

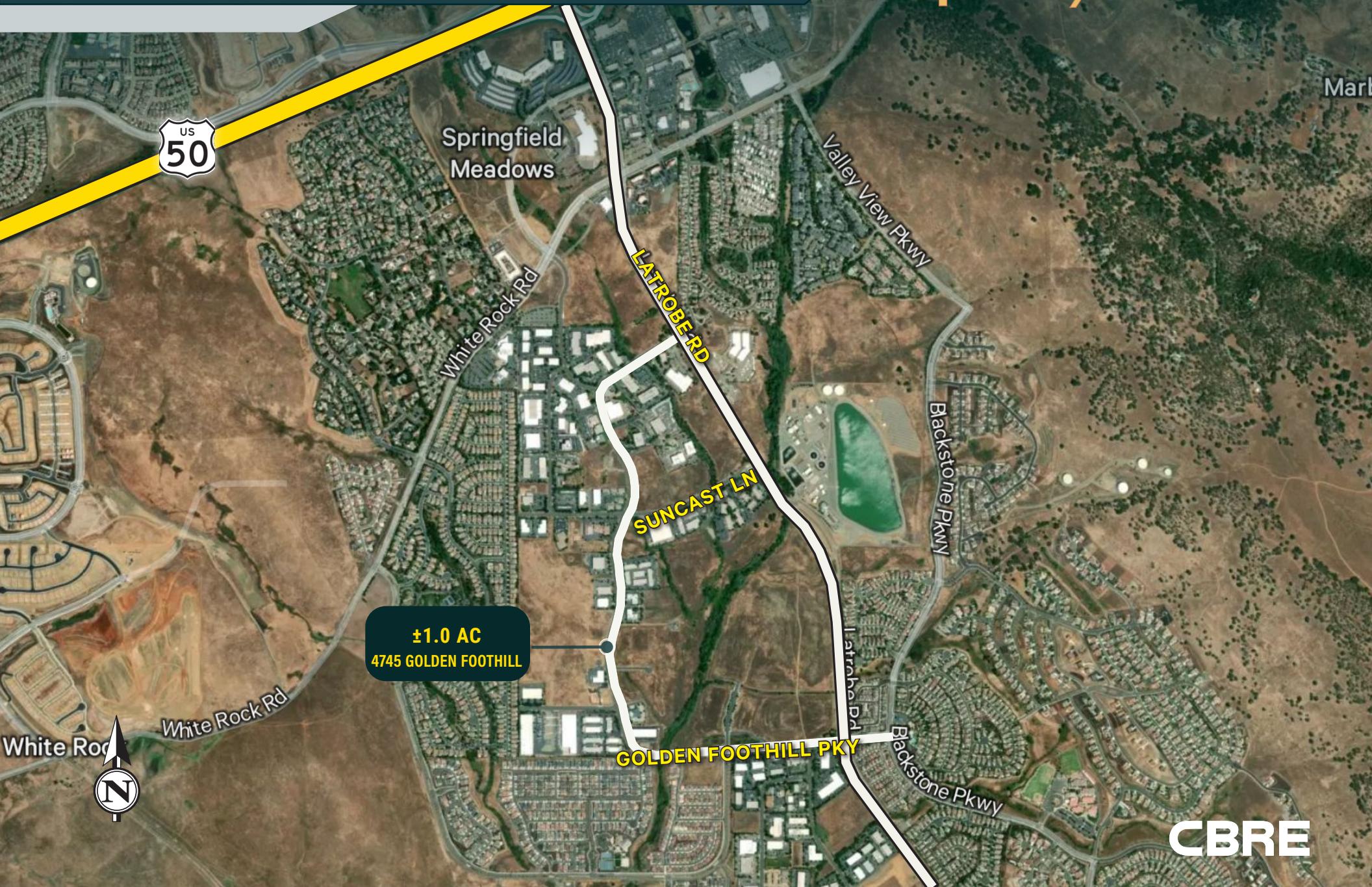
4745 GOLDEN FOOTHILL PKY

±1.0 ACRES

EL DORADO HILLS, CA

Clarksville

\$550,000



CBRE

FOR SALE

4745 Golden Foothill Pky

EL DORADO HILLS, CALIFORNIA



PROPERTY HIGHLIGHTS

- + **Price:** ±\$550,000 (\$12.63 PSF)
- + **Parcel Size:** ±1.0 Acres
- + **Plans:** Flex / R&D Plans delivered with purchase Available upon request.
- + **APN:** 117-100-006
- + **Water & Sewer:** El Dorado County Water Agency 916-933-6623 / El Dorado Irrigation, 916-965-0930
- + **Electric:** PG&E; 1-800-743-5000
- + **Natural Gas:** PG&E; 1-800-743-5000
- + **Property Type:** Vacant Land
- + **Location:** Located between Suncast Lane and Golden Foothill Parkway, with ease of access to Hwy 50 via Latrobe Road, just blocks from the subject property.
