



For Lease | ±56,140 SF New Advanced Manufacturing/Industrial Building

Livermore Airway Business Park

2401 Armstrong Street | Livermore, CA



TERRENCE J. ROSE, INC.
REAL ESTATE

INVESTMENT & DEVELOPMENT

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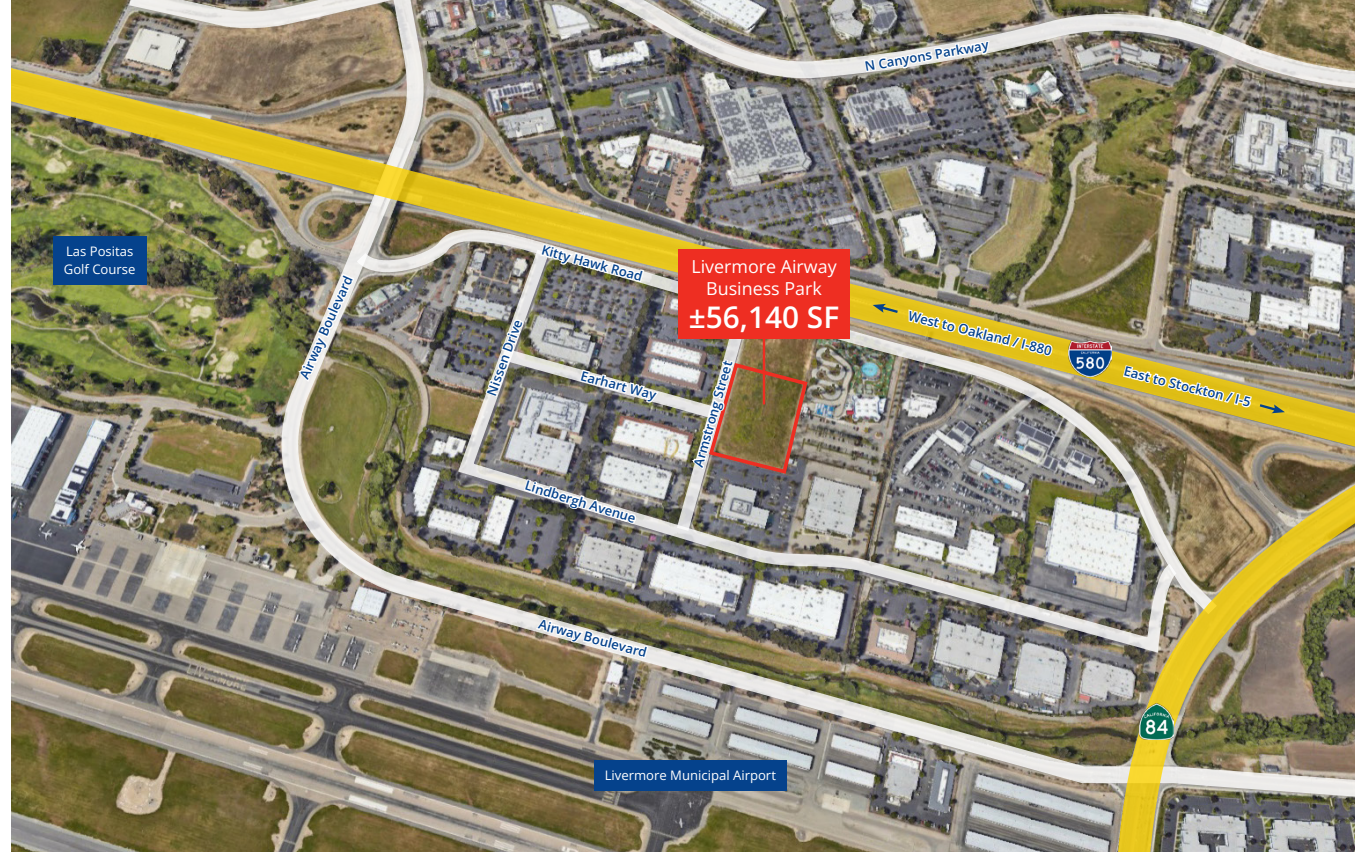
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Livermore Airway Business Park

