



**SPERRY**  
HIGHLAND COMMERCIAL

**110**

SPRING HILL DR UNITS 10-13  
GRASS VALLEY, CA 95945

7900 SF HIGH-BAY  
MANUFACTURING/WAREHOUSING  
BUILDING W/ YARD

7900 SF High-bay  
Manufacturing/Warehousing  
Building w/ Yard



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# Property Summary



## PROPERTY DESCRIPTION

Presenting a hard to find manufacturing/warehousing property of 7,904 SF, consisting of 4 contiguous industrial condominiums functioning as one unit, with +-440 SF of custom office space and the remainder high-cube open work space served by large 12'x12' roll-up doors. The subject property is part of a +-43,000 SF complex located only 1/2 mile from Highway 49 and consisting of owners and tenants in a variety of businesses from contractors to beer making. The offered units are situated at the most spacious corner of the complex and include a 2400 SF fenced yard space including 900 SF under cover. Enjoy worry free ownership with an owner's association responsible for roof and common area maintenance. The M-1 zoning allows for today's most in-demand uses including self-storage, warehousing, manufacturing, retail, auto/RV/equipment sales, rentals & repairs, machine/cabinet shops, contractor yard, medical uses and much more. The property is fully leased until 10/31/25, providing an owner/user buyer with immediate income while planning for a move-in at lease end (or extending the existing lease as desired). In-place net operating income is approximately \$64k/year.

