

**FOR
LEASE**

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



+/- 900 - 3,300 SF WAREHOUSE SUITES AVAILABLE

HUGE FENCED YARD ON HWY 50

**3-D Tour
Click Here**



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ROME
REAL ESTATE GROUP

SUITES	SIZE	LEASE RATE	NOTES
A	1,200 SF	\$1.00 PSF, FSG	Cold Storage Warehouse Space
B	1,200 SF	\$1.00 PSF, FSG	Warehouse Space With Plumbing
C	900 SF	\$1.00 PSF, FSG	Warehouse Space With Restroom
Warehouse	3,300 SF	\$1.00 PSF, FSG	Each suite featured two main doors and a roll-up garage door. New siding, seven (7) new windows, 400-amp power.
Pad	2,100 SF	\$1.00 PSF, FSG	A permitted foundation is in place for a 2,100 SF structure, complete with a separate address, sewer, and 200-amp power.

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.
- **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.



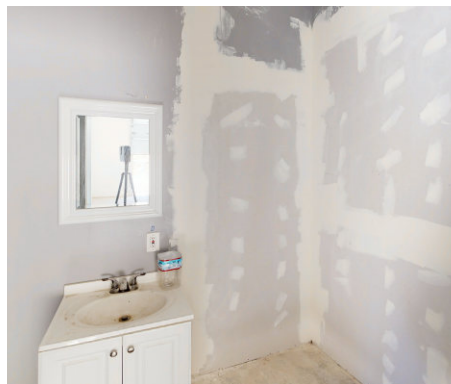
COMMERCIAL / WAREHOUSE
101-230-006-000



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

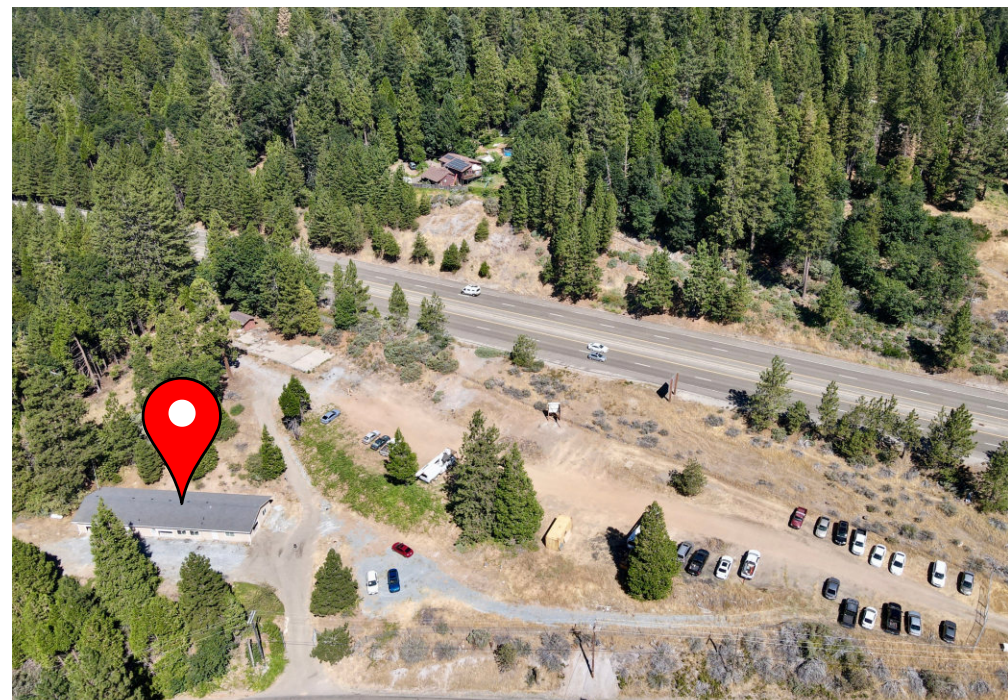


INTERIOR PICTURES

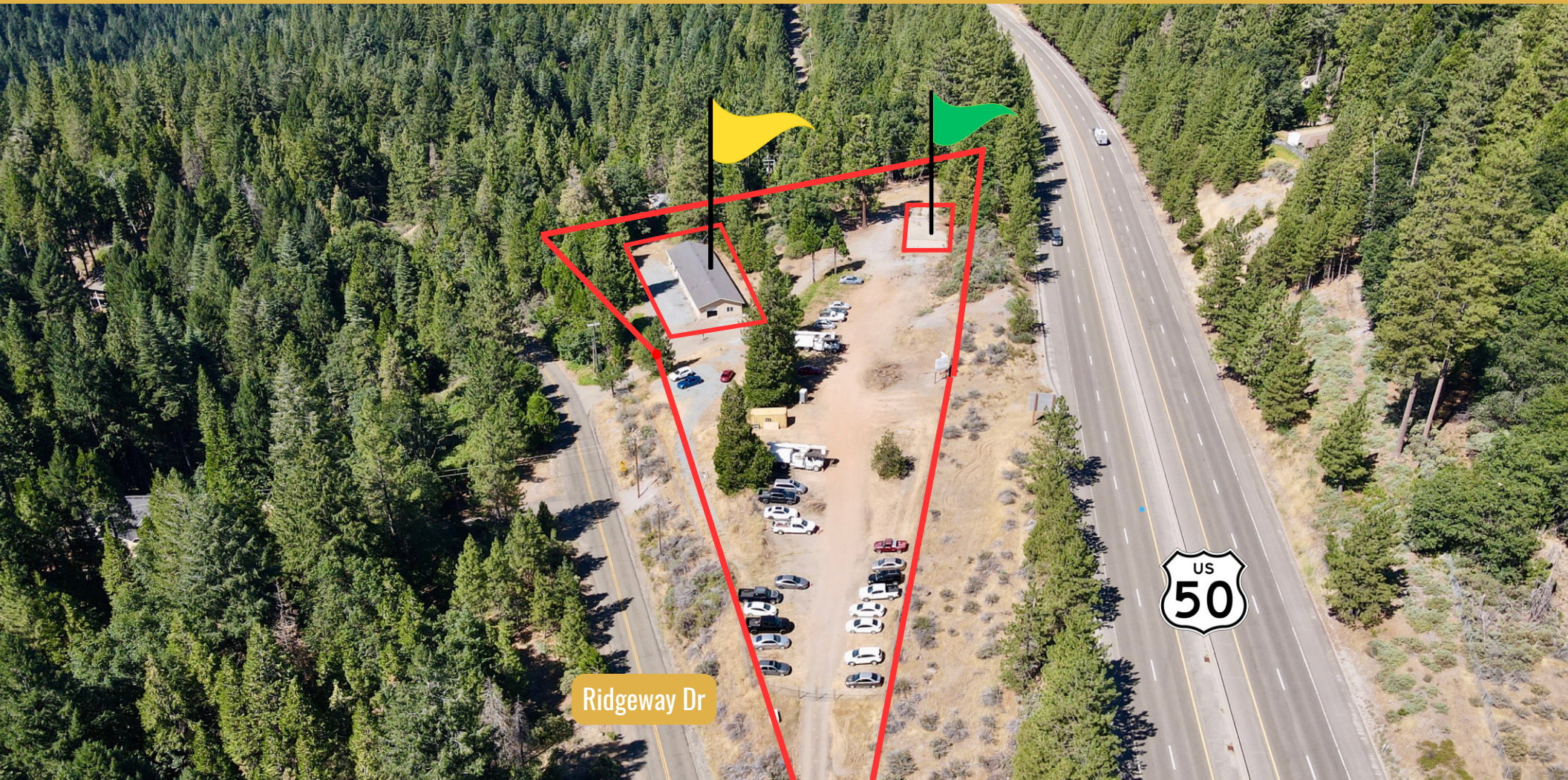




EXTERIOR PICTURES




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.



AUTO SERVICE



**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

CONTACT US!

**FOR MORE INFORMATION ABOUT THIS
WAREHOUSE SPACE**



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