

**FOR
SALE**

**6341 RIDGEWAY DR,
POLLOCK PINES, CA**



**+/- 3,300 SF WAREHOUSE WITH 2.75
ACRES OF FENCED YARD ON HWY 50**

**3-D Tour
Click Here**



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ROME
REAL ESTATE GROUP

PROPERTY	SIZE	PRICING	SPACE NOTES
WAREHOUSE	+/- 3,300 SF	CONTACT BROKER	WAREHOUSE ON 2.75 ACRES

INDUSTRIAL WAREHOUSE

+/- 3,300 SF WAREHOUSE ON 2.75-ACRES WITH UPGRADES: NEW ROOF, SIDING, WINDOWS, PLUS RESTROOM, SEWER, AND 400-AMP POWER.



- **Current Layout:** The warehouse was partitioned into three suites (1,200 SF, 1,200 SF, and 900 SF). Each suite featured two main doors and a roll-up garage door.
- **Additional Building Potential:** A permitted foundation is in place for a 2,100 SF structure, complete with a separate address, sewer, and 200-amp power.
- **Zoning:** Classified as General Commercial (CG), allowing for diverse commercial activities.
- **Security:** Fully fenced perimeter, featuring drive-through access and dual entry/exit gates.
- **Upgrades:** Recent improvements in drainage and grading. Plans to install new roll-up garage doors are underway.
- **Highway Frontage:** Over 650 feet along Hwy 50.
- **Accessibility:** Easy access to Hwy 50 via Sly Park Rd or Ridgeway Drive.
- **Prime Location:** Strategically situated between Lake Tahoe/Reno and Sacramento/Bay Area.

APN COMMERCIAL / WAREHOUSE
101-230-006-000



+/- 3,300 SQ.FT
BUILDING SIZE
+/- 2.75 ACRES
LOT SIZE

OWNER USER WAREHOUSE

***FOR SALE:
CONTACT BROKER***



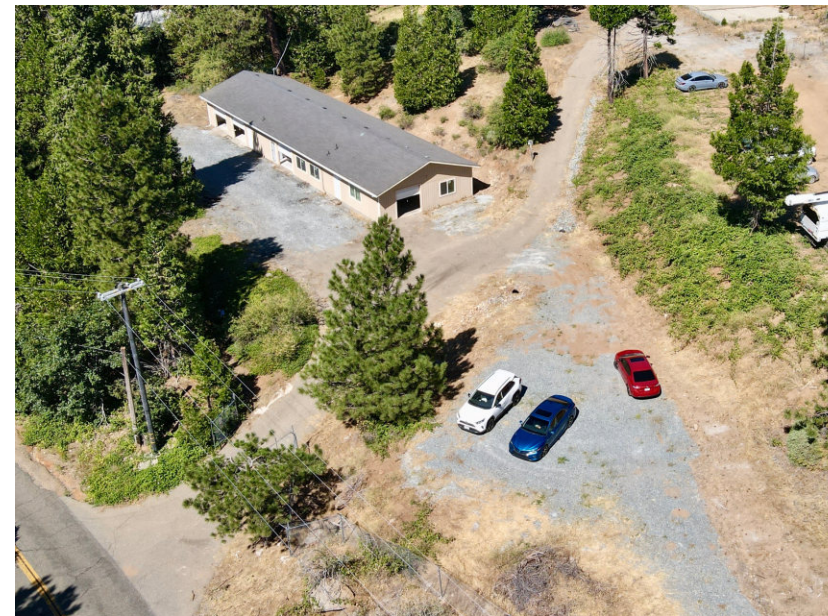
+/- 3,300 SF WAREHOUSE

- **Current Layout:**

- The warehouse was partitioned into three suites (1,200 SF, 1,200 SF, and 900 SF).
- Each suite featured two main doors and a roll-up garage door.