## PROPERTY HIGHLIGHTS

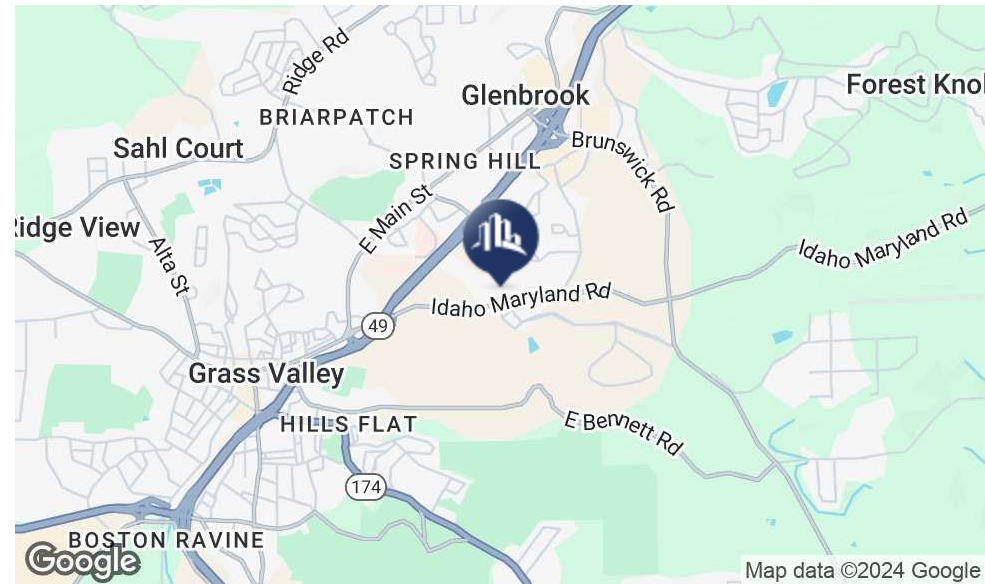
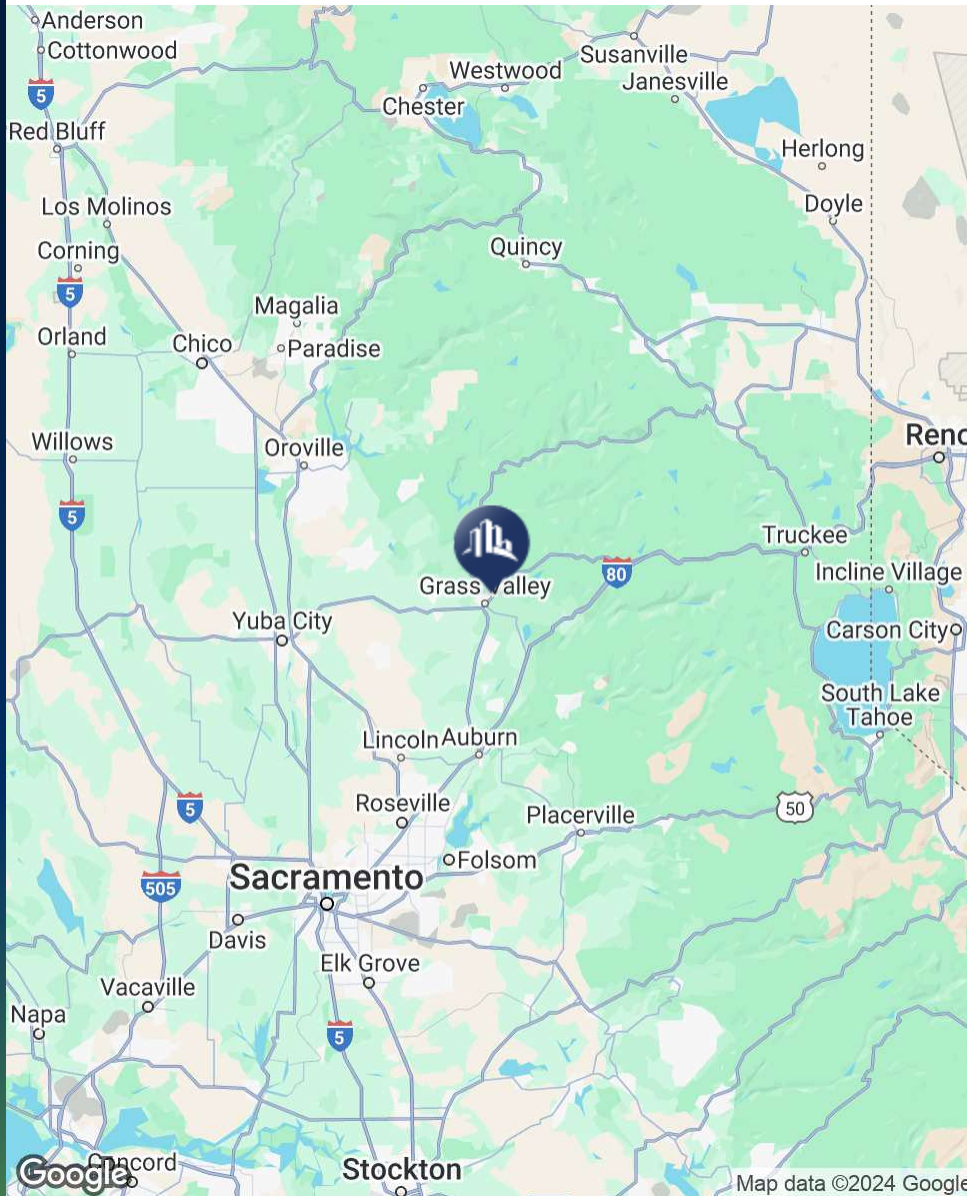
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- Owner/user and/or investor opportunity: property fully leased to Oct. 2025.
- 7900 SF high bay industrial with 440 SF custom office. +-\$64k NOI.
- 2400 SF additional fenced yard space.
- Owner association maintains roof, prop. insurance and common areas.
- 12' x 12' truck doors; 18' clear height; 100 Amp 3-phase power.
- Rare owner/user opportunity to control future operating costs and build equity.

