

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



476 Lindbergh Ave.

**Project 11
Building 2
2,000+/- sq. ft.**

**Light
Industrial /
Office Space
for Lease**

- Convenient I-580/Airway Blvd. Freeway Accessibility
- Local Property Management
- Unit Size 2,000+/- s.f.
- 3/1,000 Parking
- Tenant Controlled HVAC
- Comcast & AT&T Availability
- 10' x 12' Grade Level Roll-Up Door
- 15' Interior Clearance
- Sprinklered & Insulated
- 200 amps 110/208v, 3-Phase Power
- Nearby Tenant Services, Restaurants, Wineries, Golf Courses, Tower-Controlled Airport, and 24 Hr. Fitness

For Information Contact:

Jennifer Walker

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

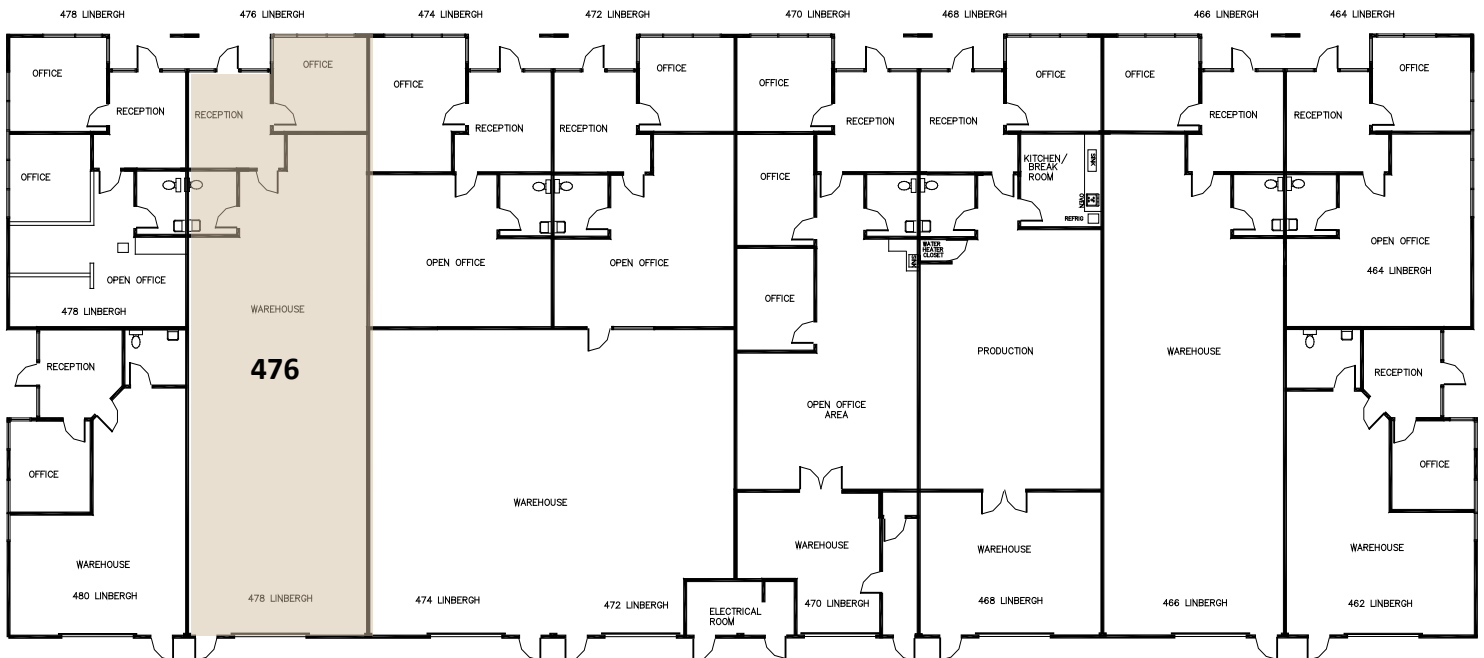
2600 Kittv Hawk Road. Suite 100. Livermore. California 94551

Project 11 – Building 2 – 476 Lindbergh Ave.

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Building Floor Plan

16,000+/- Sq. Ft.



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

Available Space

- **476 Lindbergh Avenue – 2,000+/- s.f. – \$1.35 s.f. IG + CAM**

(Quoted rates are for spaces AS-IS. Rates, terms, and availability subject to change or withdrawal without notice.)

Map



MAP NOT TO SCALE



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