

LATROBE ROAD LAND

EL DORADO HILLS, CA

±12 ACRES OF R&D ZONED LAND LOCATED IN EL DORADO HILLS BUSINESS PARK

AVAILABLE FOR SALE



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PROPERTY HIGHLIGHTS

- R&D Zoned Land ([Click HERE for Land Use Chart](#))
- Located in the El Dorado Hills Business Park
- Entitlements for Self-Storage in Process
- Located Approximately 1 Mile Off of Highway 50 Offering Over 1,100' of Latrobe Road Frontage
- Excellent Owner/User or Development Site
- Corner Parcel with Signalized Intersection
- Utilities to Site
- APN: 117-060-12-100

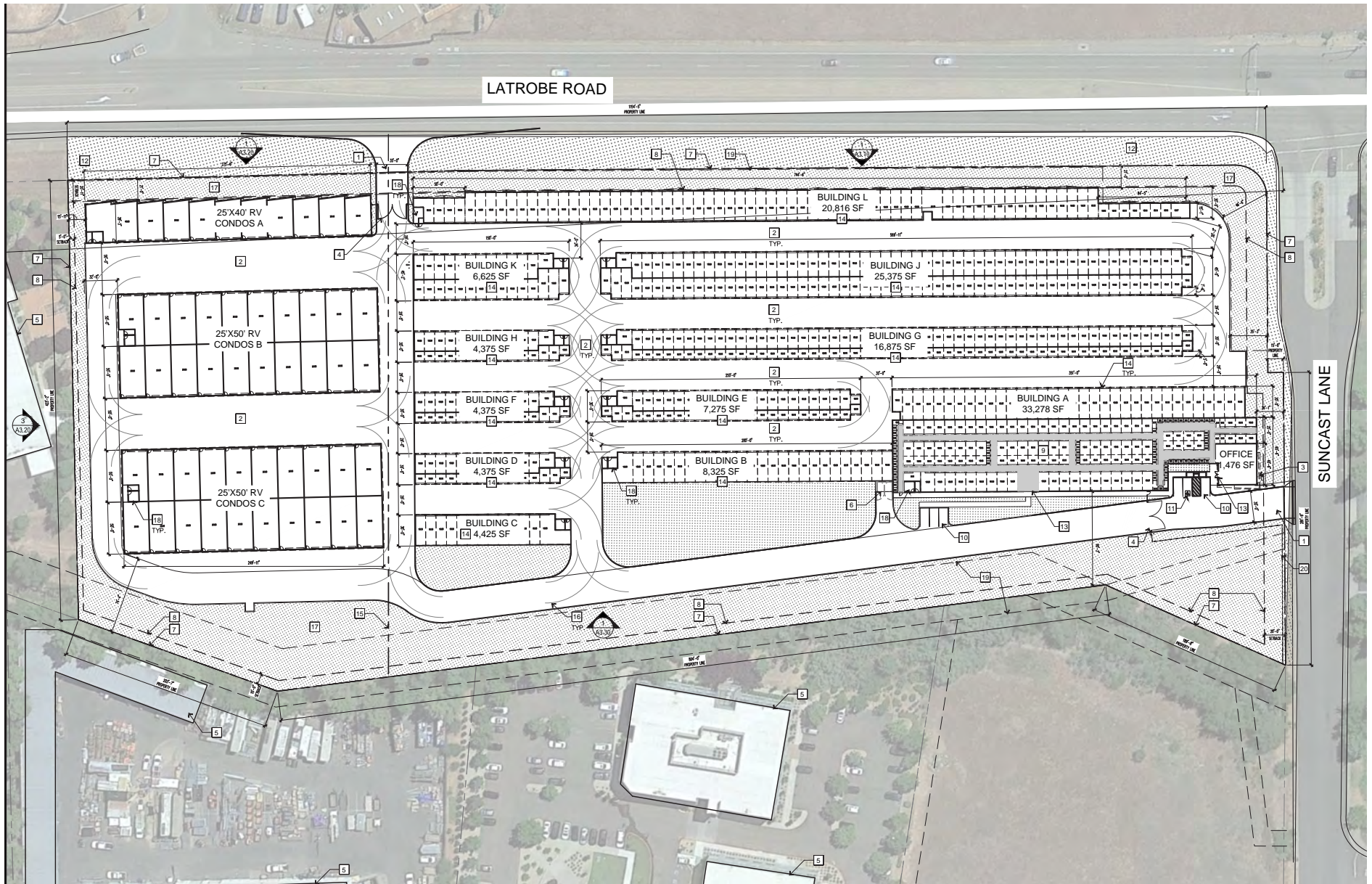


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CONCEPTUAL SELF-STORAGE SITE PLAN



