



ARES
INDUSTRIAL
MANAGEMENT

INDUSTRIAL SPACE

161 S VASCO ROAD, LIVERMORE, CA

FOR LEASE



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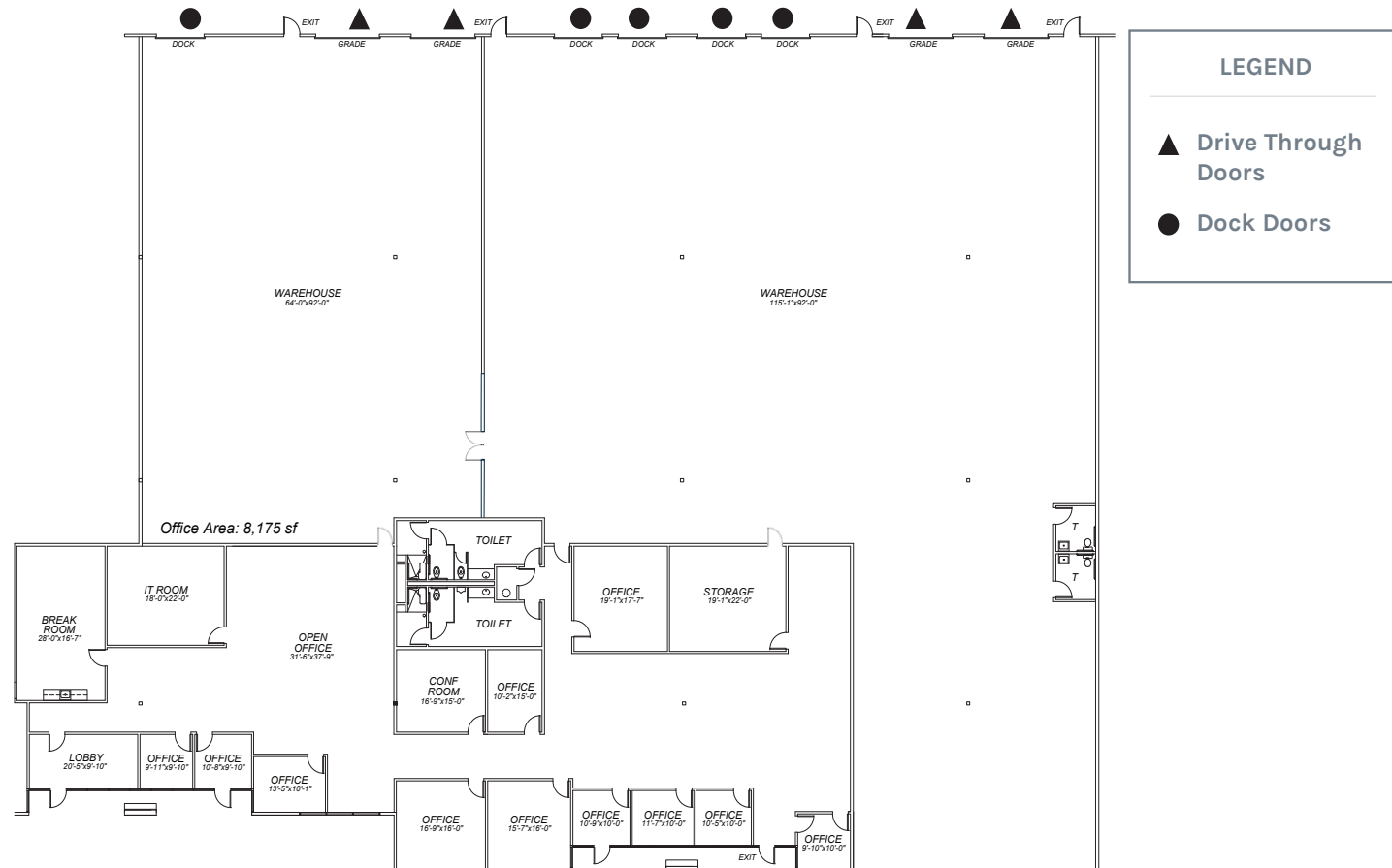
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Suite G

