

# 7451-7491 LONGARD ROAD



±39,170 SQUARE FOOT  
INSTITUTIONAL QUALITY  
LIGHT INDUSTRIAL/FLEX



## PROPERTY AT A GLANCE

## PRIMARY CONTACTS

ADDRESS	7451-7491 Longard Road, Livermore, CA
OFFERING PRICE	\$5,750,000.00 (\$146.79/SF)
CURRENT NOI	\$274,308
RSF	39,170
% OCCUPIED	100%
YEAR BUILT	2001
STORIES	Single story
PARKING	117 stalls (3/1,000 SF)
LOT SIZE	2.28 acres / 99,316 SF
CLEAR HEIGHTS	18'
ZONING	PD 39-42 (Planned Development)

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**MORE INFORMATION HERE**

## OFFERING SUMMARY

Colliers International, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 7451-7491 Longard Road, located within the Pacific Corporate Center business park ("Property"), an investment opportunity consisting of a multi-tenant Flex building located in Livermore, California. The Property is situated along the heavily trafficked Interstate 580 in the Livermore industrial area, just off of the Greenville Road exit. Livermore has approximately 3,000 acres of industrial zoned land, with the Vasco/Greenville area being one of the most sought after locations. Consisting of 39,170 square feet, 7451-7491 Longard Road is 100% leased to two tenants and has excellent street frontage and prominence just 1/8<sup>th</sup> mile from I-580. This location has provided a number of options for a diverse group of tenants who are interested in occupying space in Eastern Livermore with easy access to I-580 and the rest of the Bay Area. The Property is in close proximity to the Lawrence Livermore National Lab on Vasco Road and also benefits from many other prominent corporate neighbors including Kraft, Kaiser Permanente, Form Factors, Tyco International among others. Additionally this location benefits from a significant amount of affordable housing from Eastern Contra Costa County, into Tracy, and the surrounding Tri-Valley communities.

### Pride of Ownership Asset

- » Newer construction with Class A finishes
- » Institutional-quality building located within Pacific Corporate Center business park

### Below Replacement Costs

- » Current land costs and construction costs make replacement of this building infeasible

### 100% Leased

- » Stabilized asset with staggered lease expirations and near term upside from drastically under market rents
- » Stable, quality tenants with significant investment in their respective spaces

### Value Add Investment Opportunity - 40% Under Market Rents

- » Opportunity for significant rent growth in current market conditions
- » Net Lease structure with minimal landlord obligations
- » Clean, flexible, and highly functional institutional quality building
- » Potential exit to owner/user

### Excellent Livermore Location

- » Excellent proximity to Interstate 580 between Vasco and Greenville Road exits providing excellent access to Alameda and Contra Costa counties and the Central Valley
- » Proximate to a well-educated and culturally diverse work force, including higher end executives and lower cost skilled labor
- » The Livermore submarket has historically been a cost competitive alternative to the Dublin/Pleasanton and I-880 Corridor submarkets

### Functional Real Estate

- » Multi-tenant configuration with each occupant separately metered for PG&E and separate HVAC package units
- » PD 39-42 (Planned Development) zoning allows for a wide array of uses including manufacturing, research and development, warehouse/distribution, professional and admin offices, childcare, some retail uses and some recreational uses

### INVESTMENT HIGHLIGHTS



Pride of ownership asset



Below replacement costs



100% leased



Value add opportunity  
40% under market rents



Excellent Livermore location



Functional real estate

