



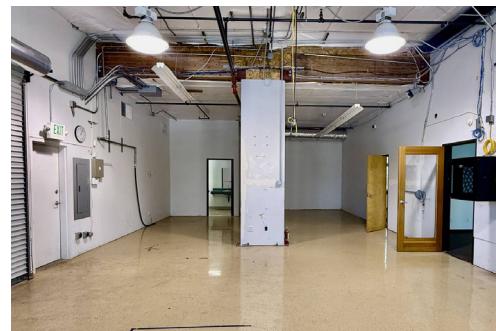
333 Crown Point Cir. Grass Valley, CA

2,316 SF LIGHT INDUSTRIAL/FLEX SPACE

Building Description

333 Crown Point Circle, Suite 100 is a 2,316 SF light industrial/flex space located in the prestigious Whispering Pines Business Park. The suite offers an ideal blend of approximately 50% office and 50% warehouse. The warehouse is fully insulated and conditioned, featuring a 10' x 10' roll-up door for convenient loading.

The office area is efficiently designed with an open floor plan with a great window line and one private office, providing flexibility for a variety of operational needs. Constructed in 2002, the building is a high-quality concrete tilt-up structure that has been meticulously maintained. It is fully sprinklered and benefits from flexible SP-1A zoning, which allows for a wide range of uses including R&D, tech, general office, and select light industrial uses.



Building Highlights

- ± 2,316 SF light industrial/flex space in Whispering Pines Business Park
- Approximately 50% office and 50% warehouse layout
- Fully insulated and conditioned warehouse with 10' x 10' roll-up door
- Open office layout with a great window line and one private office
- High-quality concrete tilt-up building constructed in 2002
- Fully sprinklered and well-maintained
- Zoned SP-1A – allows for R&D, tech, general office, and select light industrial uses
- Professional, clean, and customer-facing space
- Located in one of Grass Valley's most desirable business parks

\$1.20 SF NNN / MO



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