

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

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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



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PARCEL MAP



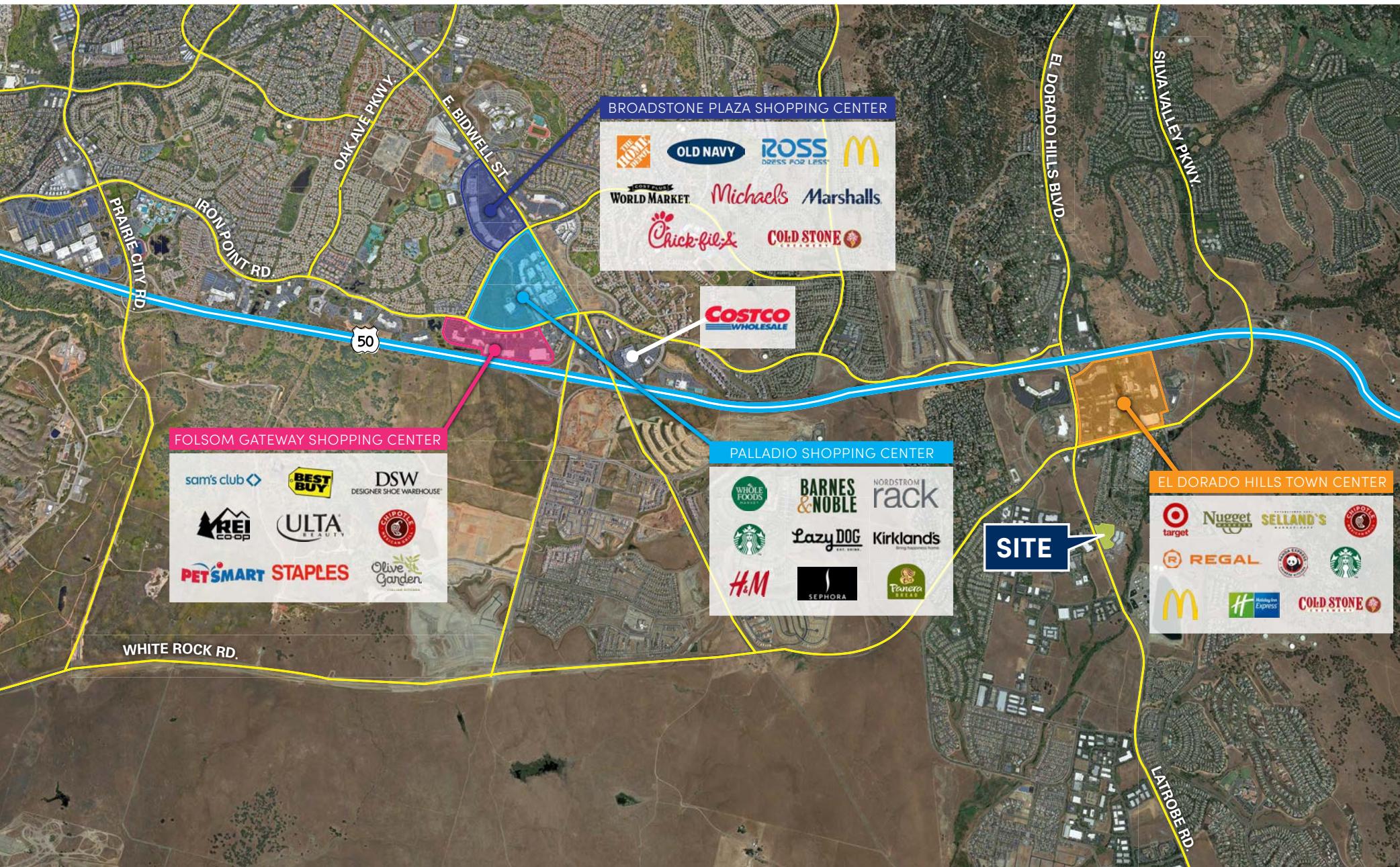
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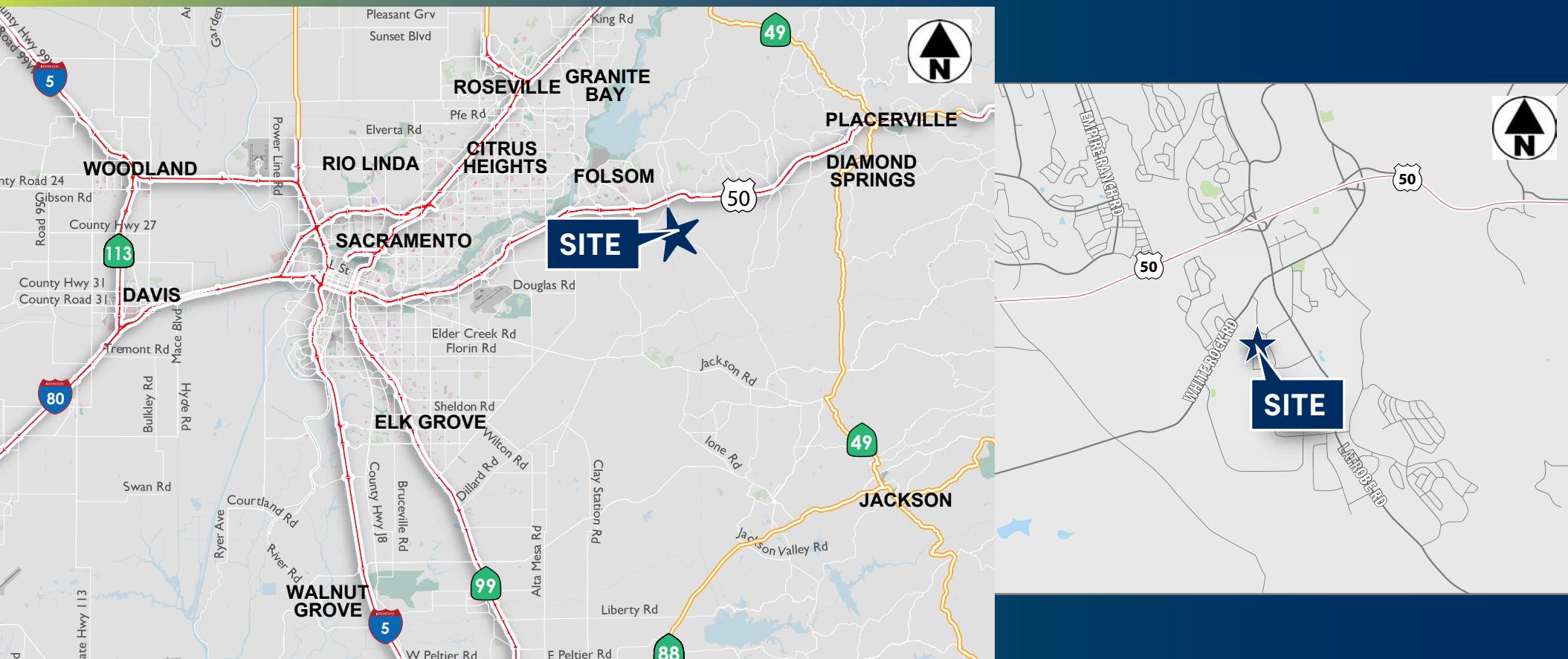
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AREA AMENITIES





4177
Monte Verde Drive

EL DORADO HILLS, CA

NEWMARK

980 NINTH STREET, SUITE 2500
SACRAMENTO, CA 95814
916.920.4400

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