

INDEPENDENCE DR.
LIVERMORE | CALIFORNIA



For Sale or Lease: Turnkey Multi-Purpose Lab and Clean Room

Price Reduction: \$1,395,000

3113
INDEPENDENCE DR.

SIZE:

2-story 3,561 SF Condo

LAYOUT:

550 SF multi-purpose laboratory; 560 SF cleanroom (ISO 7/class 10,000) with gowning room (capable of achieving ISO 6/class 1,000); warehouse with roll-up door; DI water, CDA, nitrogen, vacuum and ducted exhaust distributed to cleanroom and laboratory; 900 SF open office with coffee bar

POWER:

225amp, 480v/277v 3-phase

EQUIPMENT THAT COULD BE PART OF DEAL:

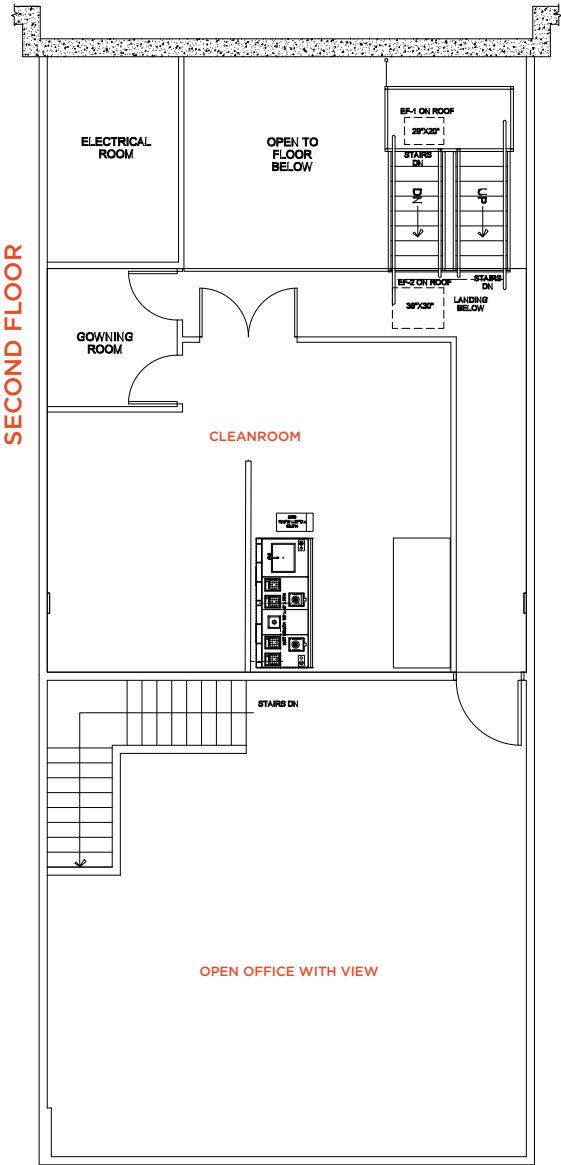
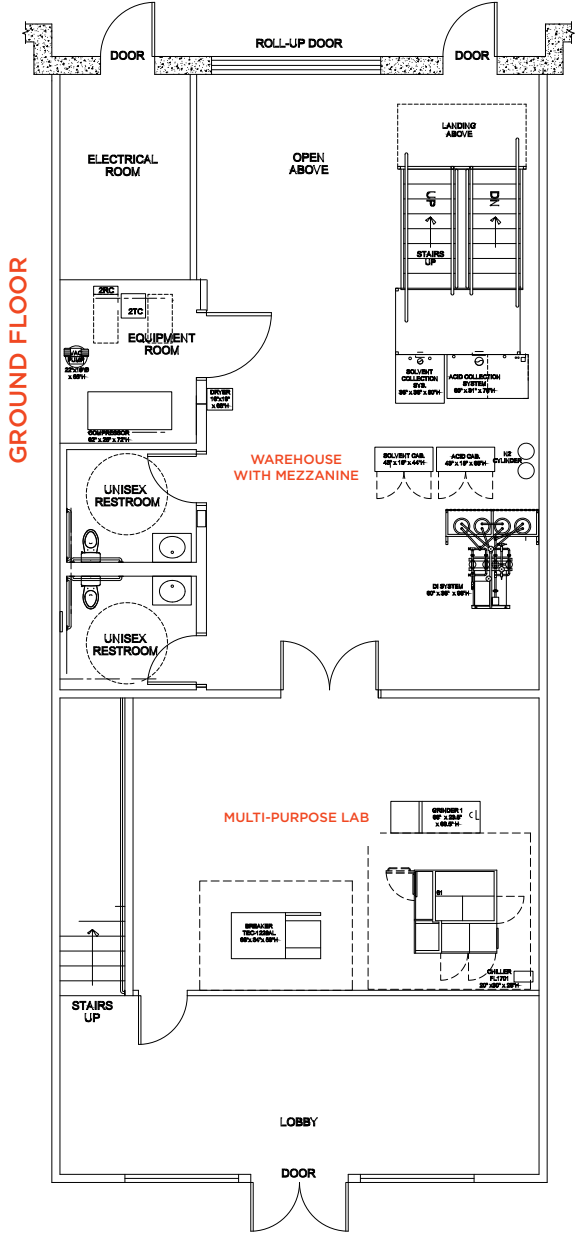
Ingersoll Rand R11i 60 cfm compressor; Powerex IVS0151S with Busch vacuum pump; Suez UHP360 DI water filtration system; Julabo FL1701 recirculating cooler; LG 10-ton HVAC unit, 3 LG Ducted High Static HVAC unit, LG AC Smart 5 controller; (5) cleanroom 6-ft tables and chairs; acid and solvent storage cabinets; 2 Nikon LV150 microscopes; gas cabinets

