

# 3087 Alhambra Drive

Cameron Park, CA 95682

Cameron Park Industrial  
Light Manufacturing with Offices



**TURN-KEY INDUSTRIAL BUILDING WITH .25 ACRE FLAT LAND ON SEPARATE LOTS!**



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# PROPERTY OVERVIEW

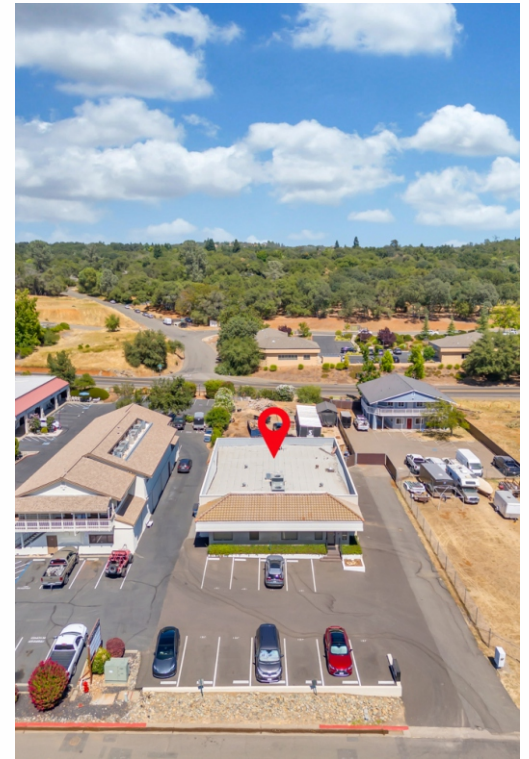
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## Prime Commercial Property with Versatile Space, Expansion Potential, and Exceptional Maintenance

Located in a well-regarded Cameron Park neighborhood, this unique commercial property offers a rare opportunity to acquire two adjacent properties, each with its own APN number and address. The main .25-acre lot features a meticulously maintained 4,350 sqft building, ideally suited for light manufacturing, office use, and storage. This well-maintained building boasts four offices, a breakroom, two bathrooms, and a spacious main room perfect for e-commerce, distribution, or construction. The main room is equipped with ground-level double doors for easy access, a vent hood, and an on-site compressor for plumbed air. Additional back rooms with separate entrances and a dedicated power meter provide ample storage space.

In 2021, the building received significant upgrades, including three new Trane air conditioning systems, a fresh coat of elastomeric paint, and a fully serviced and sealed roof, ensuring long-term durability and efficiency. The property also includes 12 dedicated parking spaces and an additional .25-acre plot of land behind the building, offering ample room for future expansion, leasing for additional income, or large equipment storage.

Positioned just across from Cameron Park Airport, the location offers the unique experience of watching small aircraft take off and land from your office window. This is a rare chance to secure two desirable, adjacent properties with significant potential in a prime location.



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# PROPERTY PICTURES

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# AERIAL MAP

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