

FOR SALE

UNIT #4
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12150 CHARLES DRIVE UNIT #4

GRASS VALLEY, CA 95945 · LOMA RICA INDUSTRIAL PARK

PRICE	PRICE/SF	SIZE	TYPE
\$269,000	\$171/SF	±1,577 SF	Industrial Condo

Fully conditioned creative office/flex industrial condo in Western Nevada County's primary industrial submarket. ±16' clear height, private office, mezzanine, two restrooms. Grade level door (10'x10') with window insert.

12150 CHARLES DR, UNIT #4

Grass Valley, CA 95945 · Loma Rica Industrial Park

Sale Price	\$269,000
Price Per SF	\$171/SF
Size	±1,577 SF
Property Type	Industrial Condo
Clear Height	±16'
Layout	Creative Office / Warehouse
Restrooms	2
Grade Level Door	10'x10' (w/ Window Insert)
Zoning	M-I (Light Industrial)
Condition	Fully Conditioned
OA Responsibilities	Roof / Parking / Landscaping / Ins.
Available	Immediately

HIGHLIGHTS

- Owner-user opportunity in prime industrial park
- Fully conditioned creative office/flex space
- ±16' clear height in warehouse area
- Updated wood flooring in warehouse area
- Grade level door (10'x10') with window insert
- Private office, mezzanine, and two restrooms
- Prewired security system
- Low-maintenance ownership structure
- Suitable for creative office, showroom, or hybrid use



