

NEW

LIGHT INDUSTRIAL

SINGLE UNIT OR TWO UNITS
AVAILABLE IN COMPLETELY
REFURBISHED FACILITY

6560 Trinity Court, Dublin, CA

At the Epicenter of the East Bay

company 1

6560



6560 Trinity Court Dublin, CA



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Property Tours:
Covid-19 Prevention Plan
[Click here](#)

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Zoning:

M-1
Light Industrial

General Plan:

Business Park/
Industrial Permitted

Uses:

[Click here](#)



THE PROPERTY

The property consists of approximately 1.99 acres and +/-86,509 Square Feet.

APN #941-0205-029

This Trinity Court property is situated on the south end of a cul de sac, east of Sierra Court, Dublin, CA.

THE BREAKDOWN

Total Building SF = 42,225

Single Tenant Option:

42,225 SF

Double Tenant Option:

Suite A= 22,306 SF

Suite B= 19,919 SF

Ceiling Heights

Overall Building Height = 19'-0"

Interior Clearances = 15'-4" Min.

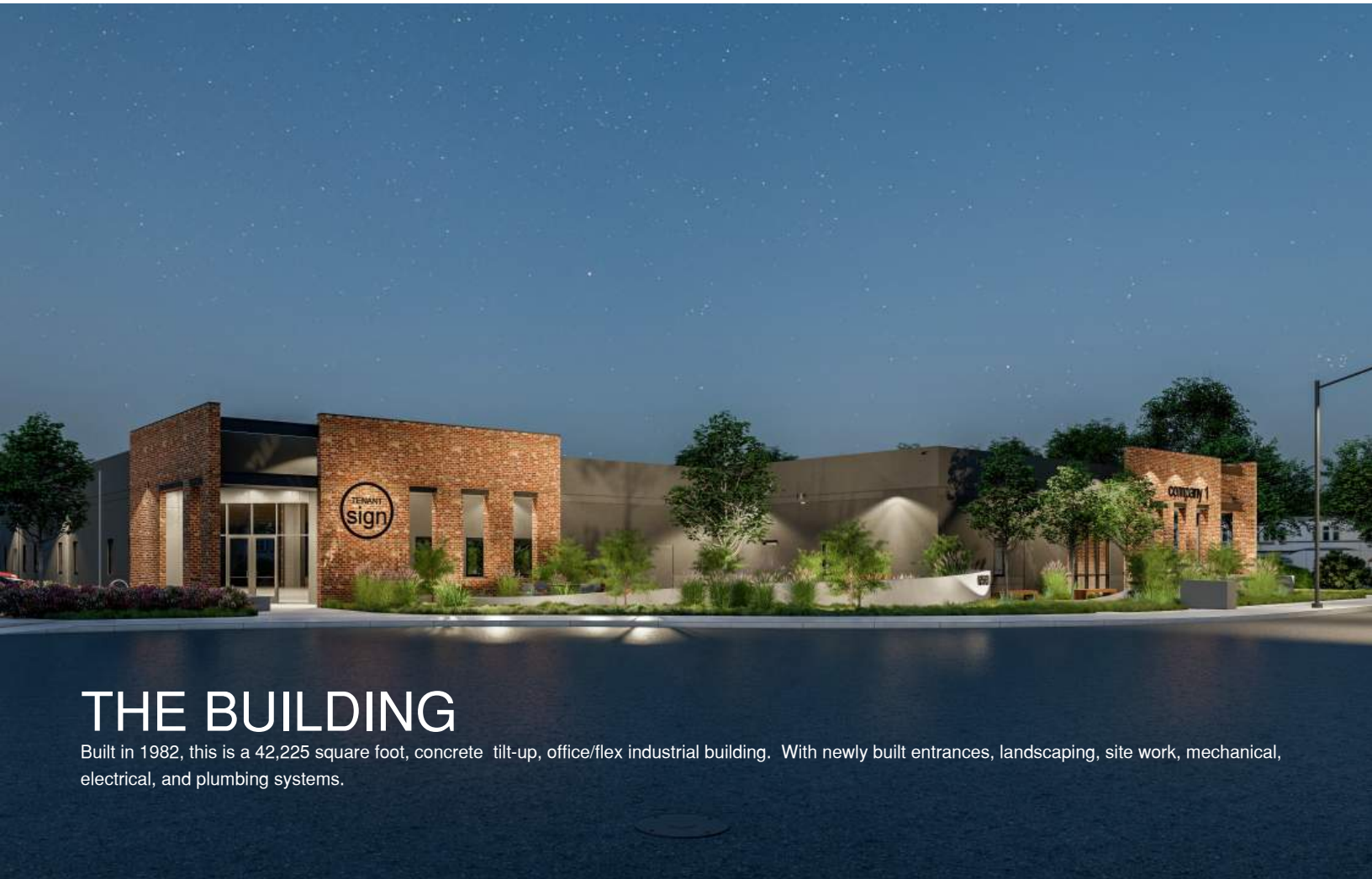
THE LOCATION

The building is located within a miles drive from I-580 and I-680 and easy north off the Doughery road/Hopyard road.

Close proximity to various amenities such as restaurants, hotels, public transit stops (BART), sports facilities etc, while surrounded by many similar use businesses.

HIGHLIGHTS

