

FOR SALE

4475 GOLDEN FOOTHILL PKWY
EL DORADO HILLS, CA

*±13,348 SF on 2 Acres Located in
El Dorado Hills Business Park*

±35% Office, ±65% Warehouse

Zoned R&D

Built in 1990

±2 acre parcel allows for future building expansion

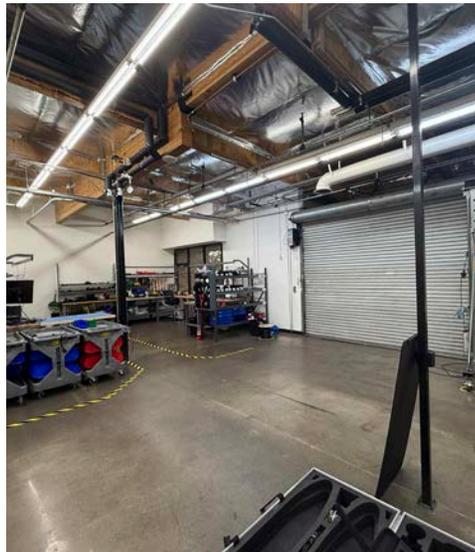
APN# 117-084-001-000

Fully conditioned and fully sprinklered building

Power - ±1,200 amps 110/208 (buyer to confirm),
Clear height - 14-16' (buyer to confirm),
3 GL roll up doors

±72 parking stalls

Located close to El Dorado Hills town center, White
Rock Rd, Latrobe Rd, & US HWY 50





