

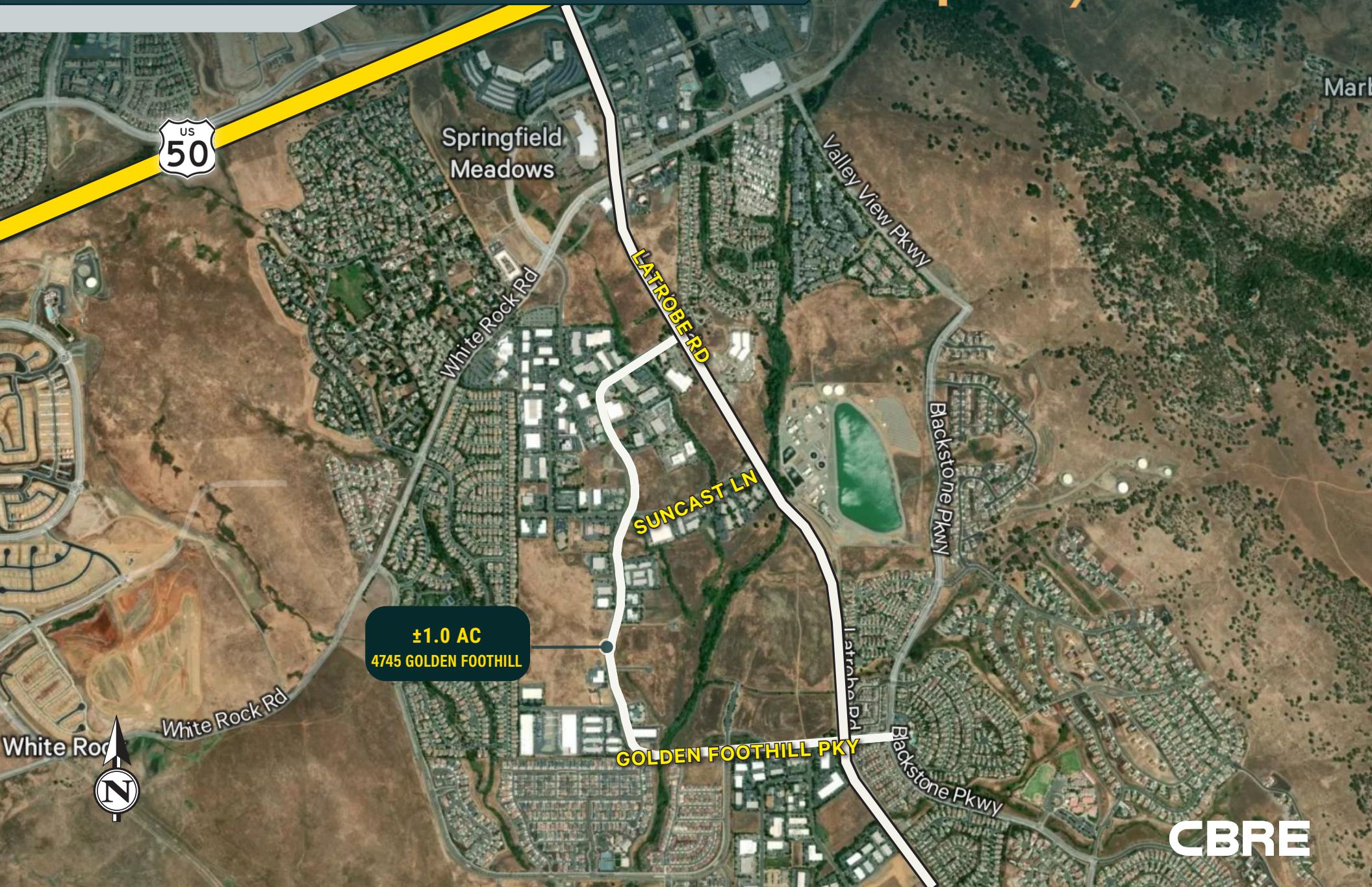
4745 GOLDEN FOOTHILL PKY

±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.*

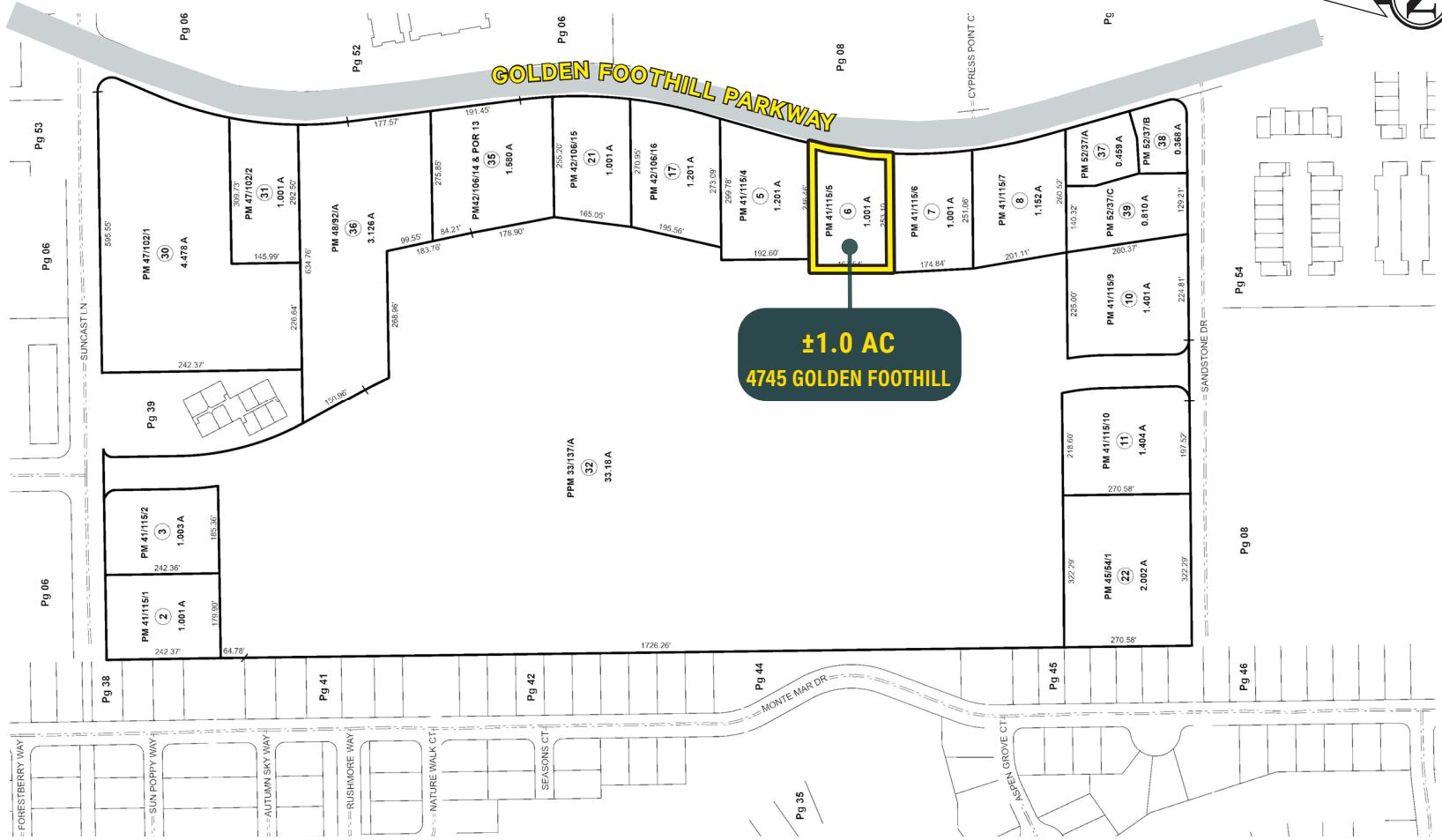


