

6950 & 6954

Preston Avenue | Livermore, CA

OFFICE /
WAREHOUSE
FOR LEASE



[CLICK HERE TO VIEW DRONE VIDEO](#)

FOR LEASE
Avail. Now

±29,436 SF
±28,552 SF
±57,988 SF Contiguous



DAVE BRUZZONE
Managing Director
925.467.0910
CA RE LICENSE #01103408

JOE FABIAN
Executive Vice President
510.300.0211
CA RE LICENSE #01013902

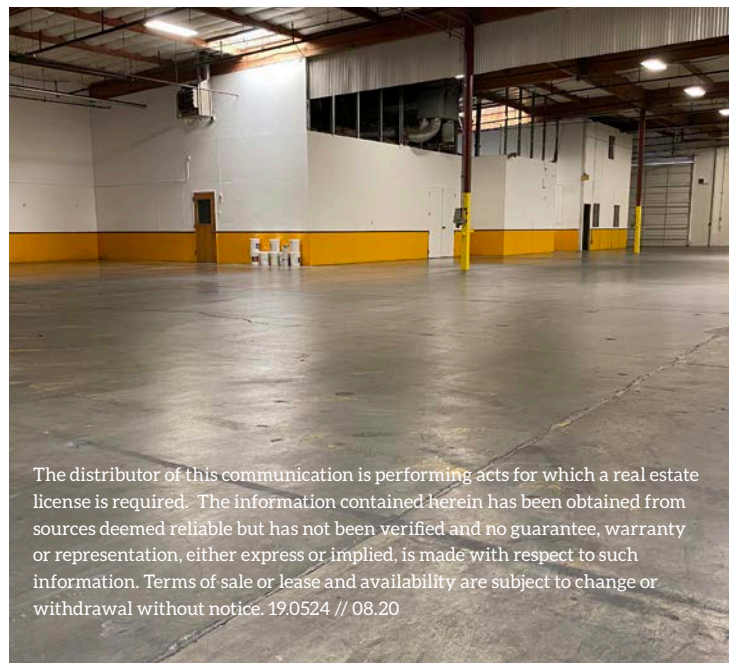
ZACHARY SMITH
Director
510.300.0210
CA RE LICENSE #01860469

6950 & 6954

Preston Avenue | Livermore, CA

PROPERTY HIGHLIGHTS

- ✓ ±57,988 SF of office and warehouse space
- ✓ Four grade level doors and two covered exterior dock wells
- ✓ Large paved and secured yard (±60,244 SF with potential expansion of another ±25,000 SF)
- ✓ Building has the potential to offer a total of 4,000 amps
- ✓ Heavy industrial zoning - I-3
- ✓ 20' ceiling clearance in warehouse
- ✓ Abundant parking ratio with 282 striped spaces
- ✓ 15 ton Bridge Crane



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 19.0524 // 08.20



**Newmark
Knight Frank**

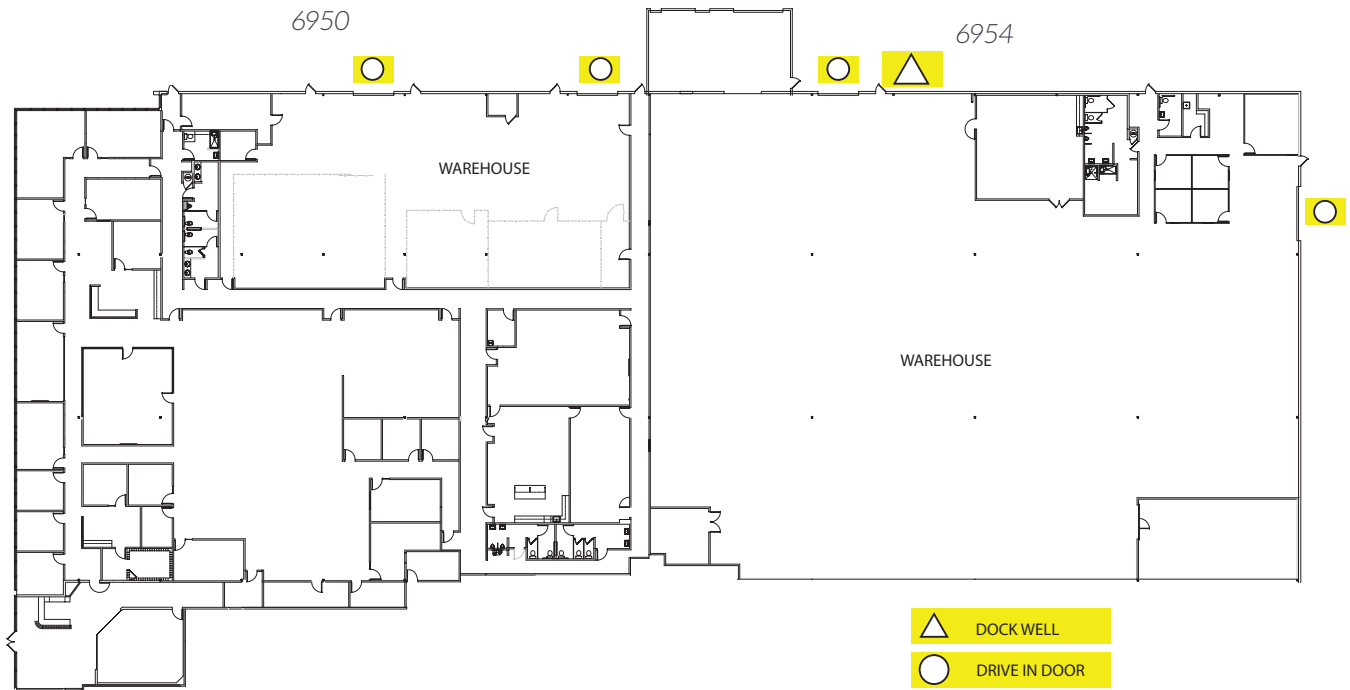
DAVE BRUZZONE
Managing Director
925.467.0910
CA RE LICENSE #01103408

