

LIVERMORE PROPERTY COMPANY

FOR SALE OR LEASE/OPTION

**475 & 527 Waxlax Way near Vasco and 580 Interchange
1.4 Acre Yard with 2650 Sq Ft Office, Storage and 1800 Sq Ft Shop
Secure Facility, Clean Office & Shop with nicely rocked yard area**



**Divides to 26,000 sq ft yard with 1800 sq ft shop and 1000 sq ft office
Or 35,000 sq ft yard with 1150 sq ft Office and 500 sq ft storage.**



527 Waxlax \$650,000

475 Waxlax \$595,000

Purchase entire property for \$1,250,000 Lease partial yard for as low as \$3500 per month, entire yard \$6750 Lease with Option

For more information, please contact:

**Livermore Property Company
Brock Hopkins CA DRE# 00886091
(925) 456.6030 or visit www.LPCEX.com**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.