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Parcel Map



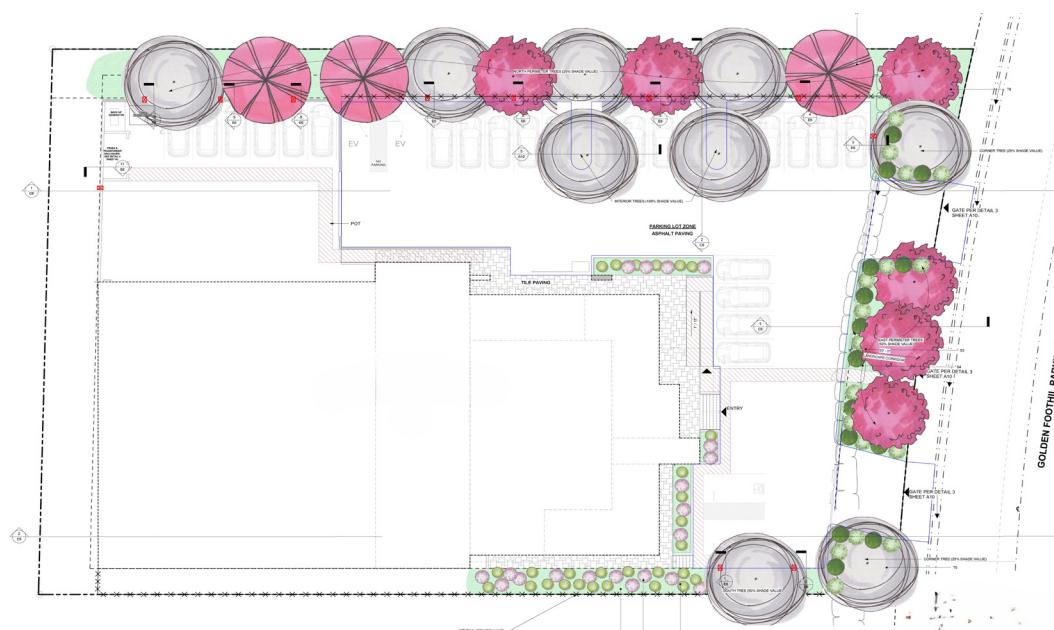
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Flex / R&D
plans
with purchase