- + **Zoning:** R&D-Dc, Research & Development, El Dorado County
The R&D zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate and industrial offices.
- + **Potential Uses:** Potential uses include light manufacturing, equipment storage yard, storage and distribution, indoor sports and recreation, professional and medical offices.*

**Note, all potential uses, including those listed above, are subject to appropriate governmental approvals and development standards for each use type which neither the seller nor the broker can guarantee. Some uses may be subject to environmental approvals and other entitlement type approvals.*



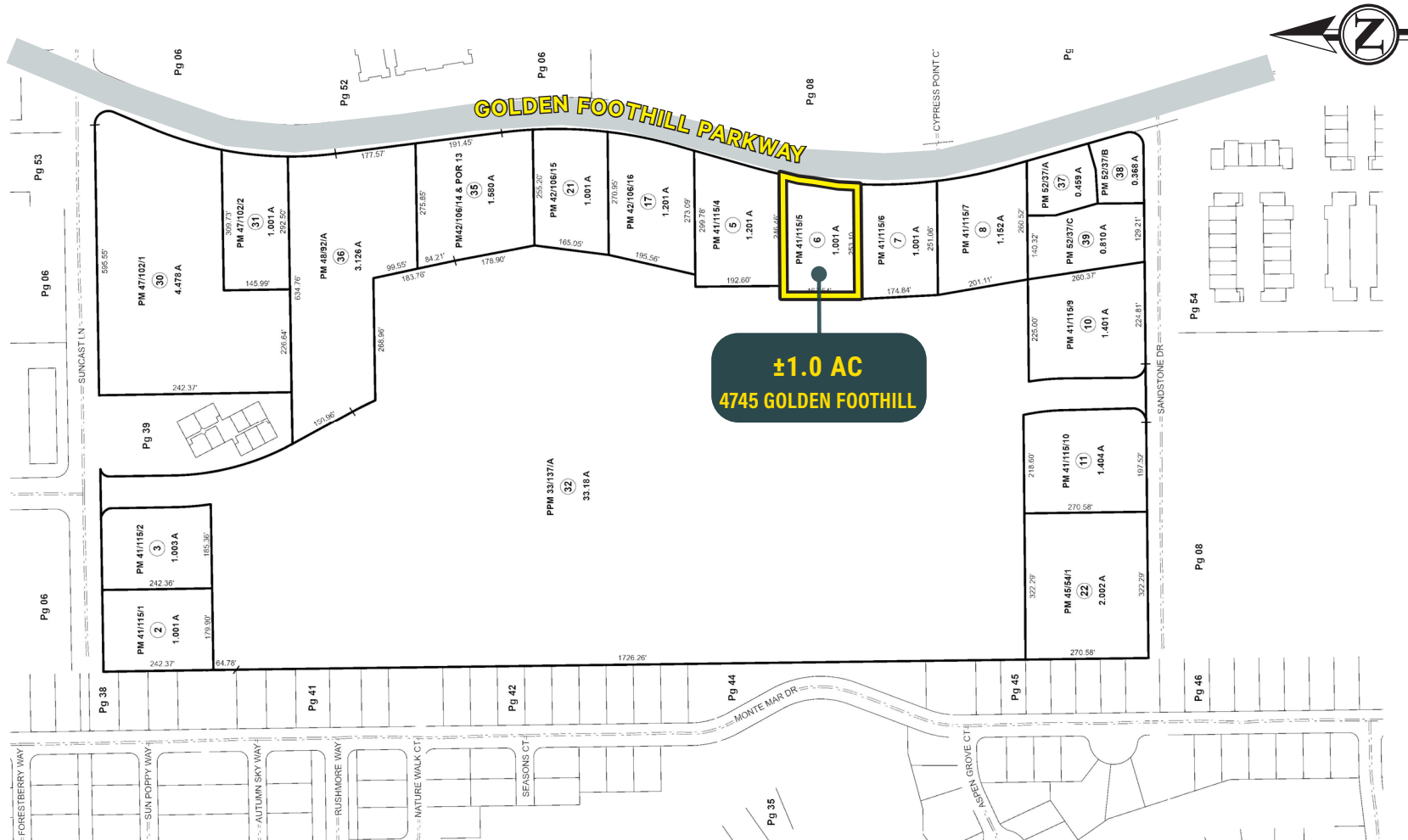
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Parcel Map