JOE FABIAN
Executive Vice President
510.300.0211
CA RE LICENSE #01013902

ZACHARY SMITH
Director
510.300.0210
CA RE LICENSE #01860469

6950 & 6954

Preston Avenue | Livermore, CA



SITE PLAN

6950 // 6954

PRESTON AVENUE

+57,988 sf

+23,552 SF Office

+34,436 SF Warehouse

Heavy Power

Large Yard



±57,988 SF



**Newmark
Knight Frank**

DAVE BRUZZONE
Managing Director
925.467.0910
CA RE LICENSE #01103408

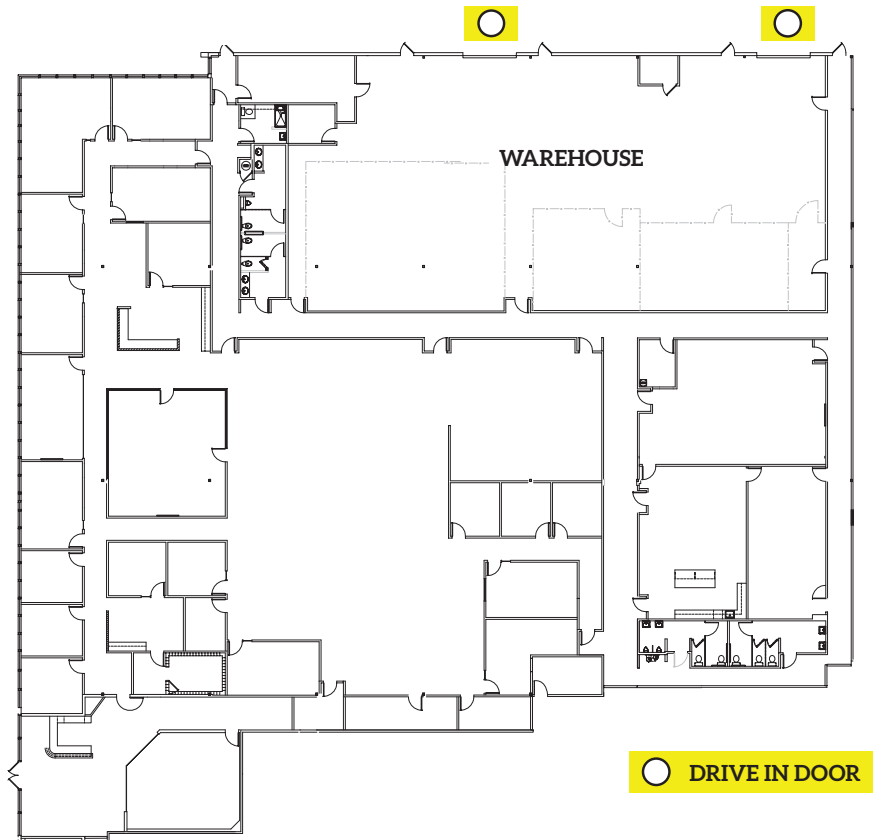
JOE FABIAN
Executive Vice President
510.300.0211
CA RE LICENSE #01013902