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.**

www.cbre.com/kevin.larscheid

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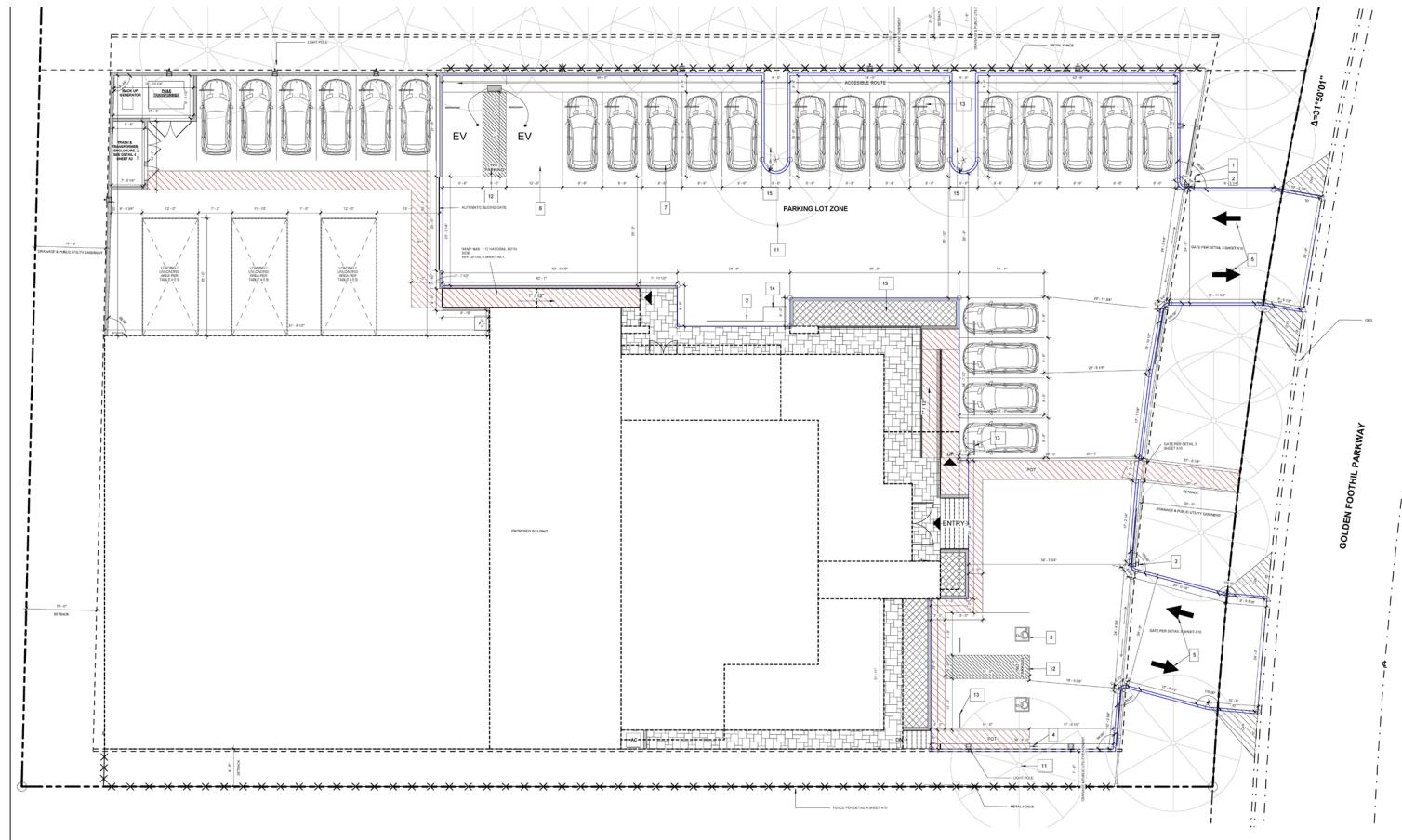
