



4177

Monte Verde Drive

EL DORADO HILLS, CA

±4.49 ACRES OF R&D ZONED LAND
LOCATED OFF OF LATROBE ROAD OUTSIDE
OF THE EL DORADO HILLS BUSINESS PARK

AVAILABLE FOR SALE

NEWMARK

JASON BRINITZER

916.569.2341

Jason.Brinitzer@nrmk.com

CA RE License #02114854

CRAIG BRINITZER

916.569.2331

Craig.Brinitzer@nrmk.com

CA RE License #00928221

4177

Monte Verde Drive

EL DORADO HILLS, CA

±4.49 ACRES OF R&D ZONED LAND LOCATED DIRECTLY OFF OF LATROBE ROAD

PROPERTY HIGHLIGHTS

- 4.49 acre site
- Price \$12 per square foot
- Excellent frontage and visibility on Latrobe Road with two access points
- Site has been designed for 6 buildings totaling 40,000 square feet or 2 storage/warehouse buildings.
- Close proximity to amenities, restaurants, and retail
- Within minutes of Hwy 50 and Town Center of El Dorado Hills
- Site is entitled and approved for two warehouse/storage buildings with outside/yard storage through special use permit.
- Site is located outside of El Dorado Hills Business Park and does not have to go through the Business Park review/approval process
- No CC&R's or Floor Area Ratio



4177

Monte Verde Drive

EL DORADO HILLS, CA

±4.49 ACRES OF R&D ZONED LAND LOCATED DIRECTLY OFF OF LATROBE ROAD

PARCEL MAP



4177

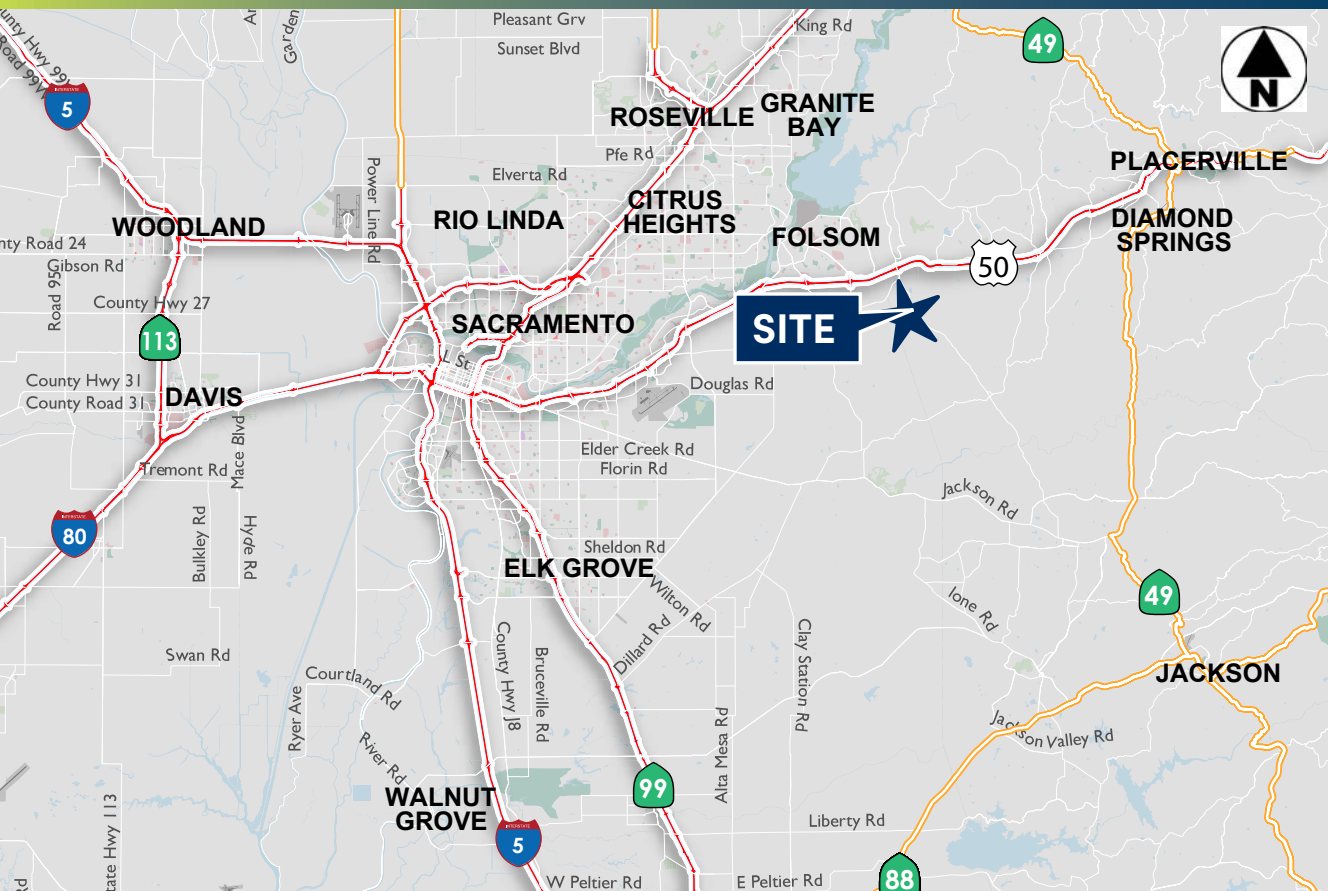
Monte Verde Drive

EL DORADO HILLS, CA

±4.49 ACRES OF R&D ZONED LAND LOCATED DIRECTLY OFF OF LATROBE ROAD

AREA AMENITIES





4177

Monte Verde Drive

EL DORADO HILLS, CA

NEWMARK

980 NINTH STREET, SUITE 2500
SACRAMENTO, CA 95814
916.920.4400

JASON BRINITZER

916.569.2341

Jason.Brinitzer@nrmk.com

CA RE License #02114854

CRAIG BRINITZER

916.569.2331

Craig.Brinitzer@nrmk.com

CA RE License #00928221

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 18238517604.11/25