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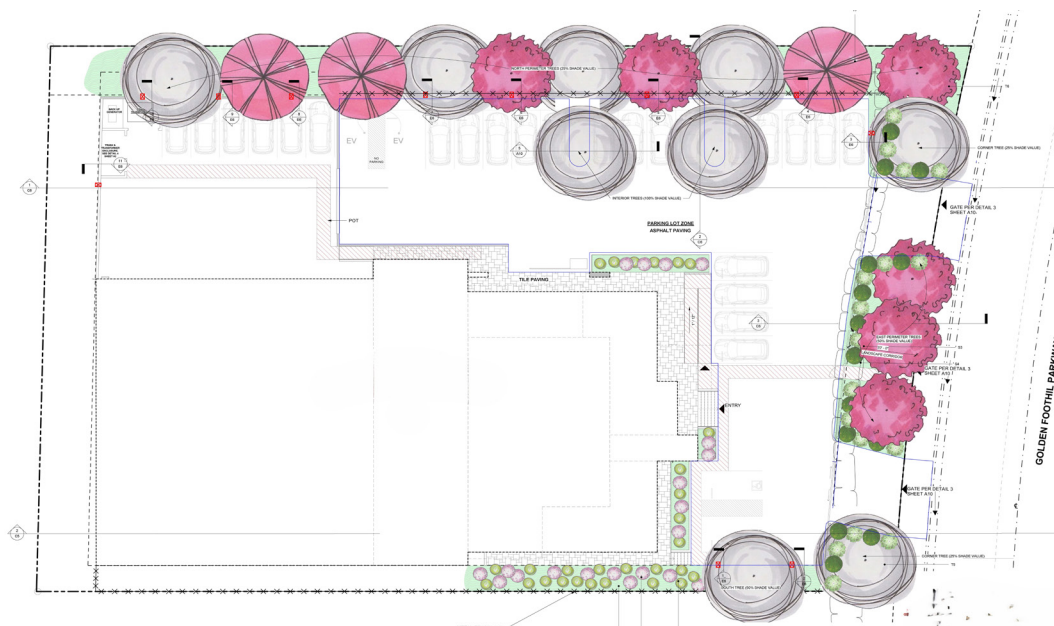
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Flex / R&D
plans
with purchase



PLANS AVAILABLE ±21,625 SF FLEX BUILDING

- ±21,625 SF Flex / R&D building
- ±6,135 SF main floor warehouse area
- ±6,620 SF offices/open area
- Upper level consists of warehouse, general storage and a walking deck
- Upper level storage areas boast both conditioned and non-conditioned storage areas.
- Architect: Tangent Design and Engineering, Rocklin, Calif.
- Full set of plans available upon request.