FEATURES

- ±27,763 SF Light Industrial/Manufacturing Space
- ±8,175 SF of office space (can be reduced)
- Extremely heavy power
- Class A office improvements
- Sprinklered: 0.45/3,000 GPM
- Clear Height: 18' - 22'

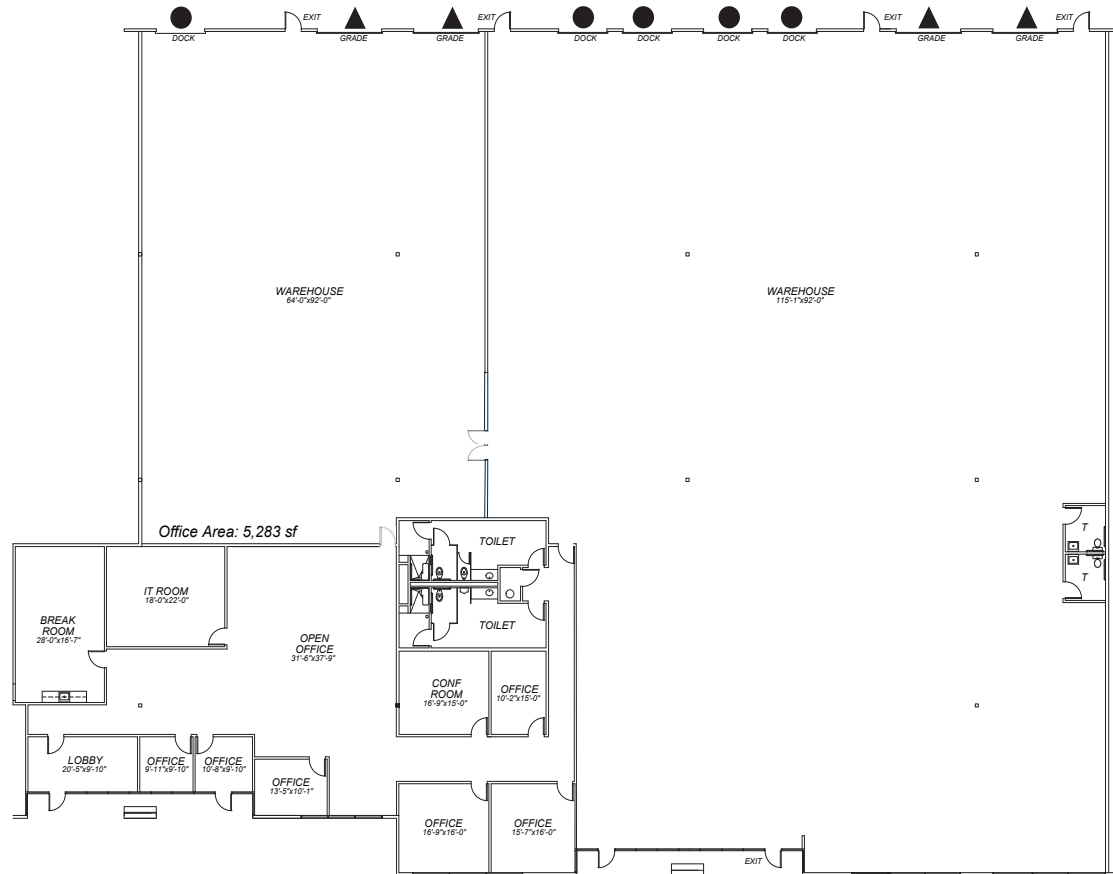
- 5 dock high doors/4 grade level doors
- 2/1,000 parking ratio
- Potential yard space
- **Asking Rent: \$1.15/SF NNN**
- **Operating Expenses: \$0.33**
- **Available: January 1, 2027**



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Suite G

HYPOTHETICAL PLAN
WITH REDUCED
OFFICE AREA



LEGEND

- ▲ Drive Through Doors
- Dock Doors



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Location HIGHLIGHTS

- Centrally located in Livermore
- 29.1 miles to OAK
- 42.0 miles to SJC
- 43.8 miles to SFO
- 35.1 miles to the Port of Oakland



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