1. Concrete tilt-up building, may be configured for single or double tenants. Ready for tenant build-out with prominently designed entrances and designed space for tenant brand signage.
2. Gray shell with clean interior look, newly polished concrete floors, freshly painted walls and ambient level of general lighting.
3. All new single ply roofing.
4. Ample on-site parking = 66 stalls in total with (4) accessible stalls located in proximity to tenant entrance.
5. All new landscaping with dedicated outdoor spaces for tenant or tenants.
6. Building equipped with 2,500 amps @ 277/480 volt, three phase power and separate metering.
7. Back-up 100KW diesel generator on site.
8. Dedicated loading area with at grade level truck doors.
9. Ready for tenant specific HVAC equipment.
10. New plumbing system.
11. New electrical systems.
12. Spaces suitable for variety of uses such as offices, R&D, warehouse and combination thereafter.



THE BUILDING

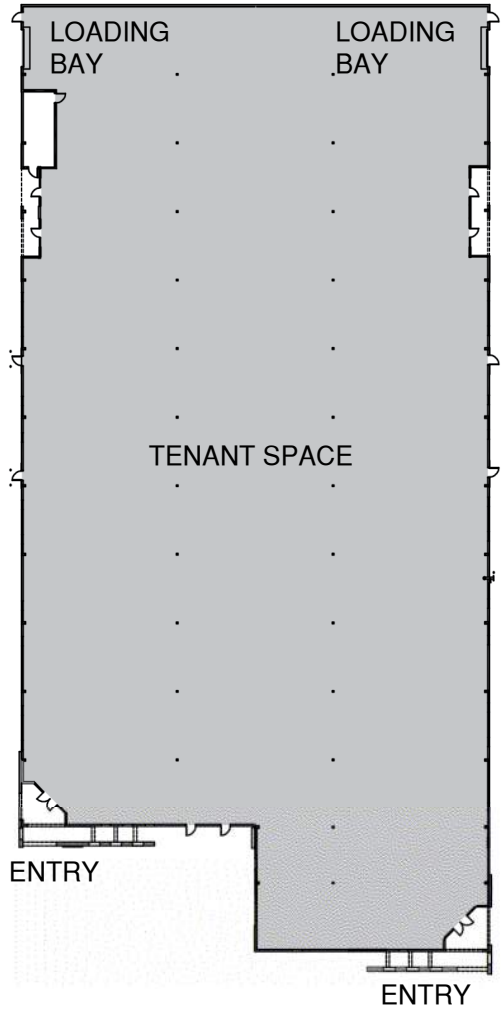
Built in 1982, this is a 42,225 square foot, concrete tilt-up, office/flex industrial building. With newly built entrances, landscaping, site work, mechanical, electrical, and plumbing systems.



SINGLE TENANT OPTION

Offering a single tenant space with multiple access points from parking. This option includes a private outdoor space, loading bays, parking and multiple signage opportunities.