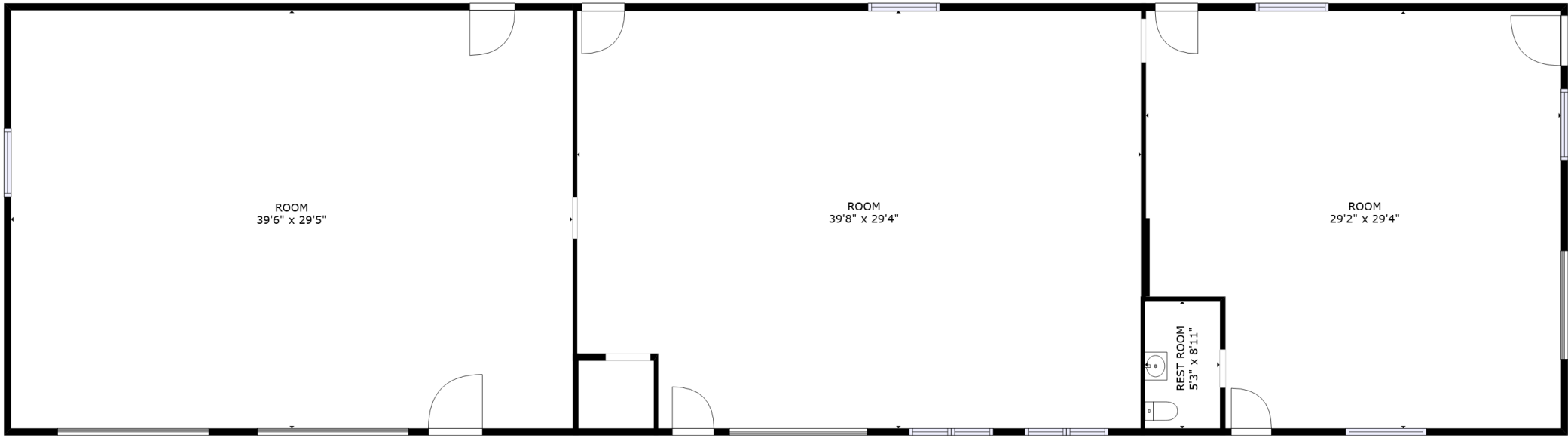
- **Recent Warehouse Upgrades:**

- New roof, siding, windows, plus restroom, sewer, and 400-amp power.
- Recent improvements in drainage and grading.
- Plans to install new roll-up garage doors are underway.



