

# 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



274 Lindbergh Ave.

## Project 3

6,600+/- sq. ft.

**Light  
Industrial  
Warehouse  
Space for  
Lease**

- Convenient I-580/Airway Blvd. Freeway Accessibility
- Local Property Management
- Unit Size 6,600+/- sq. ft.
- 17 Parking Stalls Included
- Tenant Controlled HVAC
- Fire Sprinklered & Insulated
- (1) 12' x 14' Grade Level & (1) 12' x 16' Dock High Roll-Up Door
- 18'-20' Interior Clearance
- 110/208V, 3-Phase Power
- Nearby Tenant Services, Restaurants, Wineries, Golf Courses, Tower-Controlled Airport, and 24 Hr. Fitness
- Comcast & AT&T Availability

For Information Contact:

**Jennifer Walker**

Phone: 925 455 1234

Email: [jwalker@tjrinc.com](mailto:jwalker@tjrinc.com)

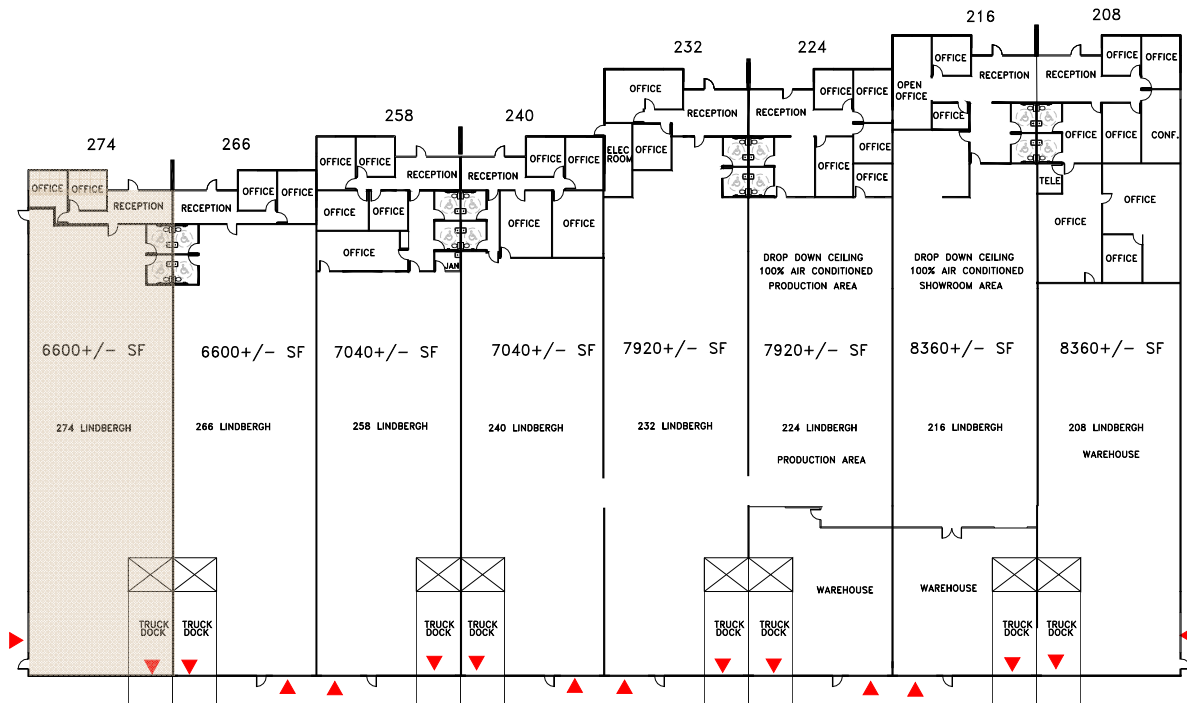
Web site: [www.tjrinc.com](http://www.tjrinc.com)

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

# Project 3 – 274 Lindbergh Ave.

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## Building Floor Plan



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

## Available Space

**274 Lindbergh Ave. - \$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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