+/- 42,225 SF

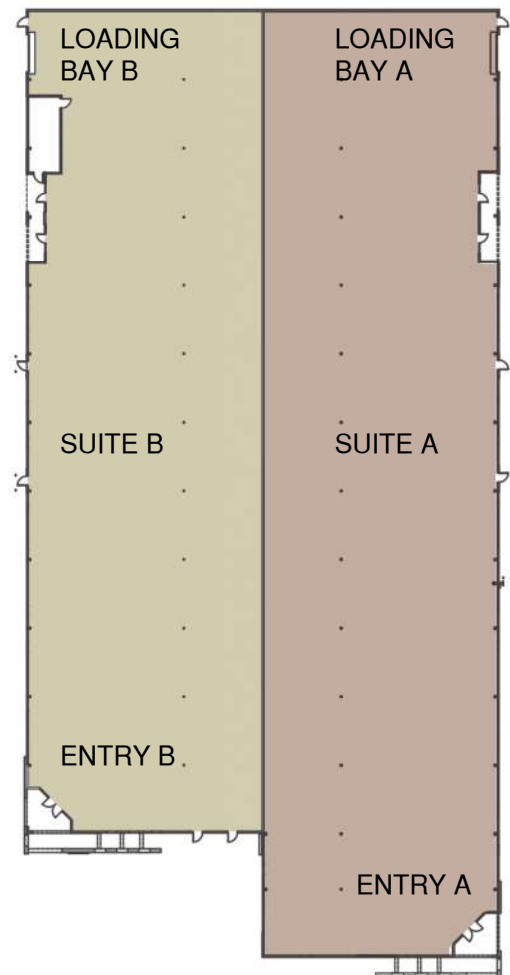




DOUBLE TENANT OPTION

Offering two tenant space with separate entrances, outdoor space, loading bays, parking and signage.

SUITE A +/- 22,306 SF
SUITE B +/- 19,919 SF





Tenant A Entrance



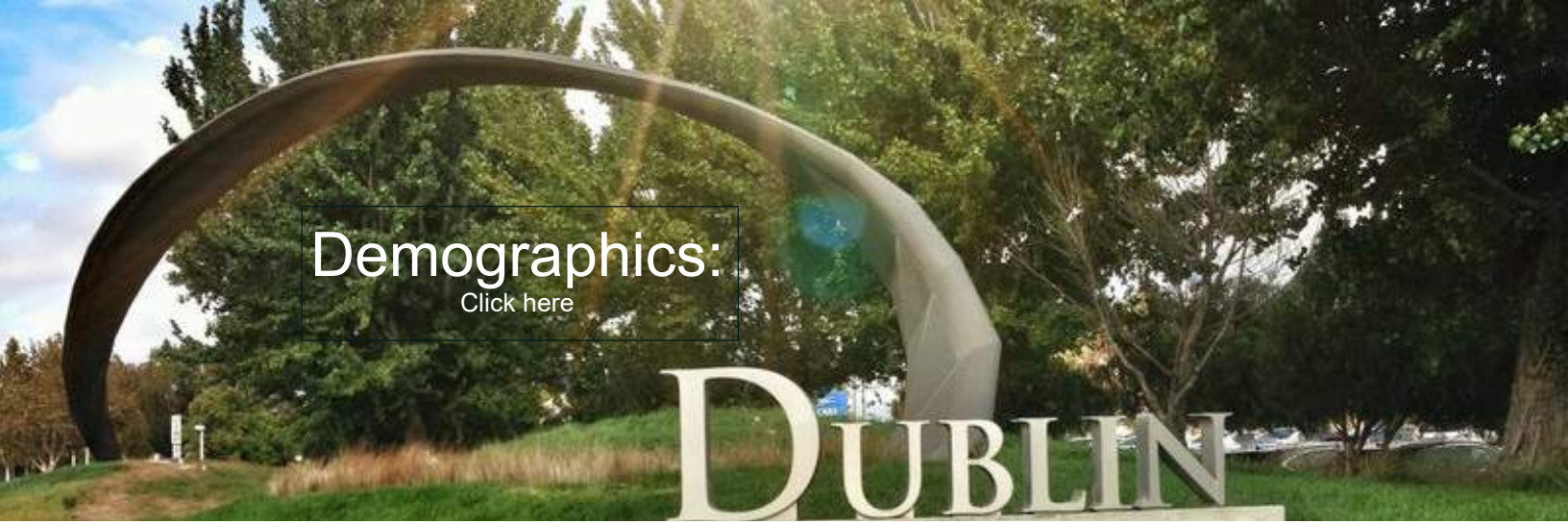
Tenant B Entrance



Tenant B Entrance



Tenant A Entrance



Demographics:
[Click here](#)