## OFFERING SUMMARY

Sale Price:	\$995,000 (\$126/SF)
Number of Units:	4
Lot Size (Common Area Parcel):	3.08 Acres



# Location Maps

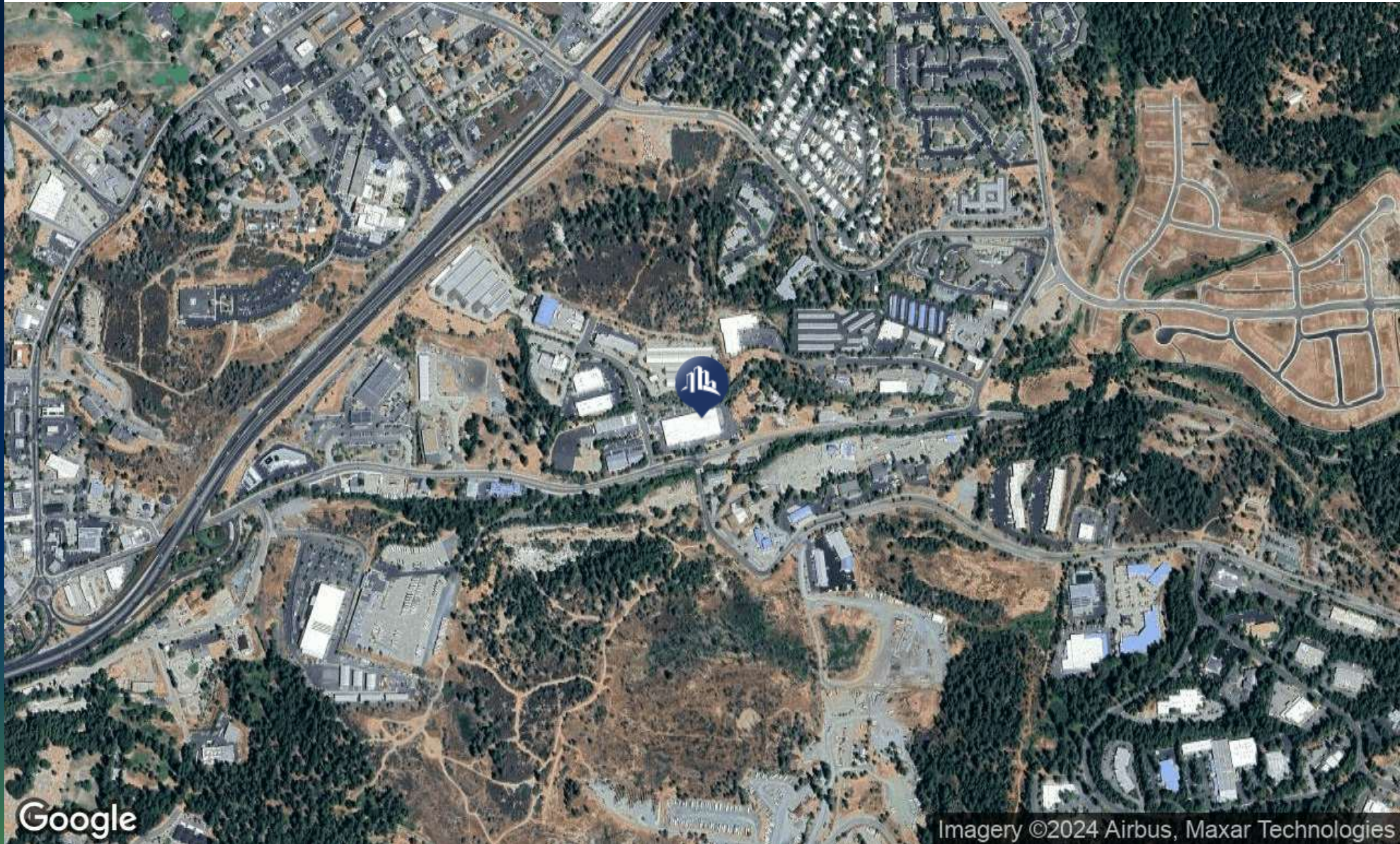


## LOCATION OVERVIEW

Grass Valley is nestled in the Sierra Nevada foothills only one hour from both Lake Tahoe and Sacramento. The region is located below the snow line and above the fog for the perfect 4-season climate. It lies within 90 minutes of 4 major universities (UC Davis, CS Chico, CS Sacramento & UN Reno) and 2 international airports (Sacramento & Reno). The local Nevada County economy includes various high-tech industries balanced by national caliber arts and entertainment sectors. With superb schools and multiple national awards relating to unbeatable quality of life, the Grass Valley/Nevada City region continues to attract residents and businesses from nearby Sacramento and the SF Bay Area. The subject property is located on a prominent corner with Idaho Maryland Rd only 1/2 mile from Highways 49 & 20.



