

110 SPRING HILL DRIVE

Units 14-17 · Grass Valley, CA 95945

LEASE RATE

\$1.18/SF/MO NNN

TOTAL SF

±7,500 SF

OFFICE / WHSE

±1,800 / ±5,700

CLEAR HEIGHT

18'

POWER

400A 3-Phase

Recently renovated ±7,500 SF light industrial · 400A 3-phase · F&B / light mfg / R&D ready

Recently Renovated Warehouse / Office

Tucker Commercial is pleased to present 110 Spring Hill Drive, Units 14–17 for lease — a recently renovated ±7,500 SF light industrial unit within Grass Valley city limits. Extensively renovated in 2020–2021 and currently used as a brewery, the space is perfect for food or beverage operations. It pairs a high-quality two-story office buildout with an 18' clear-height production warehouse — 400A 3-phase power, two grade-level doors, extensive water lines, full compressed-air distribution, and multiple floor drains in place.

PROPERTY DETAILS

Address	110 Spring Hill Dr, Units 14-17, Grass Valley CA 95945
Total SF	±7,500 SF
Office SF	±1,800 SF (two-story buildout)
Warehouse SF	±5,700 SF (18' clear)
Power	400A, 3-Phase
Doors	2 grade-level + framed cutout for 3rd
Roof	New TPO membrane (2021)
Renovated	2020–2021 (turnkey)
Zoning	M1 — Light Industrial
Lease Rate	\$1.18/SF/MO NNN
Est. NNNs	\$0.24/SF/MO
Available	Q3 2026



WAREHOUSE & INFRASTRUCTURE

Warehouse SF	±5,700 SF
Clear Height	18'
Grade-Level Doors	2 existing + framed cutout for 3rd
Power	400A, 3-Phase
Lighting	Upgraded LED throughout
Insulation	Full building insulation
Water Lines	Extensive distribution installed
Compressed Air	Full shop distribution
Floor Drains	Multiple locations
Well Suited For	F&B, brewery, light mfg., fab.

OFFICE BUILDOUT

Office SF	±1,800 SF (two-story)
Reception	Ground floor, open layout
Lab Space	Included in buildout
Conference	Large open + upstairs room
Restrooms	One per floor
Flooring	Luxury vinyl plank throughout
Finishes	High-end throughout



KEY LEASING HIGHLIGHTS

- Recently renovated 2020–2021 — turnkey condition, minimal TI required
- 400 amps of 3-phase power — superior to comparable Western Nevada County product
- 18' clear warehouse with 2 grade-level doors + framed cutout for a third
- New TPO membrane roof installed 2021 — OA-maintained
- Extensive water lines, full compressed-air piping, multiple floor drains
- Upgraded LED lighting and full building insulation throughout
- Two-story office: reception, lab, conference, two restrooms, LVP flooring
- OA covers roof, structure, exterior, parking, water/sewer, envelope insurance
- Within Grass Valley city limits — M1 Light Industrial zoning, full city utilities
- Well suited for food & beverage, light mfg., fabrication, R&D, tech



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