ZACHARY SMITH
Director
510.300.0210
CA RE LICENSE #01860469

6950 & 6954

Preston Avenue | Livermore, CA

AVAILABLE NOW



SITE PLAN

6950

PRESTON AVENUE

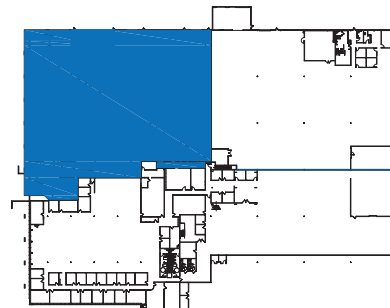
±29,436 SF

±22,000 SF Office

±7,436 SF Warehouse

2 Grade Level Doors

Great Glassline



±29,436 SF



**Newmark
Knight Frank**

DAVE BRUZZONE
Managing Director
925.467.0910
CA RE LICENSE #01103408

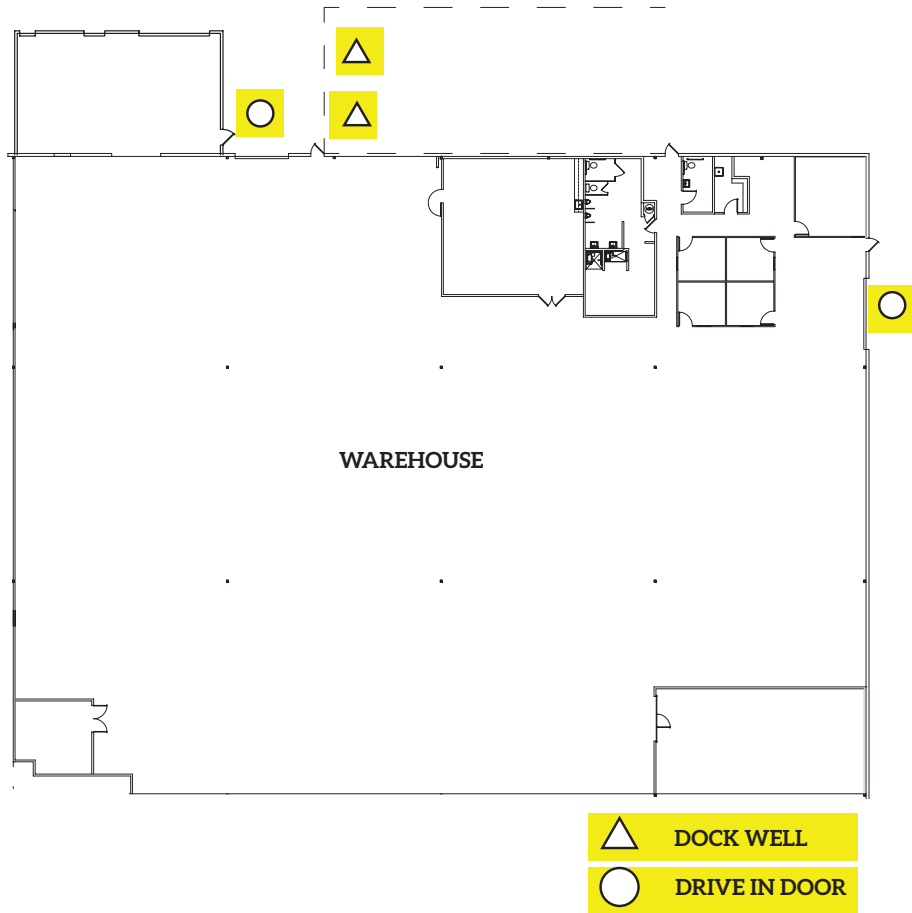
JOE FABIAN
Executive Vice President
510.300.0211
CA RE LICENSE #01013902