Overview

Building Specs

Building Size	56,140 SF
Divisible	28,070 SF
Lot Size	2.92 Acres
Grade Level Doors	2
Dock High Doors	6
Column Spacing	53' x 50' typ.
Parking Spaces	Total: 75 (expandable) EV Charging: 8 initial stalls + 8 future stalls
Skylights	36
Sprinklers	ESFR
Solar Panels	Ability for 8,200 SF of roof-mounted solar panels
Clear Height	30' - 32'
Truck Court	130'
Gas	TBD
Power	4,000 Amps @ 480 Volts

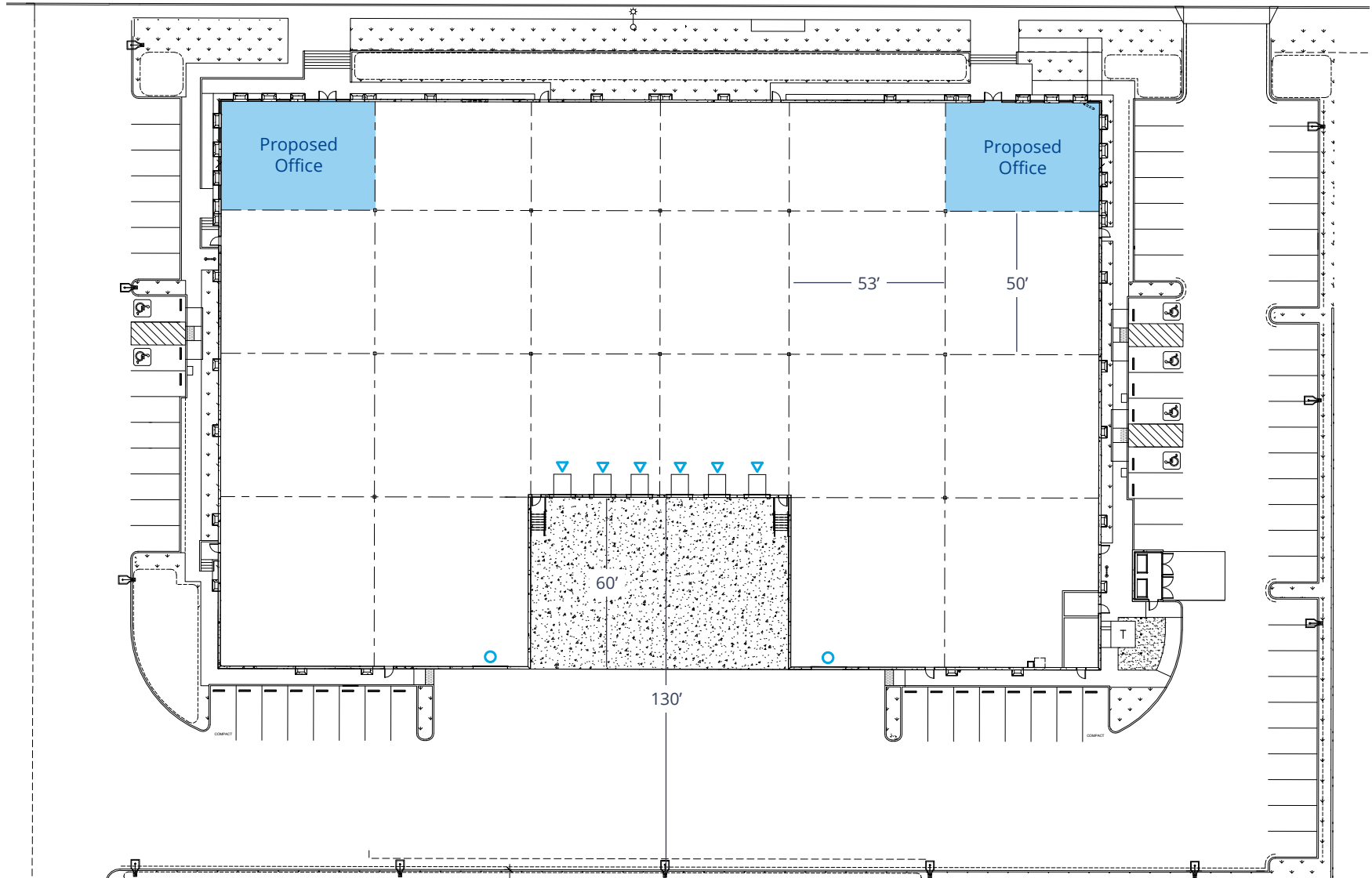


Site Plan

Earhart Way

Armstrong Street

	Grade Level Door
	Dock High Door
	Office Space <i>*Will be built to suit User</i>