BRIAN WILSON

OFFICE/R&D LEASING & SALES | BRIAN.WILSON@COLLIERS.COM | LIC# 02053208

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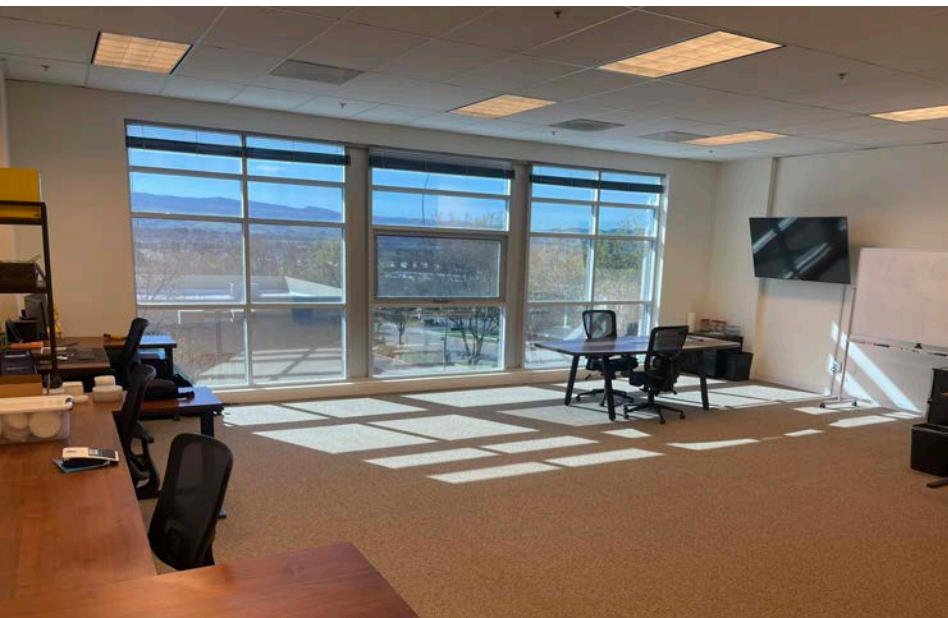
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FLOOR PLAN

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IMPROVEMENTS

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EQUIPMENT THAT COULD BE INCLUDED IN DEAL:

- Ingersoll Rand R11i 60 CFM compressor
- Powerex IVS0151S with Busch vacuum pump
- Suez UHP360 DI water filtration system
- Julabo FL1701 recirculating cooler
- LG 10-ton HVAC unit
- 3 LG Ducted High Statis HVAC unit
- LG AC Smart 5 controller
- (5) cleanroom 6-ft tables and chairs
- Acid and solvent storage cabinets
- 2 Nikon LV150 microscopes
- Gas cabinets

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3113
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abbvie