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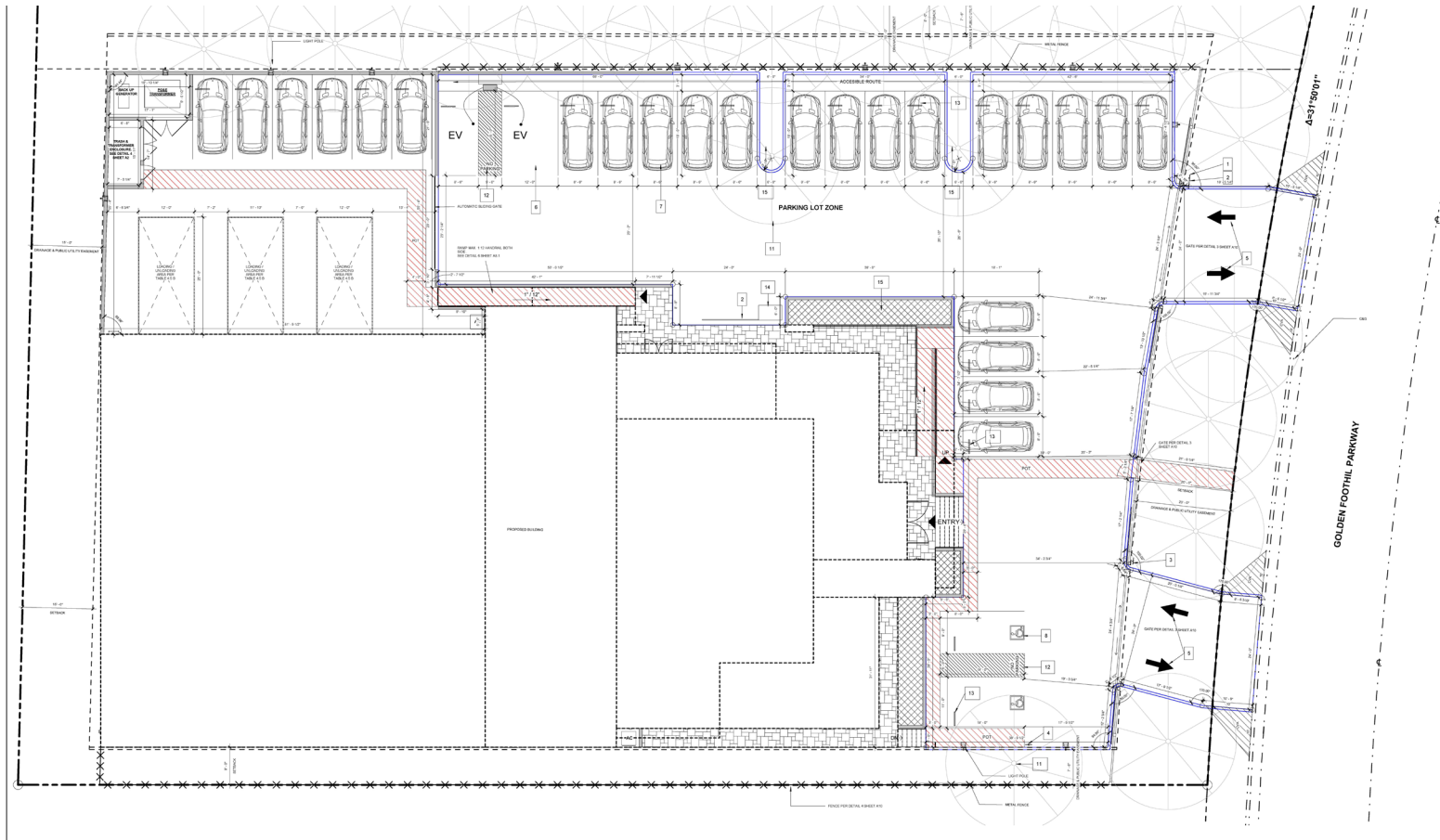
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