

110 SPRING HILL DRIVE

Units 14-17 · Grass Valley, CA 95945

ASKING PRICE

\$1,200,000

PRICE / SF

\$160/SF

TOTAL SIZE

±7,500 SF

OFFICE

±1,800 SF

WAREHOUSE

±5,700 SF

POWER

400A 3-Phase

PROPERTY OVERVIEW

Tucker Commercial is pleased to present 110 Spring Hill Drive, Units 14-17 — a rare opportunity to acquire a recently renovated $\pm 7,500$ SF industrial condominium within the city limits of Grass Valley. This premium corner unit comprises four legal parcels within a professionally managed complex, offering full city utilities and minimal maintenance responsibilities.

Extensively renovated in 2020-2021 and currently occupied by a brewery, the property features $\pm 1,800$ SF of high-quality two-story office and $\pm 5,700$ SF of 18' clear height warehouse. The office buildout includes a reception area, lab, large conference/open work area, two restrooms, and private offices with additional conference room upstairs. Luxury vinyl plank flooring and high-end finishes throughout.

The existing lease extends through July 31, 2026, providing the buyer an opportunity to collect rent while planning for future owner-user occupancy.

PROPERTY FEATURES

- 18' clear height warehouse with two grade-level doors
- Framed cutout for third grade-level door
- 400 amps of three-phase power
- Upgraded LED lighting & full insulation
- Extensive water lines, compressed air & floor drains
- New TPO membrane roof installed 2021
- OA maintains roof, structure, exterior & parking
- OA provides building envelope insurance

PROPERTY DETAILS

Address	110 Spring Hill Dr, Grass Valley CA
Units	14, 15, 16 & 17 (4 legal parcels)
Total SF	$\pm 7,500$ SF
Office SF	$\pm 1,800$ SF (2-story buildout)
Warehouse SF	$\pm 5,700$ SF (18' clear)
Power	400A, 3-Phase
OA Dues	\$3,526.76/quarter
Lease Exp.	July 31, 2026



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation is made.



WAREHOUSE & INFRASTRUCTURE

Warehouse SF	±5,700 SF
Clear Height	18'
Grade-Level Doors	2 existing + framed cutout for 3rd
Power	400A, 3-Phase
Lighting	Upgraded LED throughout
Insulation	Full building insulation
Water Lines	Extensive distribution installed
Compressed Air	Full shop distribution
Floor Drains	Multiple locations
Best Suited For	Food & beverage, light mfg., fab.

OFFICE BUILDOUT

Office SF	±1,800 SF (two-story)
Reception	Ground floor, open layout
Lab Space	Included in buildout
Conference Rooms	Large open area + upstairs room
Restrooms	One per floor
Flooring	Luxury vinyl plank throughout
Finishes	High-end throughout

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OWNERSHIP ADVANTAGES

Ownership within this professionally managed industrial condo project delivers significant operational benefits. The owners association maintains the roof, structure, exterior, parking lot, and water/sewer service, while also providing building envelope insurance — dramatically reducing day-to-day maintenance burdens for an owner-user.

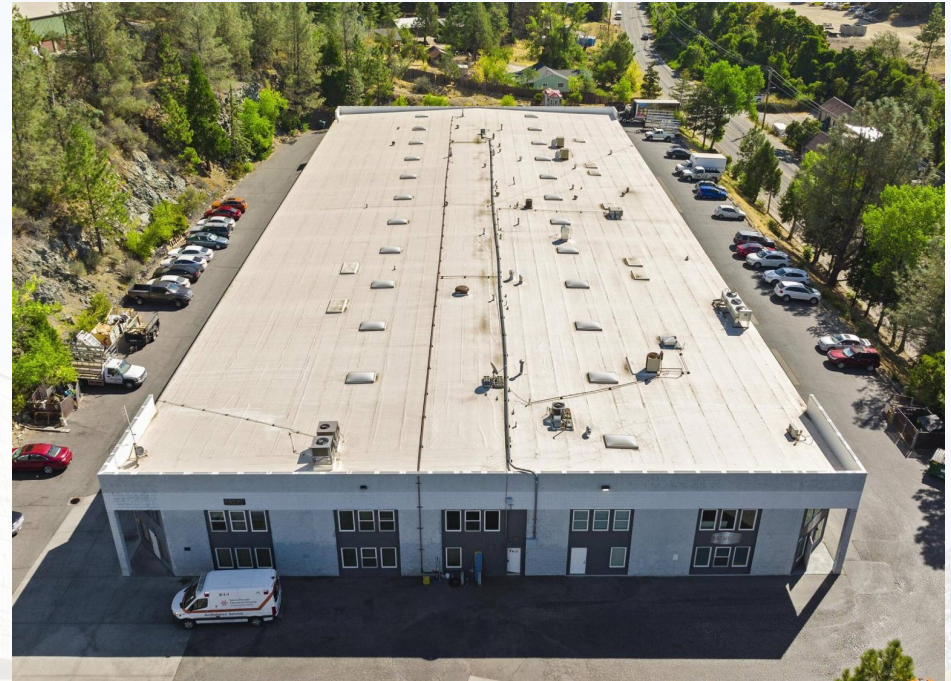
The project received a new TPO membrane roof in 2021, representing a major capital improvement already in place. Quarterly OA dues of \$3,526.76 cover these shared services, providing predictable operating costs and a well-maintained complex.

The existing lease runs through July 31, 2026, giving a buyer the opportunity to collect in-place rent while planning for future occupancy — an ideal scenario for an owner-user seeking a near-term transition into the space.

Located within Grass Valley city limits, the property benefits from full city utilities and strong regional accessibility, with proximity to the area's primary commercial and industrial corridors.

KEY INVESTMENT HIGHLIGHTS

- Four legal parcels — combined as one seamless unit
- Professionally managed OA — low maintenance ownership
- New TPO membrane roof installed 2021 (OA maintained)
- OA covers roof, structure, exterior, parking & insurance
- In-place lease through July 2026 — immediate cash flow
- Full city utilities within Grass Valley city limits
- 400A 3-phase power — superior to comparable product
- Ideal for food & beverage, light manufacturing, or tech



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