

12150 CHARLES DRIVE UNIT 1A

GRASS VALLEY, CA 95945 · LOMA RICA INDUSTRIAL PARK

PRICE	PRICE/SF	SIZE	TYPE
\$290,000	\$155/SF	±1,868 SF	Industrial Condo

Industrial condo with ±16' clear warehouse and ±500 SF finished mezzanine with private office, restroom with shower, and open work area. 10'x10' grade-level door, 200A 3-phase power, two restrooms. Also available together with adjacent Unit 2.

12150 CHARLES DR, UNIT 1A

Grass Valley, CA 95945 · Loma Rica Industrial Park

Sale Price	\$290,000
Price Per SF	\$155/SF
Size	±1,868 SF (incl. ±500 SF mezzanine)
APN	006-910-002-000
Property Type	Industrial Condo
Clear Height	±16' (Warehouse)
Zoning	M1 (Light Industrial)
Power	200A, 3-Phase
Grade Level Door	10'x10'
Restrooms	2 (incl. Shower)
OA Responsibilities	Roof / Parking / Landscaping / Ins.
OA Dues	\$259.15/MO

HIGHLIGHTS

- ±1,868 SF including ±500 SF finished mezzanine
- ±16' clear height in warehouse area
- Mezzanine private office, open work area, restroom w/ shower
- Ground-floor office and restroom
- Freshly painted, new carpet, painted concrete floors
- Low-maintenance ownership structure



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

PROPERTY OVERVIEW

Tucker Commercial is pleased to present 12150 Charles Drive, Unit 1A, a $\pm 1,868$ SF industrial condominium in the Loma Rica Industrial Park, Western Nevada County's primary industrial submarket. The unit consists of a warehouse with $\pm 16'$ clear height, a small private office, and a restroom, with approximately 500 SF of finished mezzanine featuring a private office, restroom with shower, and an open work area overlooking the warehouse below.

The unit has been recently refreshed with new interior paint, new carpet in the office areas, and painted concrete warehouse floors. Warehouse access is provided by a 10'x10' grade-level roll-up door, and the unit is served by 200-amp, 3-phase power. The owners' association maintains the roof, parking areas, landscaping, and building insurance, providing a low-maintenance ownership structure for an owner-user or investor. Current OA dues are \$259.15 per month.

Unit 1A may be purchased together with the adjacent Unit 2 ($\pm 1,577$ SF) for a combined $\pm 3,445$ SF at \$555,000.



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TYSON TUCKER

Principal · (530) 470-6090 · tyson@tjtcrc.com · DRE #01804034

TJTCRE.COM

Corp DRE #02431288