



## Building 4

3463 Double Springs Rd, Valley Springs, CA 95252



**Philip Rodriguez**

Fathom Realty Group

24800 Chrisanta Dr, Suite 140, Mission Viejo, CA 92691

[philrodriguezhomes@gmail.com](mailto:philrodriguezhomes@gmail.com)

(916) 934-3266



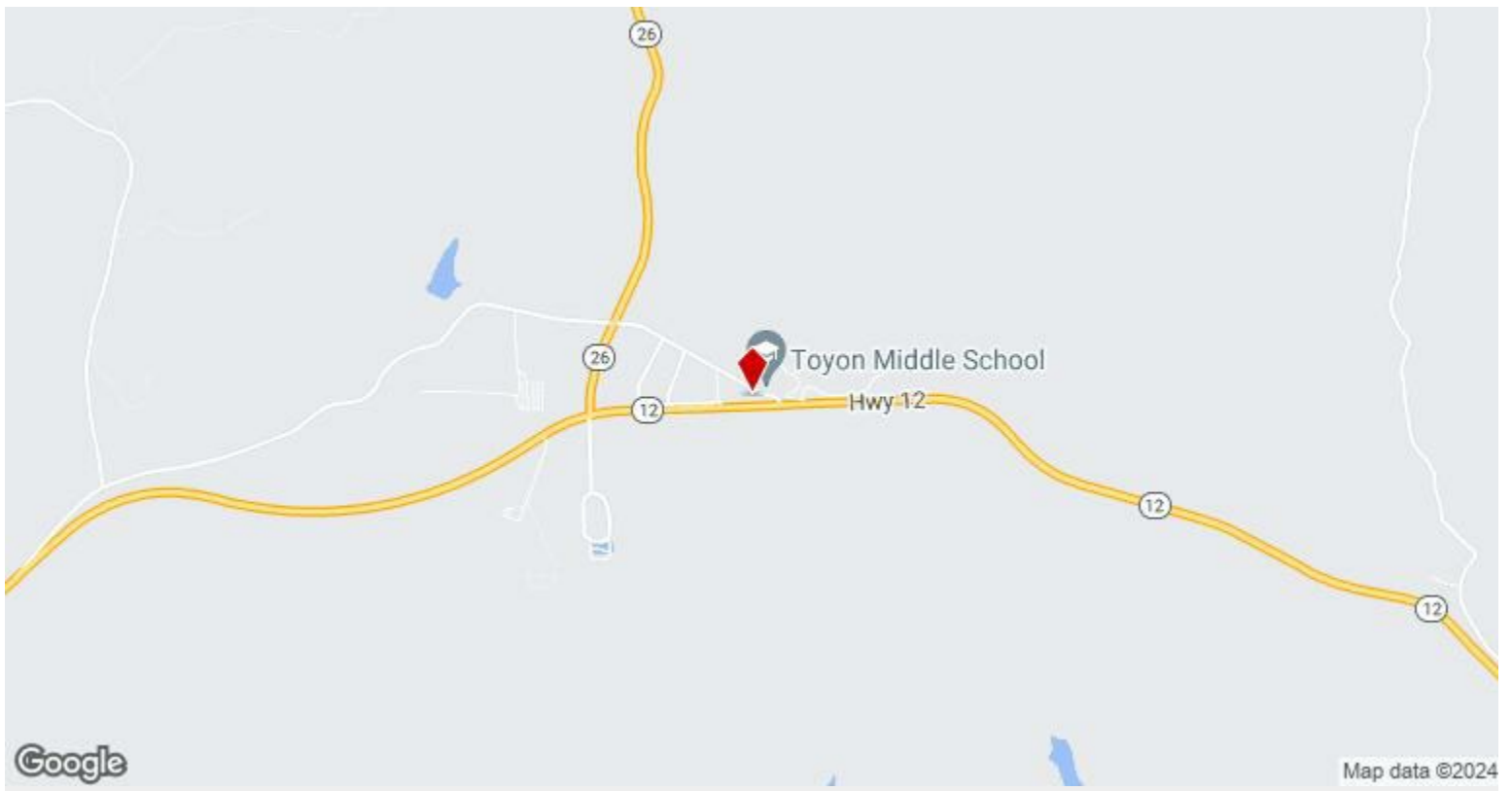
## Building 4

\$2,500,000

Toyon Business Park consists of 3 current buildings along with Toyon Park Water System (listed separately for \$1,200,000 Listing #223094536). There is a total of approximately 20,625 SF on 3.47 acres. Zoned M1 & M2; allows for a variety of industrial or service related uses. Land 1: 17,500+/- SF (Building 1): Pre-approved for 2,400+/-SF building, and 3,000 SF is currently leased to Comcast. Building 2 4,625+/- SF: Currently leased with 5 year option. Current lease is \$8,752.86 per month plus 22% CAM fee. Last renovated 2004, HVAC throughout building, 2 restrooms, 1 roll-up door, metal roof w/elastomeric coating. Building 3 6,400+/- SF: Current Lease is \$6,284 per month. Currently leased to ACRT, a consulting company for PG&E. Current 4% increase every year, and 32% CAM fee. Also consists of office approximately 384 SF, HVAC, restroom, warehouse includes heat lamps, evaporative cooling, 3 roll-up doors, 2 restrooms, upstairs observation area, 3 firehoses, and fiber optic cable installed, metal walls and roof. Building 4: 9,600+/- SF: Office is 8,253+/- SF open office area, reception, 2 conference rooms, private offices, 2 restrooms, breakroom and kitchen...



Price:	\$2,500,000
Property Type:	Flex
Building Class:	B
Sale Type:	Owner User
Lot Size:	1.62 AC
Rentable Building Area:	9,600 SF
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Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	1990
Tenancy:	Single
No. Drive In / Grade-Level Doors:	2
Zoning Description:	M-1
APN / Parcel ID:	040-004-059-000



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