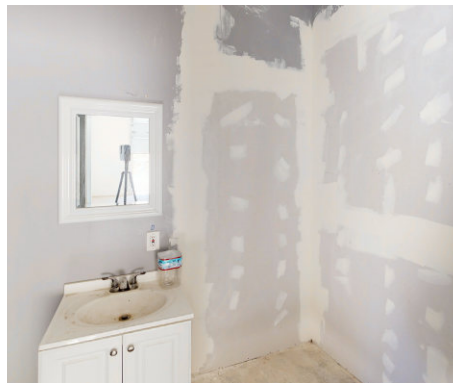
PROPERTY FLOOR PLAN & DOLL HOUSE VIEW

3-D Tour
Click Here 



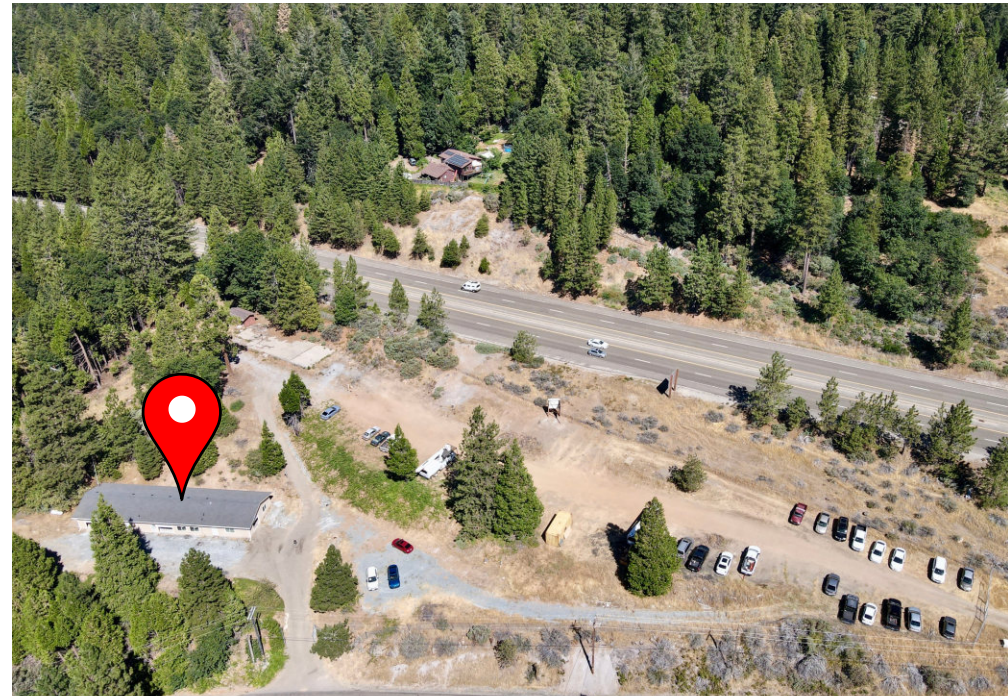


INTERIOR PICTURES

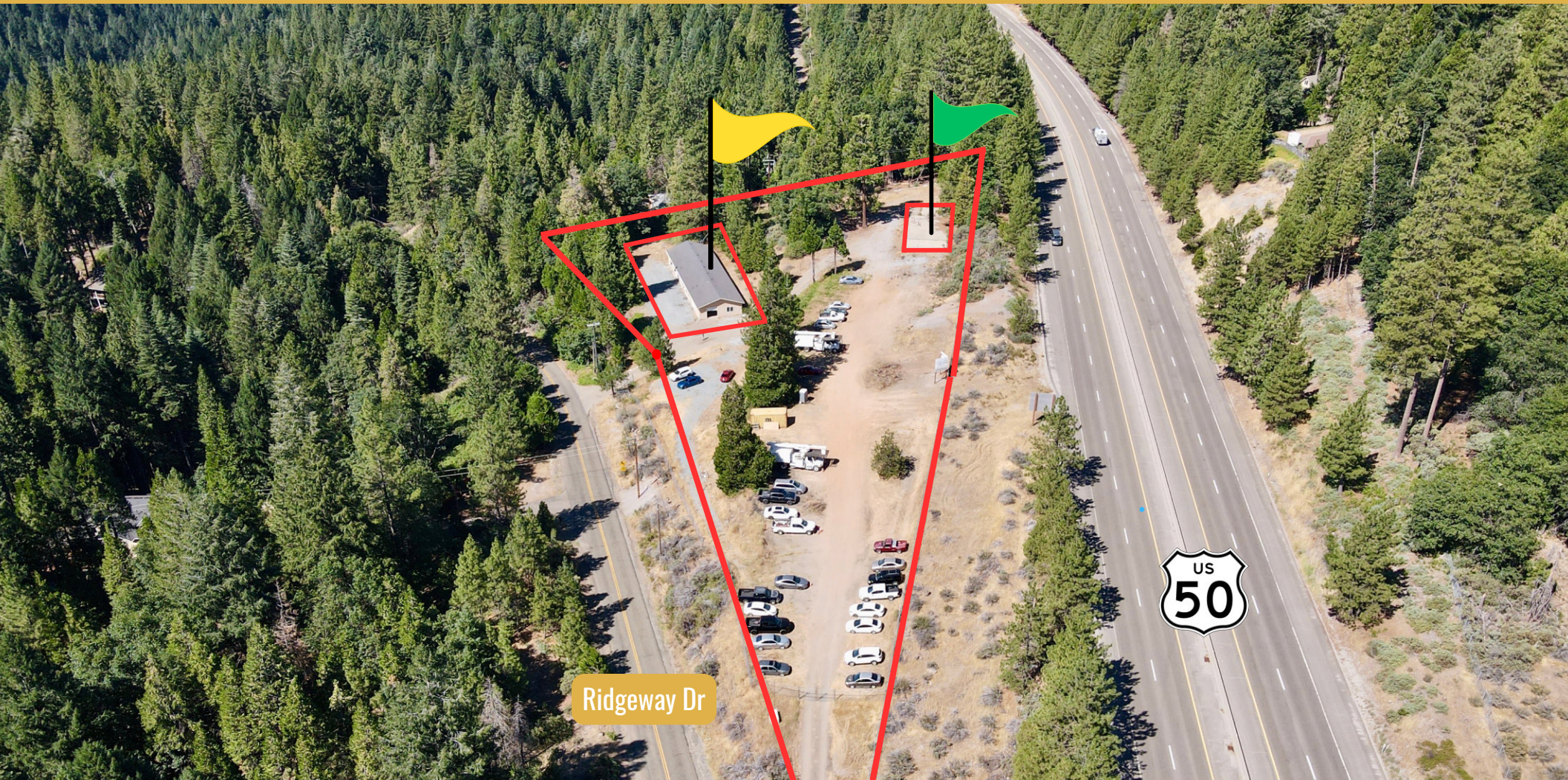




EXTERIOR PICTURES



SITE MAP AND PARCEL SUMMARY



Ridgeway Dr



 +/- 3,300 SF WAREHOUSE

 +/- 2,100 SF BUILDING PAD

RARE COMMERCIAL PROPERTY ON HWY 50, A KEY TRAFFIC ROUTE. FEATURES A 3,300 SF INSULATED WAREHOUSE WITH FOUR NEW ROLL-UP DOORS, TWO RESTROOMS, AND SPACIOUS GRAVEL PARKING. INCLUDES A PERMITTED FOUNDATION FOR AN ADDITIONAL 2,100 SF STRUCTURE, COMPLETE WITH SEWER AND 200-AMP POWER. IDEAL FOR HEAVY EQUIPMENT AND VEHICLE STORAGE WITH A LARGE, SECURE YARD.

POSSIBLE BUSINESS OPPORTUNITIES



PROPERTY ZONING

GENERAL
COMMERCIAL
EL DORADO COUNTY

PERMITTED USES:

- PERMANENT STORAGE YARD FOR EQUIPMENT AND MATERIALS.
- FUEL SALES CENTER.
- AUTOMOTIVE SERVICES:
 - PAINT AND BODY SHOPS.
 - REPAIR CENTERS.
 - SALES, RENTAL, AND STORAGE.