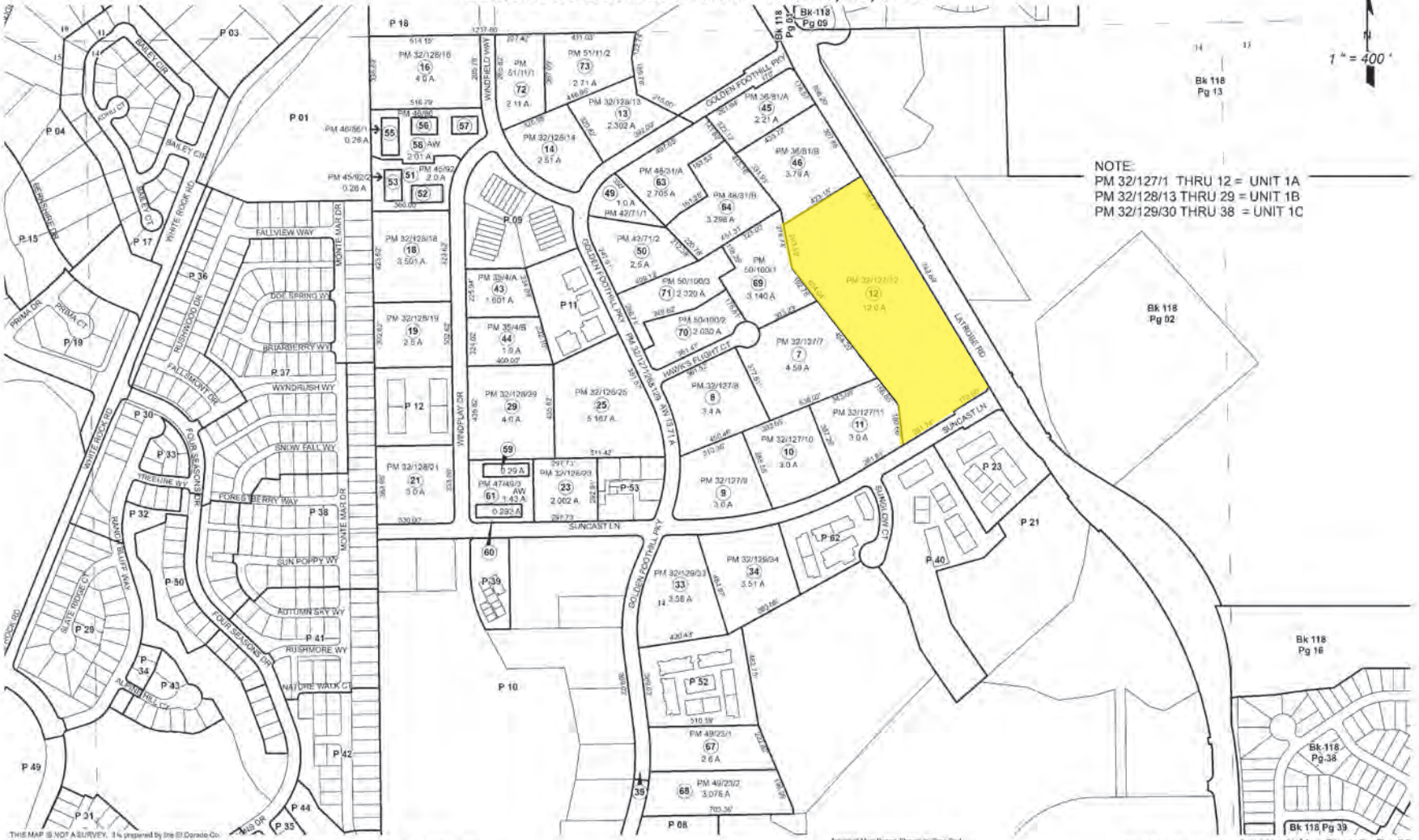
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PARCEL MAP

POR. SEC. 14, T.9N., R.8E., M.D.M. EL DORADO BUSINESS PARK UNITS 1A, 1B, & 1C



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify facts such as dimensions and scope.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Blue
Assessor's Parcel Numbers Shown in Green