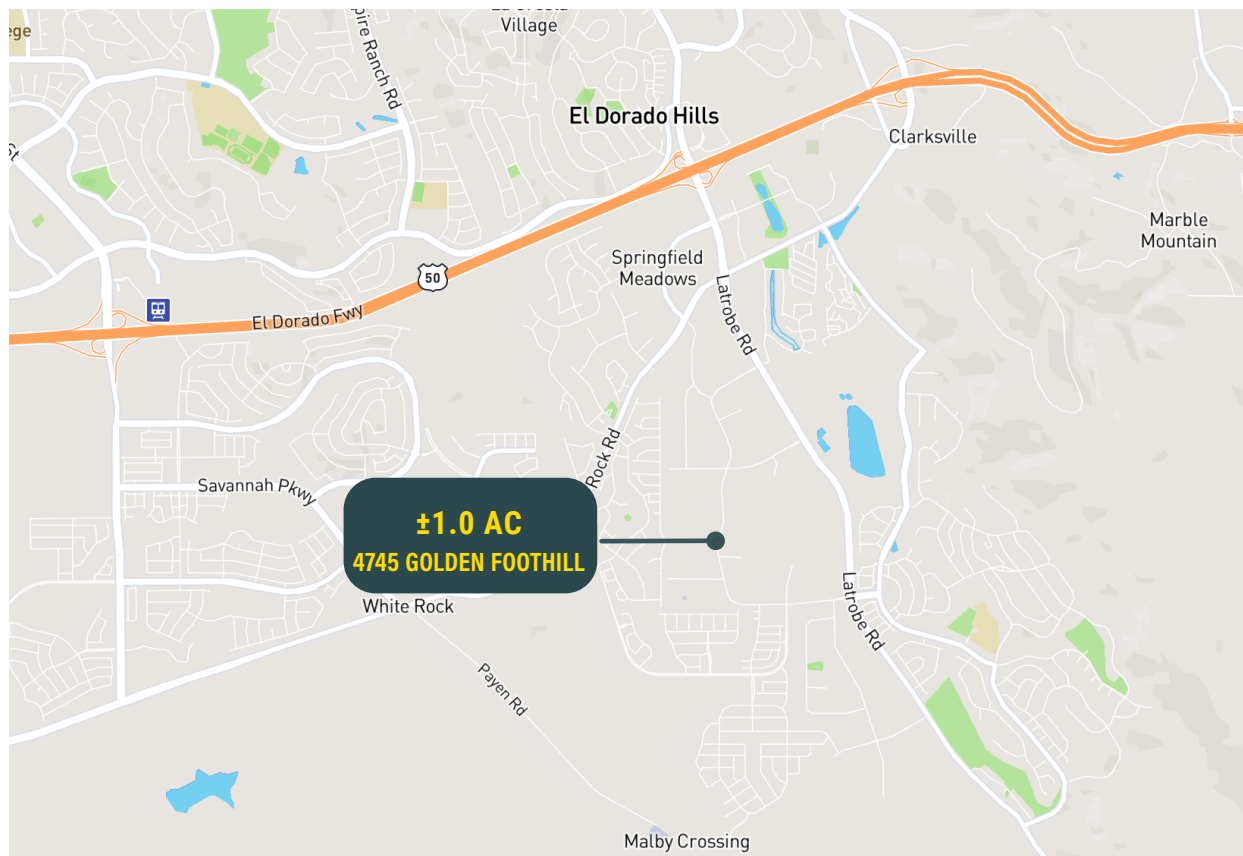
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Location Map



CONTACT US

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