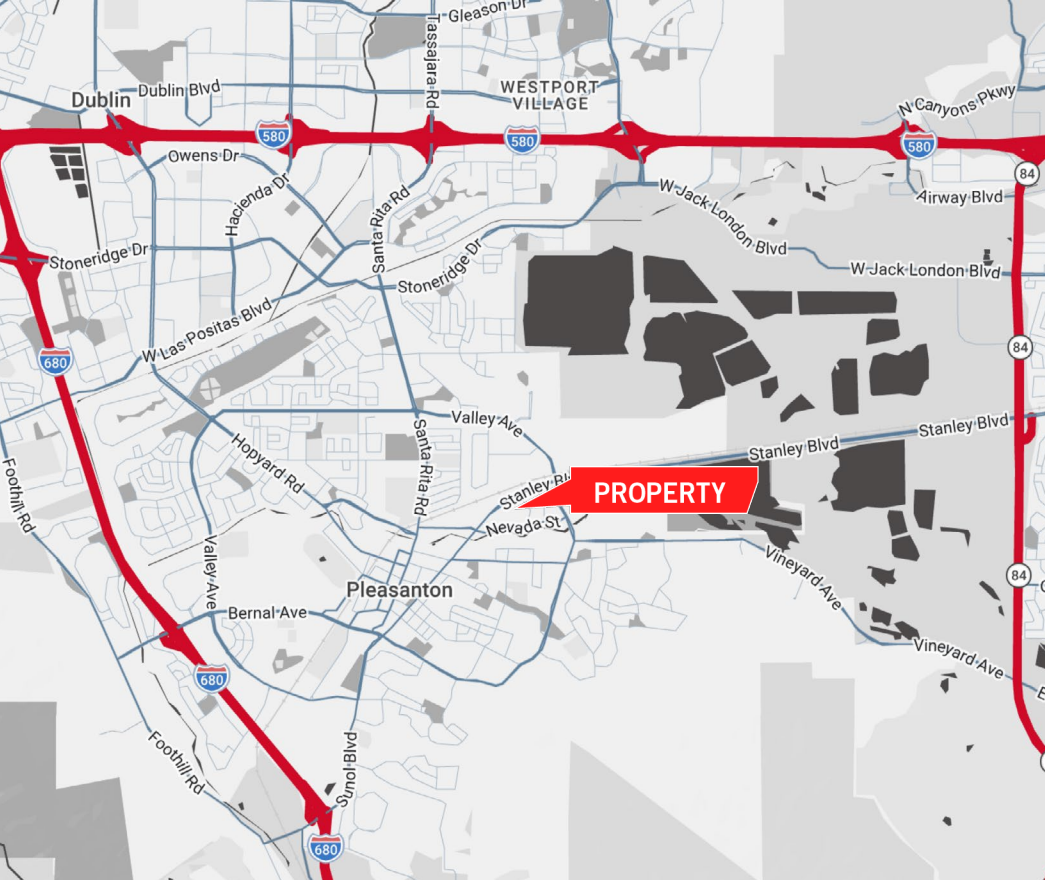
Pleasanton, CA



Rare Automotive Restoration / Repair Shop



**FENCED
SECURE YARD**



PROPERTY HIGHLIGHTS

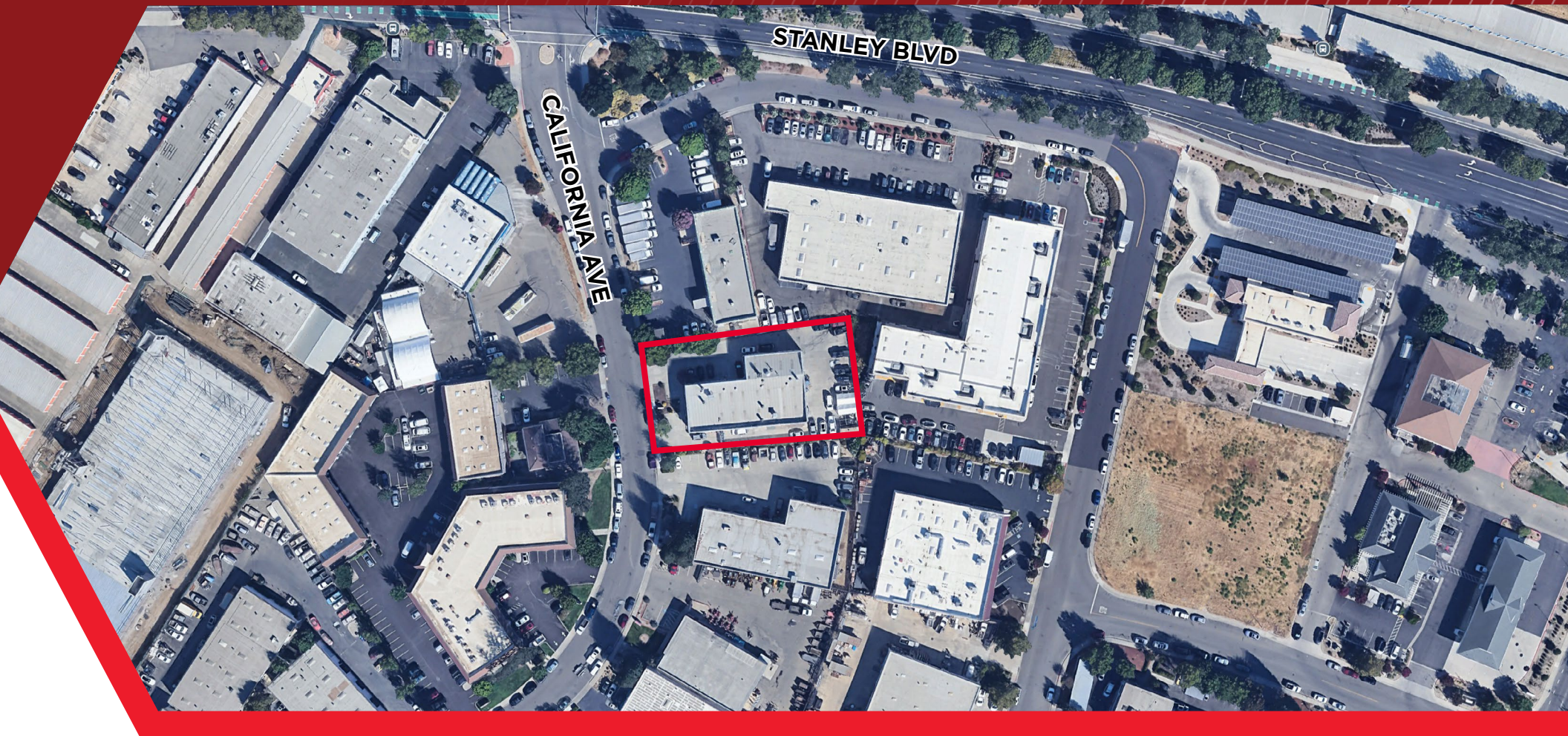
- Corporate image facility with monument signage
- Ample parking for customers/employees
- Office area designed for customer and employee automotive service business
- Excellent circulation around building and yard
- Five (5) grade level doors, including two (2) large 20'x14' electronic grade level doors at back of building adjacent to yard area
- ±18' - 20' Clear height
- Two (2) paint booths (can be removed)
- Paint booth #1: heated cross-draft booth primarily used for priming
- Paint booth #2: 24' heated down-draft booth (installed 2020)
- Outdoor compressor storage area
- Located in the affluent community of Pleasanton with customer base throughout the greater Tri-Valley and East Bay area
- Excellent access to both I-580 and I-680
- Close proximity to both retail and eating establishments
- Master lease expiration date is 8/31/2031
- Direct/longer term lease potentially available
- Credit sublessor
- Call broker for pricing information and tour instructions

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

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