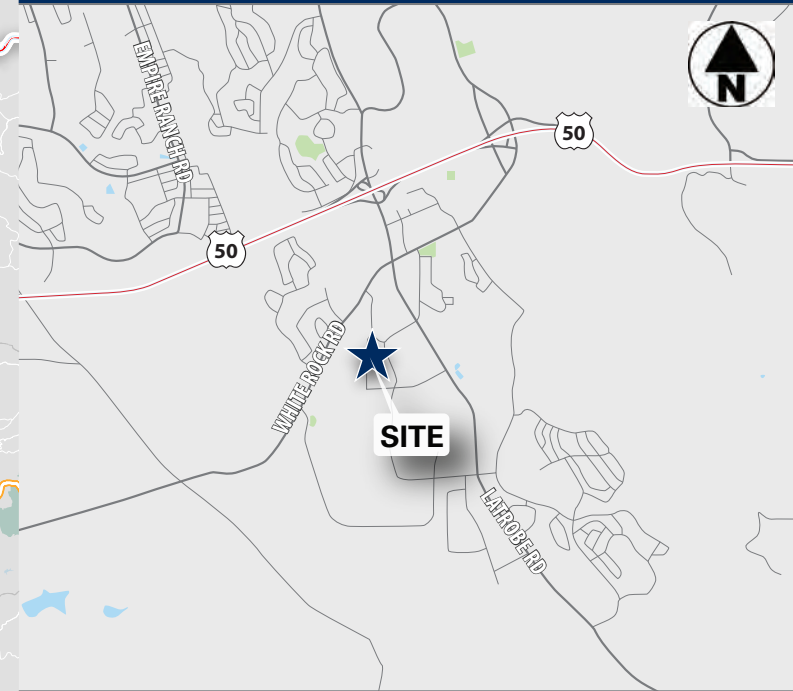
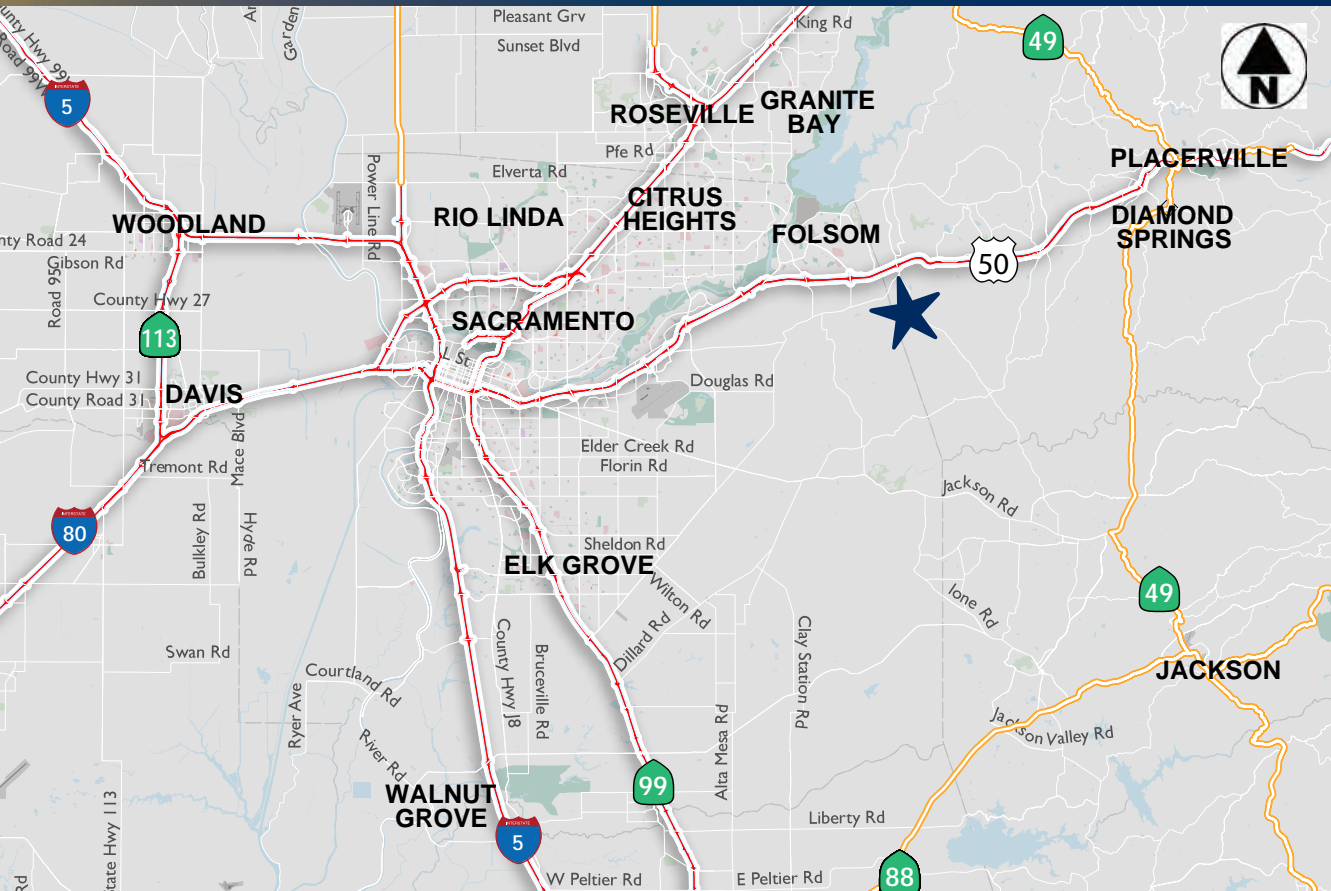
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AREA AMENITIES





**LATROBE ROAD
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