"Epicenter of the East Bay"

DUBLIN values its roots, while embracing its future. Gracing 14 square miles, Dublin is a mixture of rolling hills and scenic flatlands, with extraordinary vistas of Mt. Diablo, Donlon Point, and Dublin Hills Open Space. Dublin is a suburban city of the East (San Francisco) Bay and Tri-Valley regions of Alameda County, California, United States. Located along the north side of Interstate 580 at the intersection with Interstate 680, roughly 35 miles east of downtown San Francisco, 23 miles east of downtown Oakland, and 31 miles north of downtown San Jose. Dublin is the second fastest-growing city in the state of California. From a population of approximately 14,350 in 1982, the City of Dublin has grown to a resident population of 63,241. The City has consistently been one of the fastest growing cities in Alameda County for the past several years, and the City is projected to have a total population of 75,000 at build out.





6560 TRINITY COURT

DUBLIN RETAIL CENTER

- Ross
- Marshalls
- Half Price Books
- Holiday Inn
- Dublin Bowl
- Starbucks
- Chase Bank
- Dublin Plaza
- Dental
- Verizon
- Pieology
- PetSmart
- Bank of the West
- Bank of America
- Citibank
- Wells Fargo
- Target
- CVS
- Hobby Lobby
- 99 Ranch
- Baskin-Robbins
- Burlington
- Savers

STONERIDGE SHOPPING CENTER

- Nordstrom
- Kiehl's
- Lands'End
- Sears
- Buckhorn Grill
- Starbucks
- P.F. Changs
- Cheesecake Factory
- California Pizza Kitchen
- Pottery Barn
- Verizon
- Uniqulo

HILTON

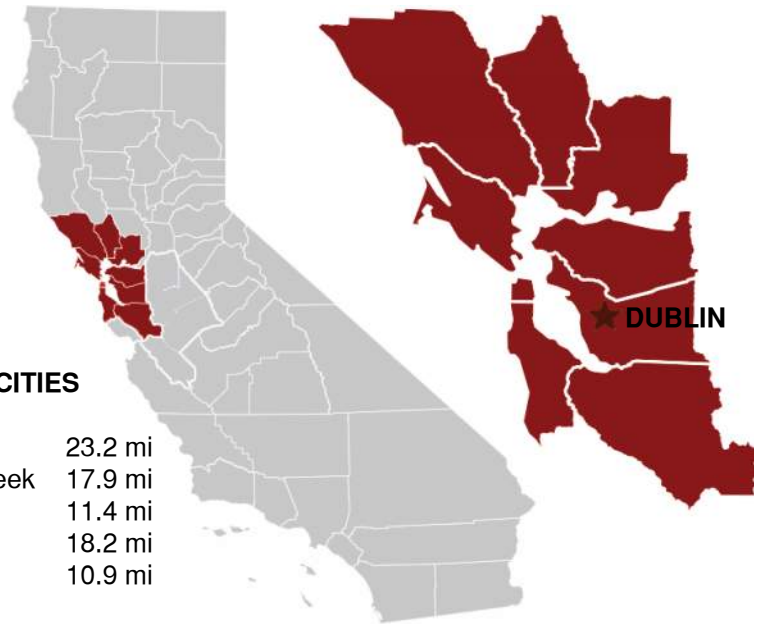
PLEASANTON SHOPPING CENTER

- Home Depot
- In-N-Out Burger
- Starbucks
- Sprint
- FedEx
- Sherwin Williams

TRALEE VILLAGE

- Persis
- Paradise Biryani
- Curry Pizza
- Yanagi Sushi
- Fresh Millions
- Farmers
- Insurance
- Cleaners
- Techcu
- Edward Jones

LA QUINTA



NEARBY CITIES

Oakland	23.2 mi
Walnut Creek	17.9 mi
Livermore	11.4 mi
Fremont	18.2 mi
Hayward	10.9 mi

PARCEL MAP