ZACHARY SMITH
Director
510.300.0210
CA RE LICENSE #01860469

6950 & 6954

Preston Avenue | Livermore, CA

AVAILABLE NOW



SITE PLAN

6954

PRESTON AVENUE

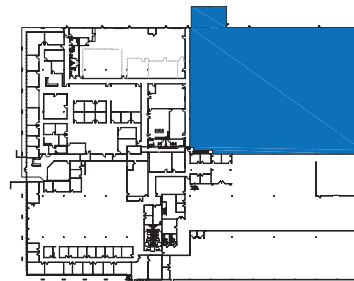
±28,552 SF

±1,552 SF Office

±27,000 SF Warehouse

Large Breakroom

Restrooms



±28,552 SF



**Newmark
Knight Frank**

DAVE BRUZZONE
Managing Director
925.467.0910
CA RE LICENSE #01103408

JOE FABIAN
Executive Vice President
510.300.0211
CA RE LICENSE #01013902

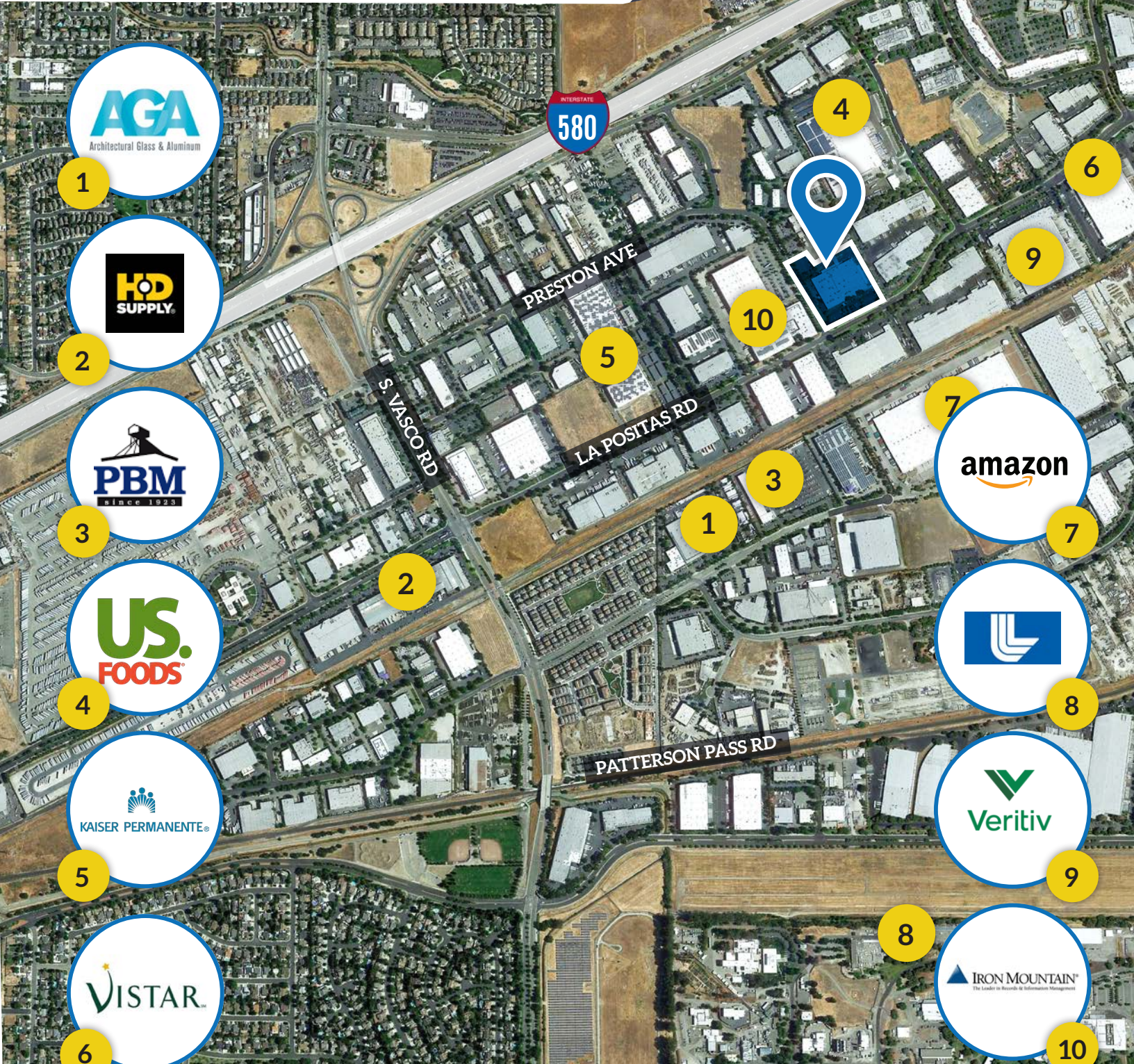
ZACHARY SMITH
Director
510.300.0210
CA RE LICENSE #01860469



6950 & 6954

Preston Avenue | Livermore, CA

NEARBY
TENANTS



**Newmark
Knight Frank**

DAVE BRUZZONE
Managing Director
925.467.0910
CA RE LICENSE #01103408

JOE FABIAN
Executive Vice President
510.300.0211
CA RE LICENSE #01013902

ZACHARY SMITH
Director
510.300.0210
CA RE LICENSE #01860469