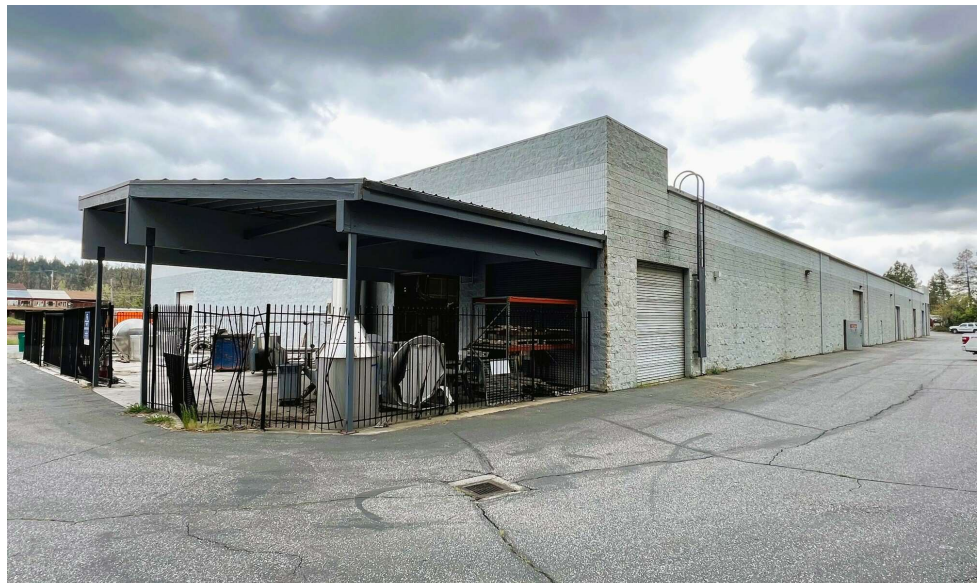
# Aerial Map



FOR SALE |



# Exterior Photos



FOR SALE |



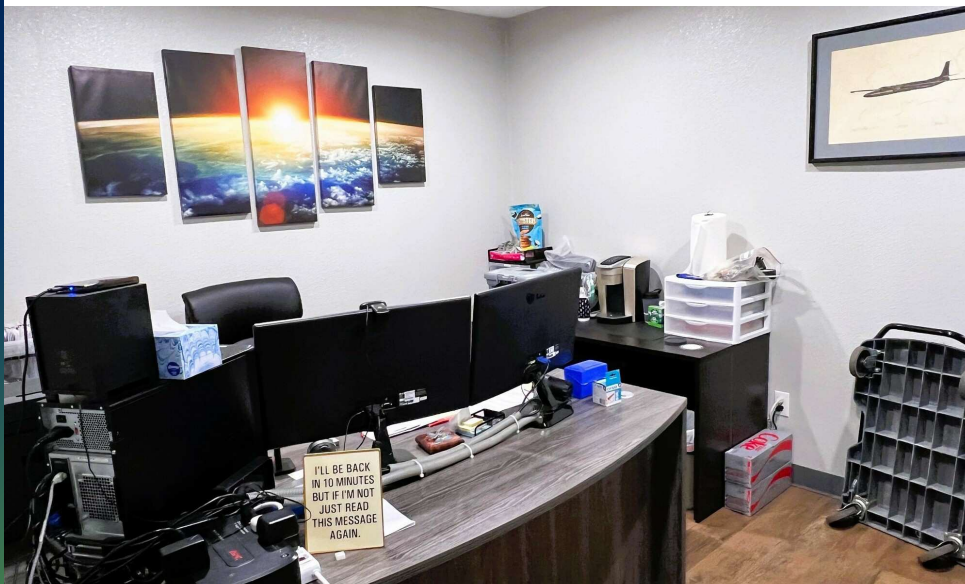
# Warehouse Photos



FOR SALE |



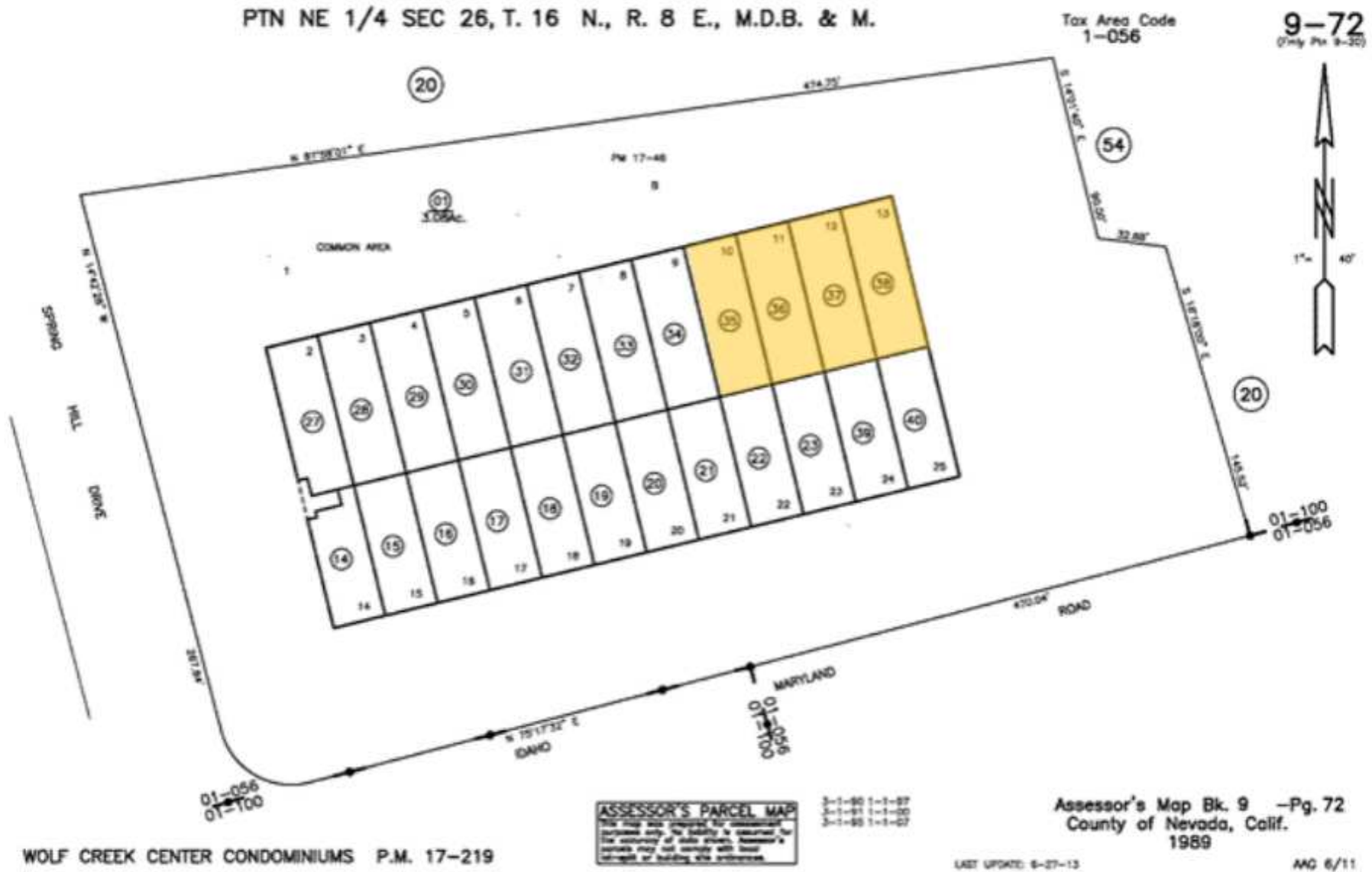
# Office Photos



FOR SALE |



# APN Map



FOR SALE |



# Financial Summary



## INVESTMENT OVERVIEW

Price	\$995,000
Price per SF	\$126
Price per Unit	\$248,750
GRM	14.99
CAP Rate	6.44%
Cash-on-Cash Return (yr 1)	6.44%
Total Return (yr 1)	\$64,077

## OPERATING DATA

Gross Scheduled Income	\$66,394
Other Income	\$14,227
Total Scheduled Income	\$80,621
Gross Income	\$80,621
Operating Expenses	\$16,544
Net Operating Income	\$64,077
Pre-Tax Cash Flow	\$64,077

## FINANCING DATA

Down Payment	\$995,000
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# Income & Expenses



## INCOME SUMMARY

Vacancy Cost \$0

**GROSS INCOME \$80,621**

## EXPENSES SUMMARY

Owner Association Dues (incl. structure insur, C.A./Roof Maint, water, sewer \$6,096

