

# INDUSTRIAL SPACE AVAILABLE

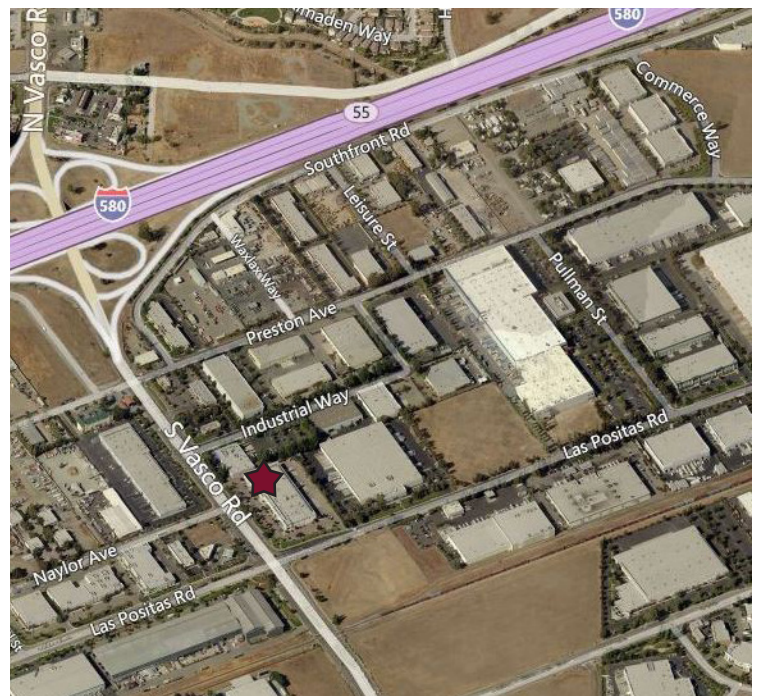
## 240 SOUTH VASCO, LIVERMORE



### PROPERTY INFORMATION

- 25,643±SF possible expansion to 36,623±SF
- 9,000±SF of office space
- Available power - 4,000 AMPS, 120/208V, 3PH
- Parking at 1.8/1,000±SF
- Sprinkler .40 GPM/3,000±SF
- 1 dock (expandable to 3)
- 2 grade level doors (1 at 24' width)
- Column spacing 60' X 54'
- 24' clear height
- Insulation throughout
- Excellent Vasco Road frontage
- Excellent proximity to I-580
- **Asking: \$0.48/SF NNN**

### AREA MAP



**MIKE FURAY**

LIC. ID# 00919263

MFURAY@LEE-ASSOCIATES.COM

925-737-4140

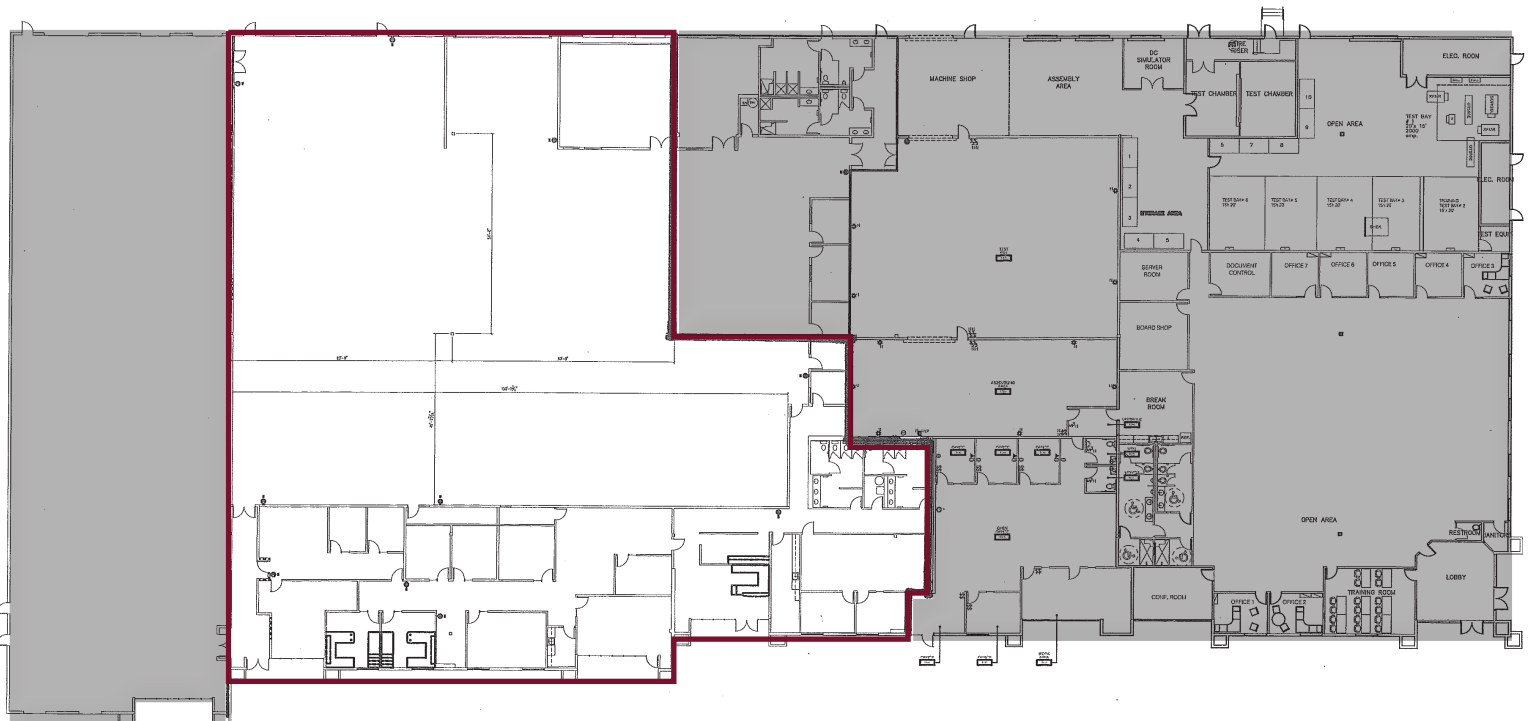
**LEE & ASSOCIATES®**  
COMMERCIAL REAL ESTATE SERVICES

The information contained herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are made.

# INDUSTRIAL SPACE AVAILABLE

## 240 SOUTH VASCO, LIVERMORE

### FLOOR PLAN



Suite 230  
**HD Gymnastics**  
10,980 Sq Ft

Suite 240  
**Vacant**  
25,643 Sq Ft

Suite 250  
**Schneider Electric**  
31,879 Sq Ft

**MIKE FURAY**  
LIC. ID# 00919263  
MFURAY@LEE-ASSOCIATES.COM  
925-737-4140

 **LEE & ASSOCIATES®**  
COMMERCIAL REAL ESTATE SERVICES

The information contained herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are made.