

PALMS COMMERCE CENTER, El Dorado Hills

2600 sf FLEX SPACE FOR LEASE



4814 Golden Foothill Parkway, Ste. 1-3 El Dorado Hills, CA

2,600 sf office-warehouse in Palms Commerce Center, in prestigious El Dorado Hills Business Park. Includes 505 sq.ft. conditioned office and 2095 sf warehouse. Includes two 10 x 12 rollup doors, restroom, glass storefront, and high ceilings. Only minutes to shopping and restaurants and Highway 50.

2,600 sq.ft.

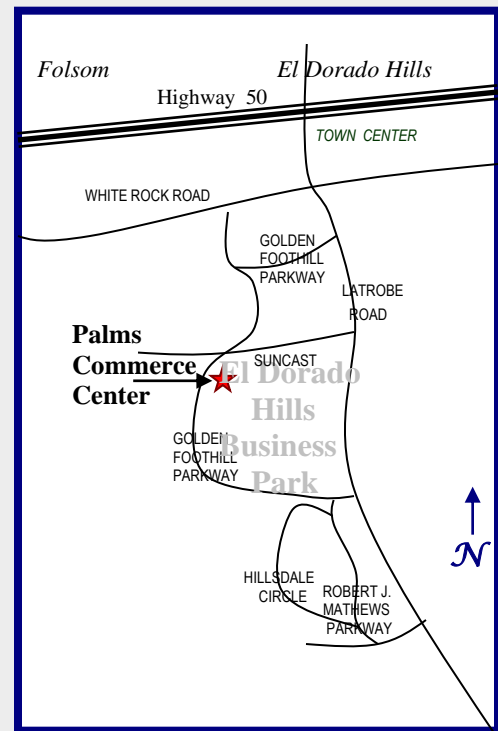
2-3 Year Term \$2,860/mo + NNN = \$3,822/MO

4 + Year Term \$2730/mo + NNN = \$3692/MO

Est. NNN's are \$0.38 per sq.ft. (\$962 per mo)

Tenants are responsible for their own janitorial, PGE, phone, and internet

Contact Marilyn Gautschi, Broker
(916) 934-6446
marilyn.gautschi@gmail.com
DRE #00702641



AMERICAN COMMERCIAL REAL ESTATE

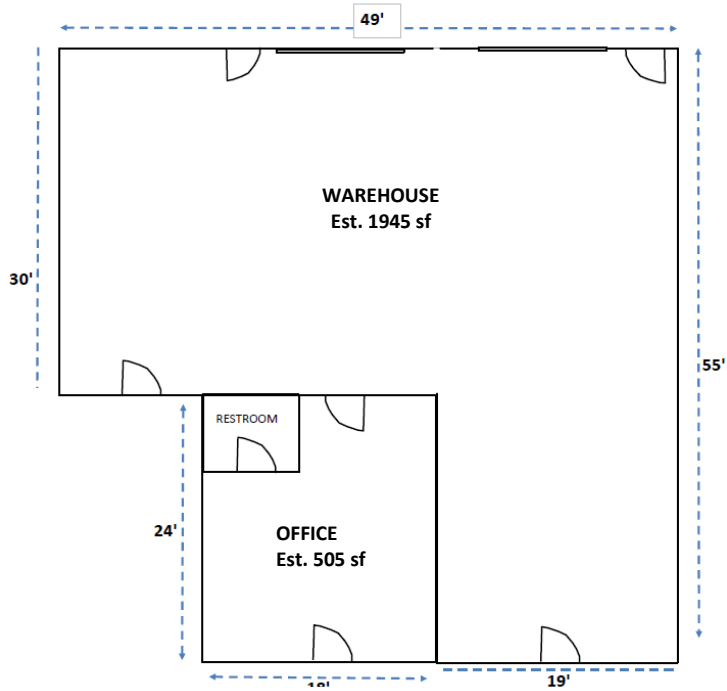
4944 Windplay Dr., Ste. 245 El Dorado Hills, CA 95762 DRE 00702641

The information contained herein has been obtained from the Owner or other sources deemed reliable, however, American Commercial Real Estate does not guarantee the accuracy, and prospective tenants shall carefully and independently verify this information.

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*NOTE: Not to scale and
Measurements are approximate*



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