Livermore Airway Business Park

Location Overview

Location Highlights



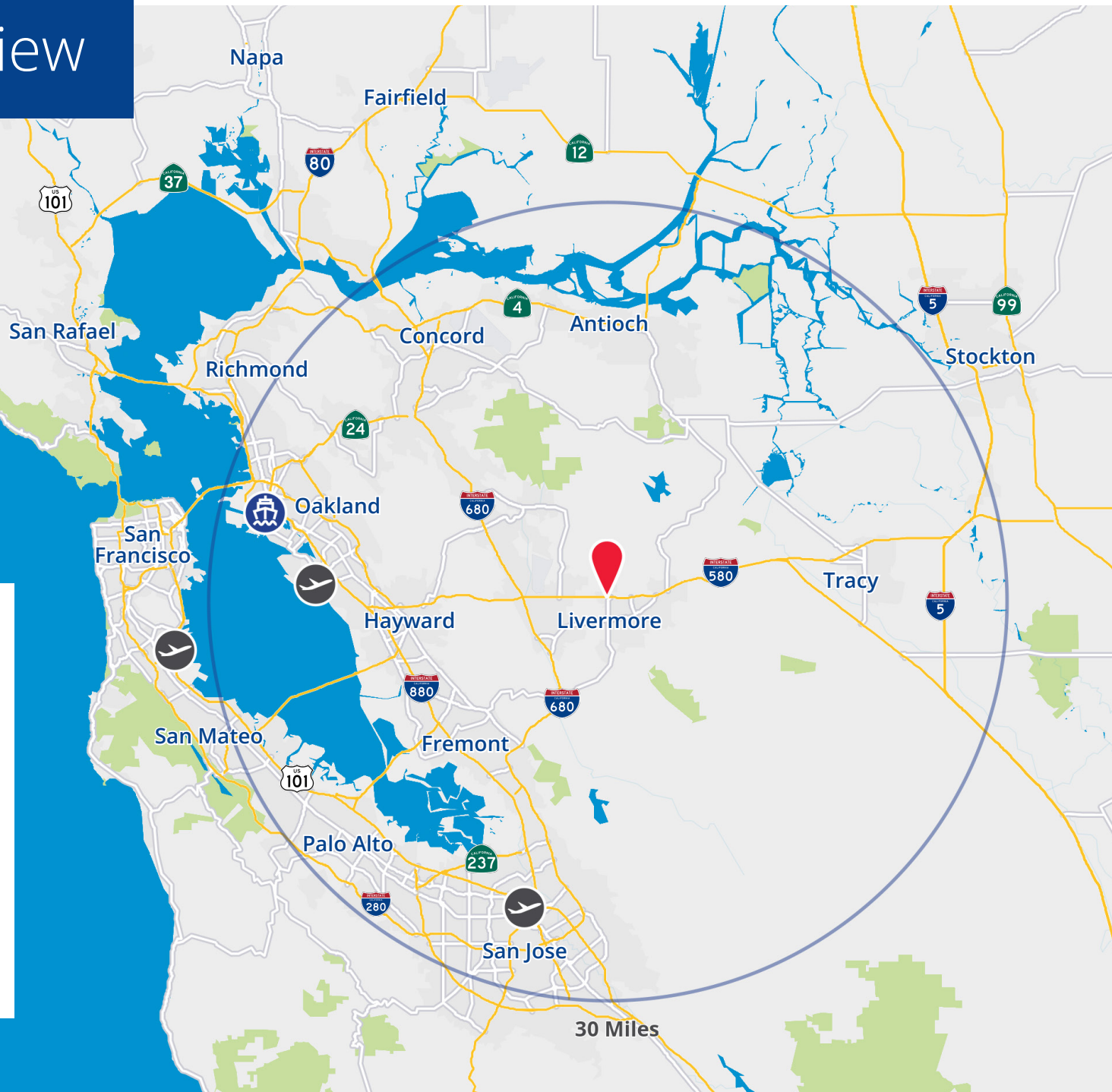
Centrally located
in Livermore



25 miles to OAK
30 miles to SJC
42 miles to SFO



30 miles to
the Port of Oakland



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Northeast Corner



Contact Brokers

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Southwest Corner