ZEISS

Lam
RESEARCH



580

INTERSTATE
680

580

580

580

CALIFORNIA
84

Roche

UNCHAINED
LABS

BOLB

Abbott

DAYBREAK

genomics

680

10x
GENOMICS

Abbott

JABIL

Lawrence Livermore
National Laboratory

680

ThermoFisher
SCIENTIFIC

CALIFORNIA
84

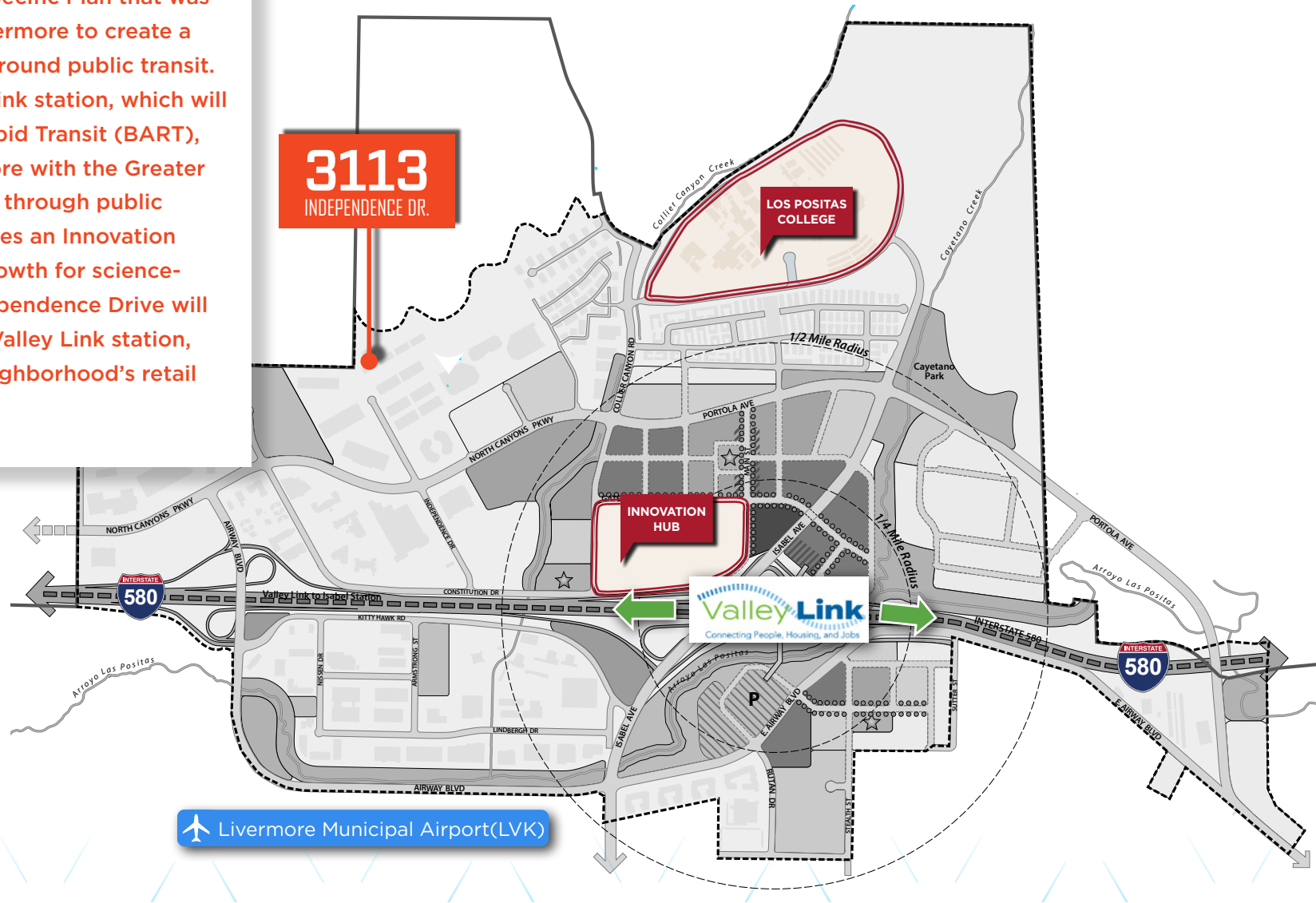
Sandia
National
Laboratories

AERIAL MAP

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Isabel Neighborhood is a Specific Plan that was approved by the City of Livermore to create a live-play-work community around public transit. The Plan includes a Valley Link station, which will connect to the Bay Area Rapid Transit (BART), thereby connecting Livermore with the Greater Bay Area and Central Valley through public transit. The Plan also includes an Innovation Hub, created to facilitate growth for science-based companies. 3113 Independence Drive will be walking distance to the Valley Link station, Innovation Hub, and the Neighborhood's retail district.



LOCATED IN THE ISABEL NEIGHBORHOOD



3113

A modern, multi-story commercial building with a facade of light beige and dark brown panels. The building features large glass windows and a glass entrance door. A ramp with a metal railing leads to the entrance. The address number '3113' is visible above the door. The sky is blue with scattered clouds.

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