

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



2450 Armstrong St.

**Project 1
Building 2**
1,715+/- sq. ft.

**Light
Industrial /
Office Space
for Lease**

- Convenient I-580/Airway Blvd. Freeway Accessibility
- Local Property Management
- Unit Size 1,715+/- s.f.
- 4 unreserved Parking Spaces
- Tenant Controlled HVAC
- Comcast & AT&T Availability
- 10' x 10' Grade Level Roll-Up Doors
- 14' Interior Clearance
- Sprinklered & Insulated
- 110/208v, 3-Phase Power
- Nearby Tenant Services, Restaurants, Wineries, Golf Courses, Tower-Controlled Airport, and 24 Hr. Fitness

For Information Contact:

Jennifer Walker/Susan Handelin

Phone 925 455 1234 • Fax 925 455 1546 •

email: jwalker@tjrinc.com / shandelin@tjrinc.com

www.tjrinc.com

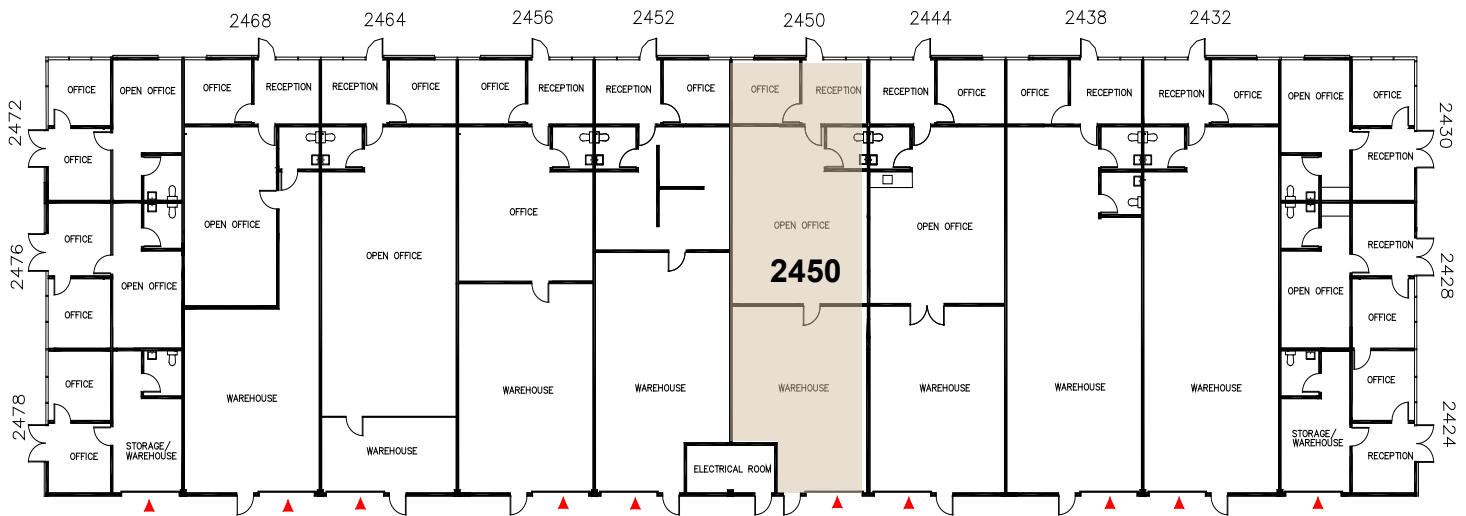
2600 Kitty Hawk Road, Suite 100, Livermore, California 94551

Project 1 – Building 2 – 2424-2478 Armstrong St.

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Building Floor Plan

17,152+/- Sq. Ft.



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

Available Space

- **2450 Armstrong St. – 1,715+/- s.f. - \$1.45 sq. ft., plus CAM**

(Rates, terms, and availability subject to change or withdrawal without notice.)

Map



MAP NOT TO SCALE



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