IDEAL OWNER/USER
PURCHASE



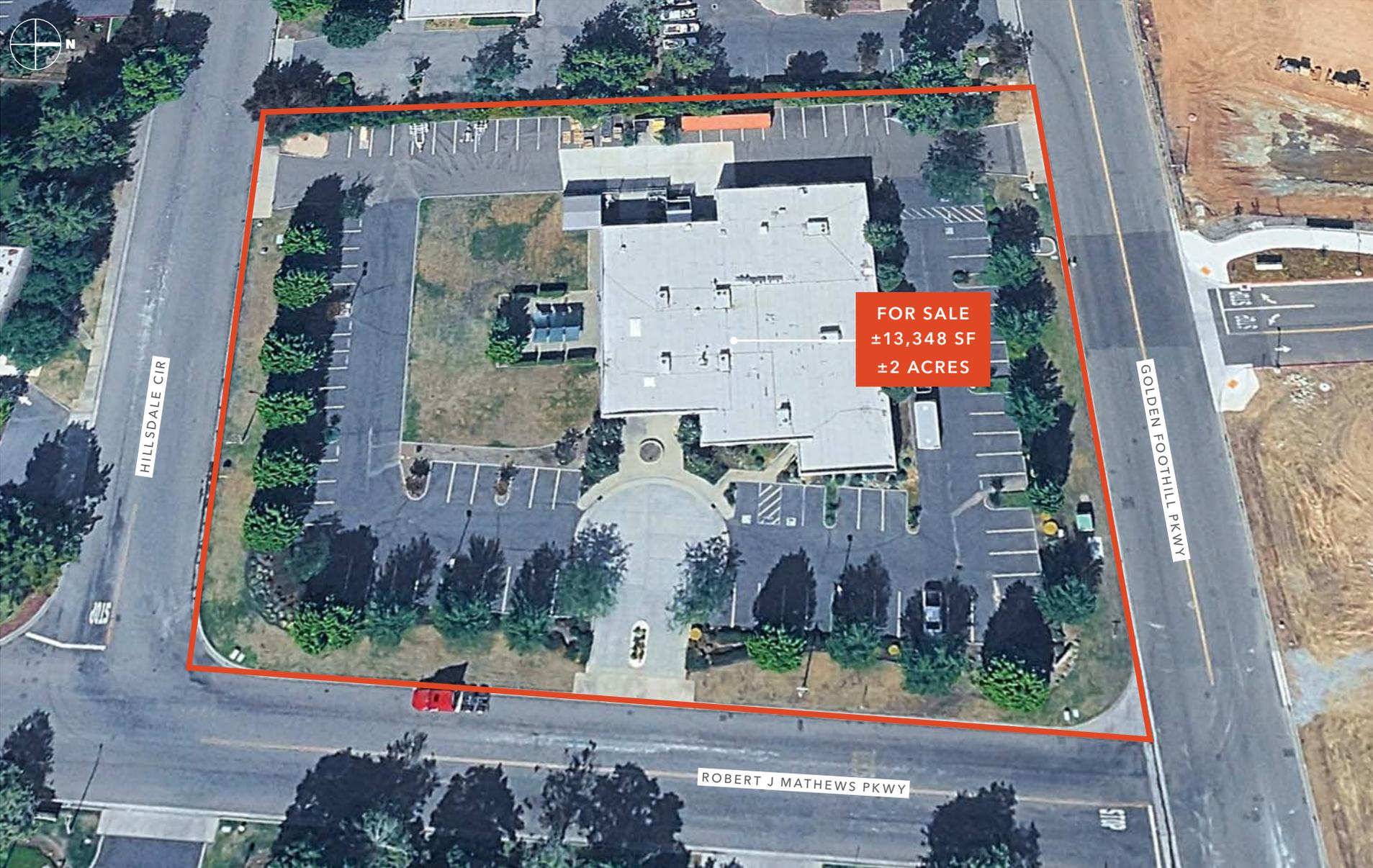
PROPOSED PLANS AVAILABLE
FOR EXPANSION SPACE



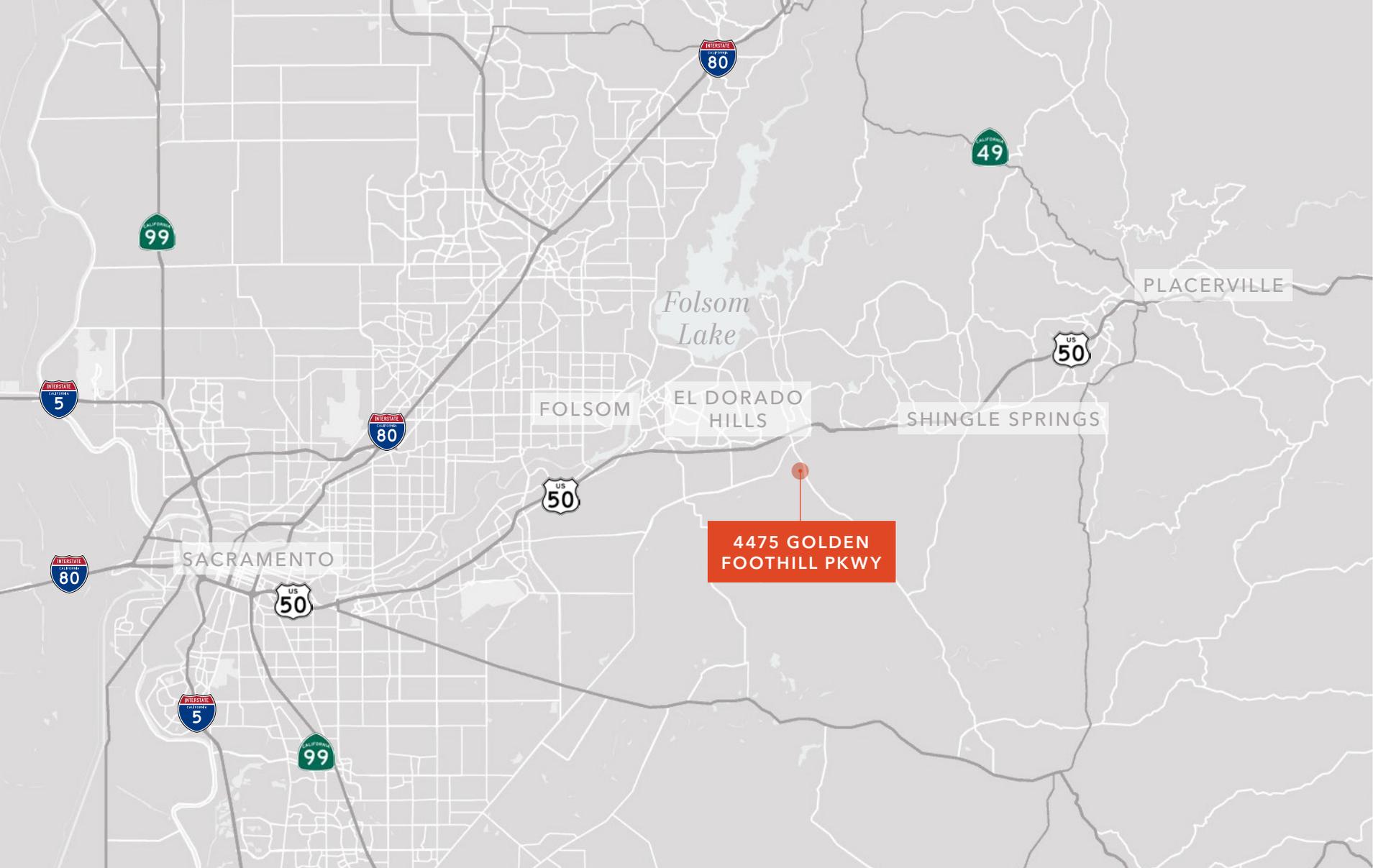
MULTIPLE DEDICATED
ENTRANCES. IDEAL
FOR MULTIPLE TENANTS





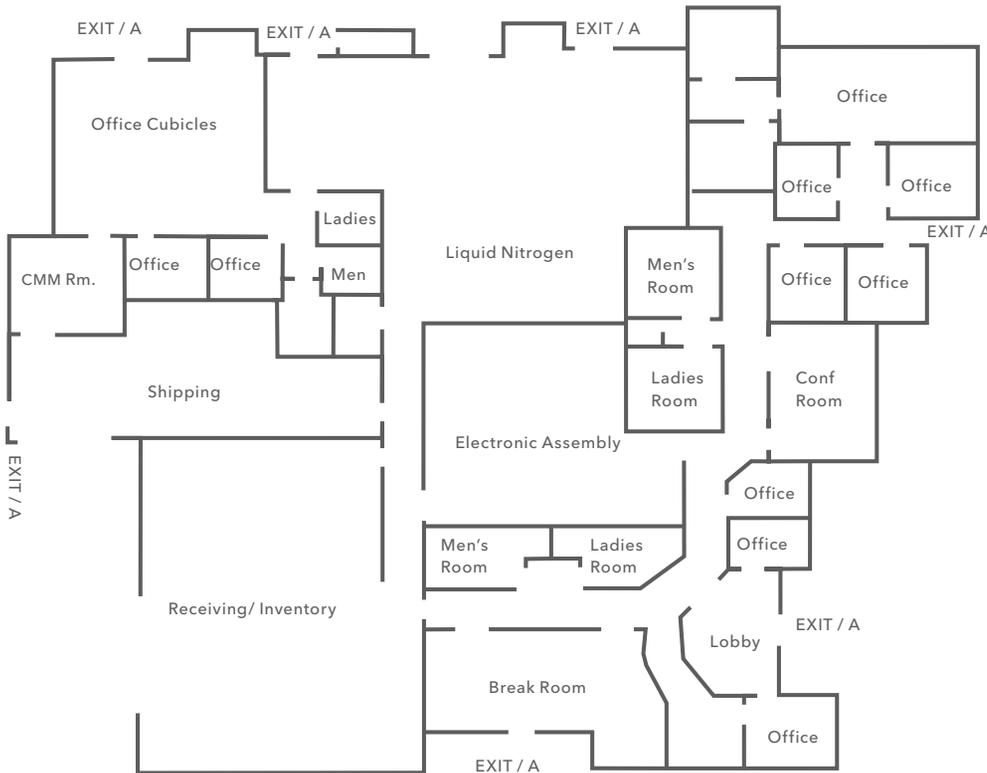






4475 GOLDEN FOOTHILL PKWY

FLOOR PLAN



4475 Golden Foothill Parkway offers a rare opportunity to acquire a well-located industrial property within the highly sought-after El Dorado Hills Business Park.

Situated on approximately 2.0 acres, this ±13,348 SF freestanding building is ideally configured for an owner/user and offers flexibility for potential multi-tenant occupancy.

The building features an efficient ±35% office / ±65% warehouse layout, is fully conditioned and fully sprinklered, and includes multiple dedicated entrances, allowing for operational flexibility and future demising possibilities. The warehouse is serviced by three (3) grade-level roll-up doors, making the property well suited for R&D, light manufacturing, distribution, or service-oriented users (subject to zoning).

Constructed in 1990 and zoned R&D, the property also benefits from proposed expansion plans, providing upside potential for users seeking additional square footage. The site offers excellent access and visibility, located just minutes from El Dorado Hills Town Center, White Rock Road, Latrobe Road, and US Highway 50, ensuring convenient connectivity throughout the region.

With strong fundamentals, expansion capability, and a premier El Dorado Hills location, 4475 Golden Foothill Parkway represents a compelling opportunity for businesses looking to own and operate from a high-quality industrial facility.

+13,948

SQUARE FEET

+2.0

ACRES

AVAILABLE FOR SALE

KIDDER MATHEWS

PROPERTY PHOTOS





4475 GOLDEN FOOTHILL PKWY

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this property, please contact*

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