

# Livermore Airway Business Park

TERRENCE J. ROSE, INC.  
REAL ESTATE

INVESTMENT & DEVELOPMENT

L I V E R M O R E , C A L I F O R N I A



## 324-396 Earhart Way

### Project 7

40,144+/- sq. ft.

**R & D / Light  
Industrial /  
Office Space  
for Lease**

- Convenient I-580/Airway Blvd. Freeway Accessibility
- Local Property Management
- Unit Sizes from 5,000+/- s.f.
- 3/1,000 Parking
- Attractively Designed Exterior with Tile Roof
- Tenant Controlled HVAC
- 12' x 14' Grade Level Roll-Up Doors
- 20' Interior Clearance
- Sprinklered & Insulated
- 110/208V, 3-Phase Power
- Nearby Tenant Services, Restaurants, Wineries, Golf Courses, Tower-Controlled Airport

For Information Contact:

**Jennifer Walker**

Phone 925 455 1234 • Fax 925 455 1546 • email: [jwalker@tjrinc.com](mailto:jwalker@tjrinc.com)  
[www.tjrinc.com](http://www.tjrinc.com)

2600 Kitty Hawk Road, Suite 100, Livermore, California 94551

# Project 7 – 324-396 Earhart Way

L I V E R M O R E , C A L I F O R N I A

## Floor Plan

40,144+/- Sq. Ft.



(Floor plan accuracy not warranted and may be changed or updated without notice.)

## Map

### Available Space – NO CAM 1<sup>st</sup> Year!

- 324 Earhart Way. – 5,036+/- s.f. - .75¢\* s.f. NNN – AS-IS
- 368 Earhart Way. – 10,000+/- s.f. - .75¢\* s.f. NNN – AS-IS

(\*Requires minimum 2 year lease commitment, 2<sup>nd</sup> year @ .75¢, plus CAM, AS-IS. Rates, terms, and availability subject to change or withdrawal without notice.)



MAP NOT TO SCALE



For Information Contact:

**Jennifer Walker**

Phone 925 455 1234 • Fax 925 455 1546 • email: jwalker@tjrinc.com  
www.tjrinc.com

2600 Kitty Hawk Road, Suite 100, Livermore, California 94551