



5850 Mother Lode Dr A  
Placerville CA 95667

Alesia DeVol - DRE #01717264  
530-363-5468  
alesiadevolre@gmail.com



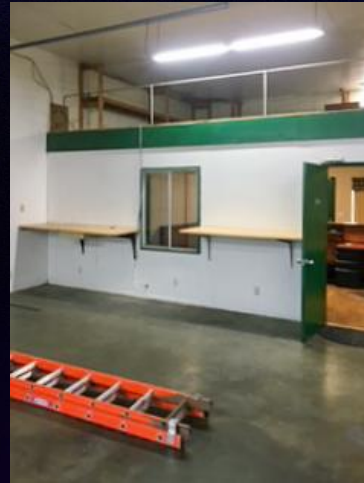


This is an exceptional opportunity to acquire a spacious industrial building in the charming town of Placerville. Spanning an impressive 4,800 square feet, this property features a versatile shop and warehouse area, perfect for a variety of business needs. The layout includes three distinct offices, along with a welcoming front office space that creates an inviting entrance for clients and guests. Additionally, you'll find a comfortable break room ideal for employee relaxation and storage areas located above both the main office and break room, providing ample space for organization. The shop area boasts high ceilings, allowing for flexible use and efficient workflow, complemented by five practical roll-up doors that enhance accessibility. Situated on a generous 0.41-acre lot, the property includes front parking for convenience and shares a gated entry with neighboring buildings. Its prime location offers easy access to major thoroughfares, making commuting to the freeway a breeze. This is not just a workspace; it's a chance to invest in a property that supports your business's growth and success.





Front Lobby





4800 Square Feet / Built in 1977 / Commercial / Industrial / .41 Acres /  
3 Office spaces / Breakroom / 2 Lofts for Storage