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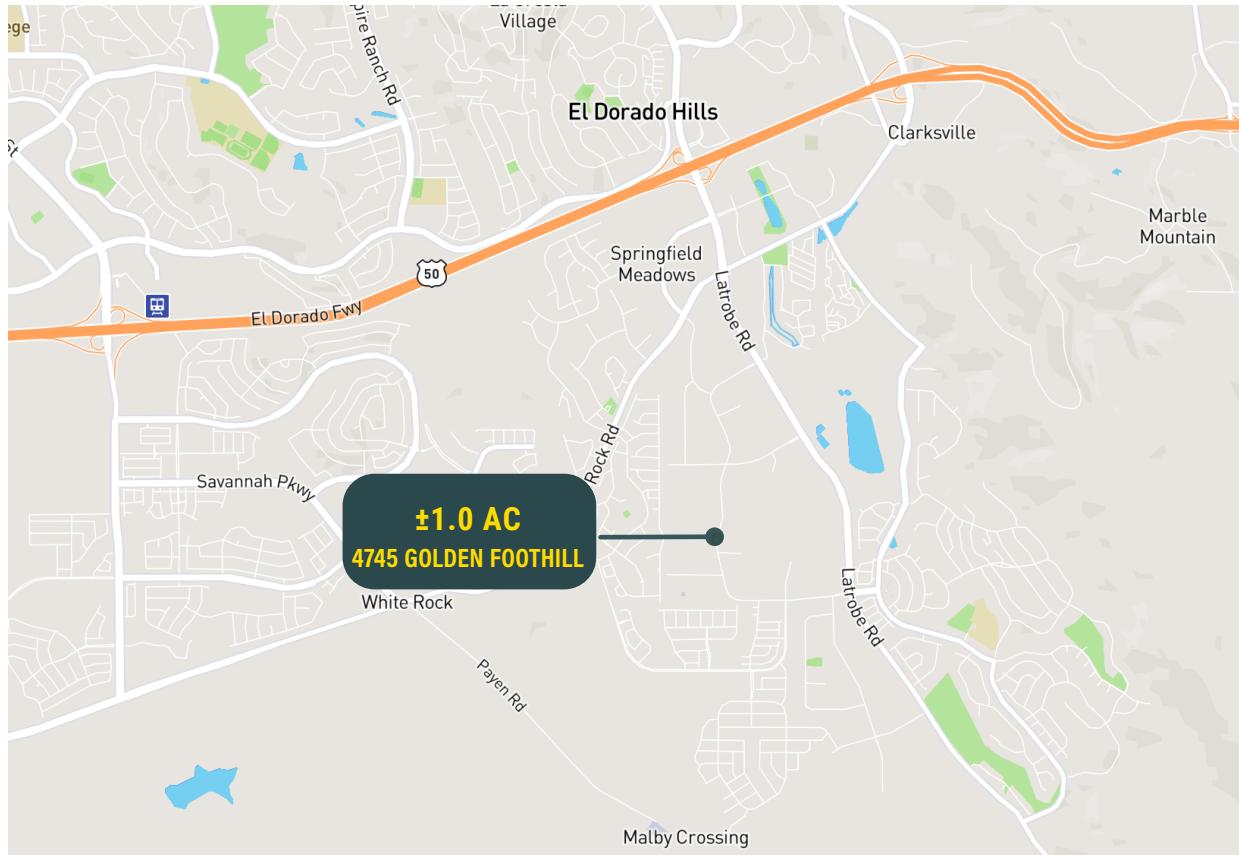
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Location Map



CONTACT US

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