

262 Rickenbacker Circle

Livermore, CA

Small Building Owner-User Opportunity

Freestanding ±6,070 sf office/warehouse building

Parcel totaling ±15,000 sf (±0.3444 acres) APN # 099-1316-029

Building is divisible approximately 1/3 / 2/3 for maximum flexibility

Close proximity to the Livermore Airport

Potential Owner-User can occupy ±3,950 sf; use SBA Financing; control built-in expansion

Easy access to Highway 580

2 grade level doors ; fire sprinklers; high clear warehouse; 3 private offices; conference room; open office

Purchase price: \$1,396,100

Call to tour



Location



Contact

Bill Kurfess

650.769.3527

bkurfess@kiddermathews.com

LIC #01049307

John Olenchak

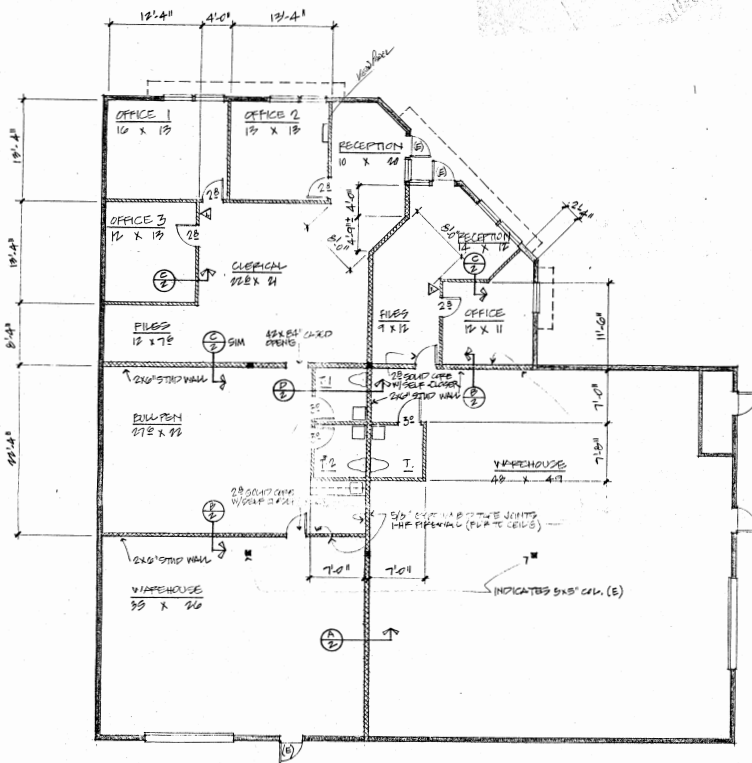
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FLOOR PLAN AND SITE PLAN



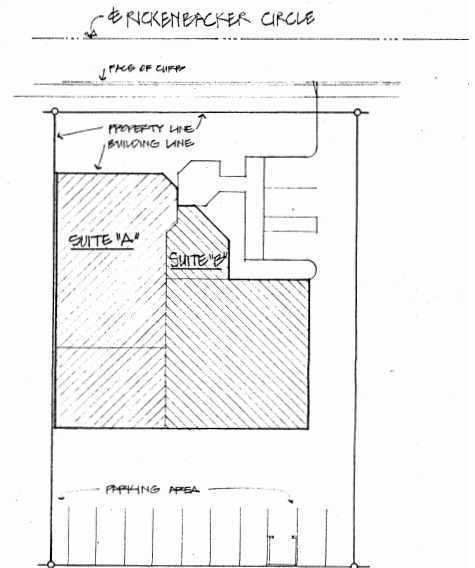
FLOOR PLAN

SCALE: 1/8" = 1'-0"

OCCUPANCY: B2
TYPE OF CONSTRUCTION: I NF

GENERAL NOTES:

1. CROSS HATCHED WALLS INDICATE NEW NON-STRUCTURAL 2x4" STUD PARTITION.
2. SAND SHADED WALLS INDICATE EXISTING PARTITIONS.
3. DOUBLE CROSS HATCHED WALLS INDICATE NEW NON-STRUCTURAL 2x6" STUD PARTITION.
4. Δ INDICATES WALL MOUNTED 2x4" PIPE EXTINGUISHER CABINET
5. INSULATION REQUIREMENTS: WALLS - 2x6 - R-11
CEILING - R-19
WEATHERSTRIP ALL DRS FROM HEATED AREA TO UNHEATED AREA.



SITE PLAN

SCALE: 1/8" = 20'-0"

LOT # 29 TRACT # 4507
LIVERMORE, CA.

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