

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



482-498 Lindbergh Ave.

Project 11
Building 1
14,548+/- sq. ft.

**Light
Industrial /
Office Space
for Lease**

- Convenient I-580/Airway Blvd. Freeway Accessibility
- Local Property Management
- Unit Sizes from 410+/- s.f.
- 3/1,000 Parking
- Tenant Controlled HVAC
- 10' x 12' Grade Level Roll-Up Doors
- 15' Interior Clearance
- Sprinklered & Insulated
- 110/208v, 3-Phase Power
- Nearby Tenant Services, Restaurants, Wineries, Golf Courses, Tower-Controlled Airport

For Information Contact:

Jennifer Walker

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www.tjrinc.com

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

Project 11 – Building 1 – 482-498 Lindbergh Ave.

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Building Floor Plan

14,548+/- Sq.Ft.



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

Available Space – NO CAM 1st Year!

- 482 Lindbergh Ave. – 682+/- s.f. - \$1.10* s.f. IG – AS-IS
- 488 Lindbergh Ave. – 1,704+/- s.f. - .75¢* s.f. IG – AS-IS

(*482 Requires minimum 2 year lease commitment, 2nd year @ \$1.10, plus CAM, AS-IS. *488 Requires minimum 2 year lease commitment, 2nd year @ .75, plus CAM, AS-IS. Rates, terms, and availability subject to change or withdrawal without notice.)

Map



MAP NOT TO SCALE

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