 - DEDICATED VEHICLE STORAGE.
- PERMANENT OUTDOOR RETAIL SALES.
- SELF-STORAGE UNITS.
- LIGHT MANUFACTURING FACILITIES.



FOR MORE INFORMATION ON THE PROPERTY ZONING AND ALLOWED USES, PLEASE FOLLOW THIS LINK TO EL DORADOS COUNTY'S ZONING ORDINANCE: [CLICK HERE](#)

IMMEDIATE VICINITY AERIAL

PROPERTY LOCATION



BUSINESSES
+/- 547
WITHIN 10 MILES

EMPLOYEES
+/- 3,012
WITHIN 10 MILES

57 MILES
TO SACRAMENTO, CA

47 MILES
TO SOUTH LAKE TAHOE, CA

Sly Park Jenkinson Lake

to Highway 50 Scout Hill Stonebraker Camp Sierra Camp Pinecone Camp

Sly Park Campground Entrance Sly Park Resort Marina Black Oak Equestrian Camp Group Campsites

Hazel Creek Camp Chimney Camp Hilltop Camp Dogwood Camp Rainbow Camp Kamloop Camp

Mormon-Emigrant Trail Silver Lake Road

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CONTACT US!

**FOR MORE INFORMATION ABOUT THIS
WAREHOUSE SPACE**



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