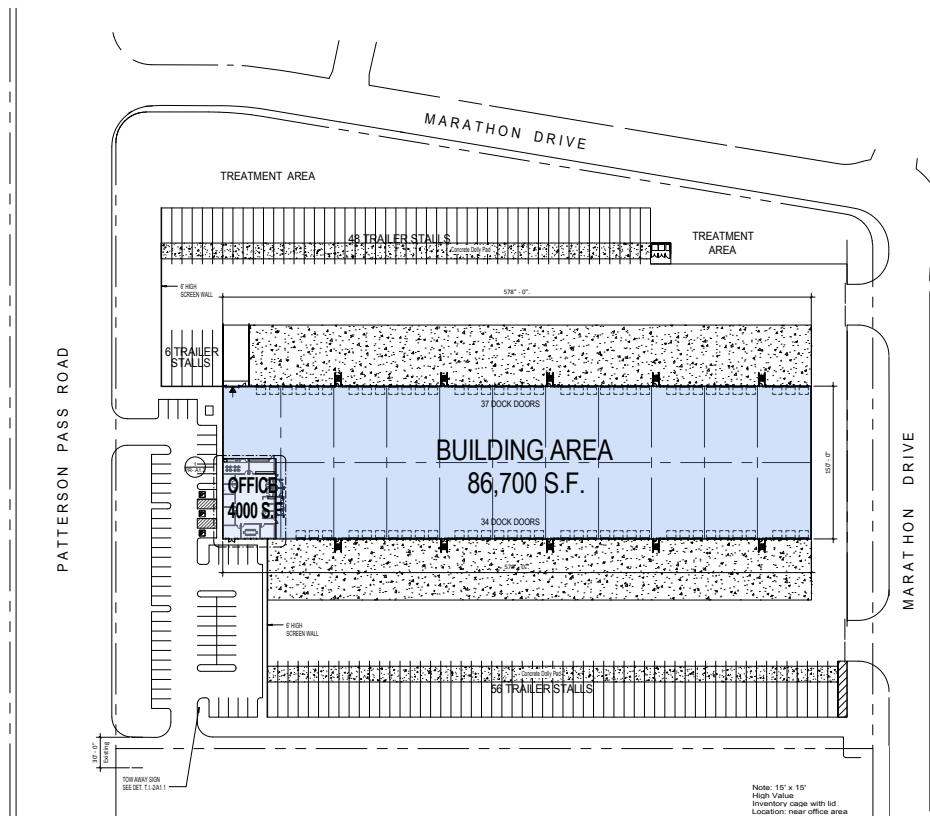


## PROPERTY HIGHLIGHTS

### CLASS-A WAREHOUSE/DISTRIBUTION FEATURES

The state-of-the-art Marathon Business Center has institutional-quality building features that accommodate the requirements of today's users. Class A warehouse product with features such as 24' minimum interior ceiling clearance, ESFR sprinklers, cross-dock loading capability, abundant employee parking, heavy trailer parking and truck staging, which is in high demand and is unique to the East Bay industrial market.



### MARATHON BUSINESS CENTER

Address:	7600 Patterson Pass Road, Livermore, CA
APN:	99A-2942_OC1/99A 2942_003
Product Type:	Class A cross dock freight forwarding facility
Year Built:	Oct-16
Rent Commencement:	10/1/16
Number of Buildings:	1
Rentable Square Feet:	±86,700 SF
Land (Acres/SF):	±9.9/ ±431,378
Site Coverage:	20.10%
Office SF:	±4,000 SF
Office %:	4.6%
Clear Height:	24'
Bldg SF Per Dock:	1,221
Truck Apron:	60' / Concrete 6"
Truck Court Depth:	120' minimum
Dock-High Loading Doors:	9' x 10'
Drive-In Door:	1
Staging Bay:	75' Length x 52' Width
Provided Car Parking:	62
Provided Trailer Parking:	110
Basic Construction:	Concrete tilt-ups, concrete slab on grade
Floor:	6"
Electricity:	1,000 Amps, 277/480 Volt, 3-Phase
Fire Protection:	ESFR
Zoning:	I-3 Heavy Industrial, City of Livermore
Occupancy:	Oct-16
Electricity Provider:	Pacific Gas & Electric
Gas Provider:	Pacific Gas & Electric
Water & Sewer Provider:	City of Livermore