Prop Tax (estimated) \$10,448

**OPERATING EXPENSES \$16,544**

**NET OPERATING INCOME \$64,077**



# Demographics

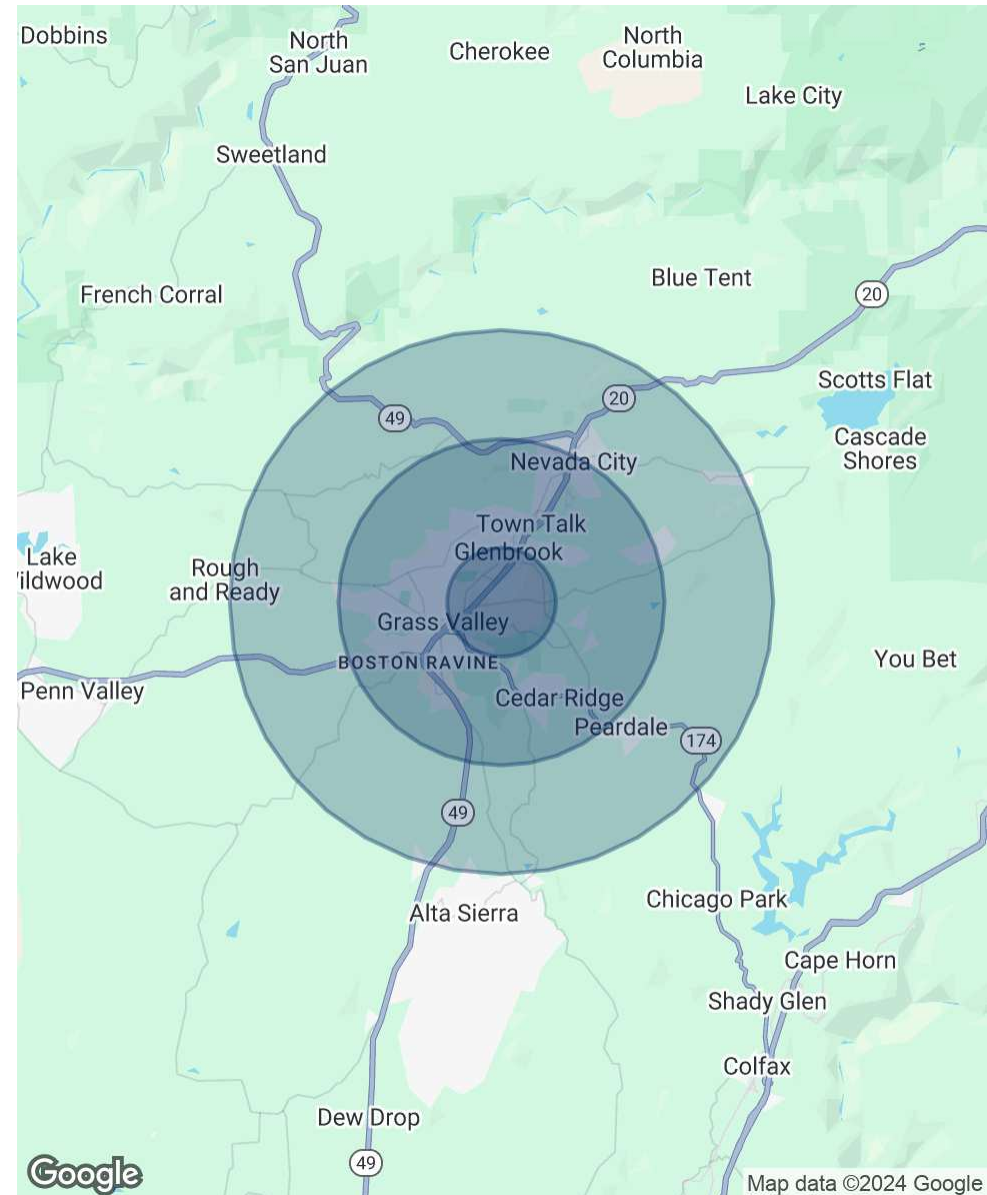


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	863	14,900	22,671
Average Age	48	48	49
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	435	6,721	10,012
# of Persons per HH	2	2.2	2.3
Average HH Income	\$84,367	\$99,459	\$104,037
Average House Value	\$446,687	\$571,990	\$592,357

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	10.4%	10.5%	10.3%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	689	12,157	18,655
% White	79.8%	81.6%	82.3%
Total Population - Black	6	78	116
% Black	0.7%	0.5%	0.5%
Total Population - Asian	16	278	421
% Asian	1.9%	1.9%	1.9%
Total Population - Hawaiian	0	12	25
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	10	170	275
% American Indian	1.2%	1.1%	1.2%
Total Population - Other	32	512	669



FOR SALE |



## LOCK RICHARDS

President/Broker

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### PROFESSIONAL BACKGROUND

Lock Richards serves as a President and Broker for Highland Commercial, Inc. specializing in the sale and leasing of office, industrial, retail, land & multi-family properties in the Sierra Foothills and Greater Sacramento regions of Northern California. As an active licensed real estate broker since 1990, he has over 30 years of invaluable knowledge and experience and has grown his firm into the region's most respected commercial real estate company.

Prior to joining with Sperry Commercial Global Affiliates, Richards' firm was affiliated with Sperry Van Ness/SVN for 15 years, and Richards consistently earned annual recognition in the top echelon of producers nationally for the company. In his backyard of Nevada County, he has brokered the majority of all commercial land deals and has successfully closed many of the area's highest-profile commercial property transactions. He has completed deals with such prominent companies as Tractor Supply, Dollar General, 2Wire, Tektronix and Linear Technology Corporation.

Prior to moving to Nevada County, Richards spent several years in corporate real estate in the Bay Area. At Beazer Developments and Hanson Properties in San Francisco, he managed several large-scale, formerly industrial properties, transitioning them into successful developments, including a half-million square foot office park in the heart of Silicon Valley (now home to Microsoft Corp.). Richards was also responsible for the project management and disposition of a multi-million dollar portfolio of numerous surplus properties throughout the Western United States.

Richards began his career in Sacramento working in office leasing for Buzz Oates Enterprises / Sylva-Kirk & Company. He also spent several years in office leasing and sales in the East Bay Area at Norris, Beggs & Simpson. Richards graduated from the University of California at Berkeley in 1982.

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