



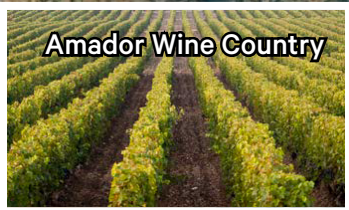
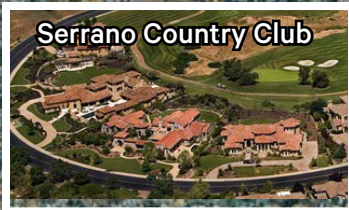
FOR LEASE



CBRE

GATEWAY EL DORADO

4490 GOLDEN FOOTHILL PARKWAY, EL DORADO HILLS, CA



MASTER SITE PLAN



BUILDING SPECIFICATIONS

3010 CARSON CROSSING DRIVE

Leased

4490 GOLDEN FOOTHILL PARKWAY

±78,509 SF

Divisible to ±13,132 SF

BUILDING FEATURES

Front-Park, Rear-Load

28' Clear Height

ESFR Sprinkler System

Up to 22 dock doors (1 per 3,569 SF)

5 Ramps

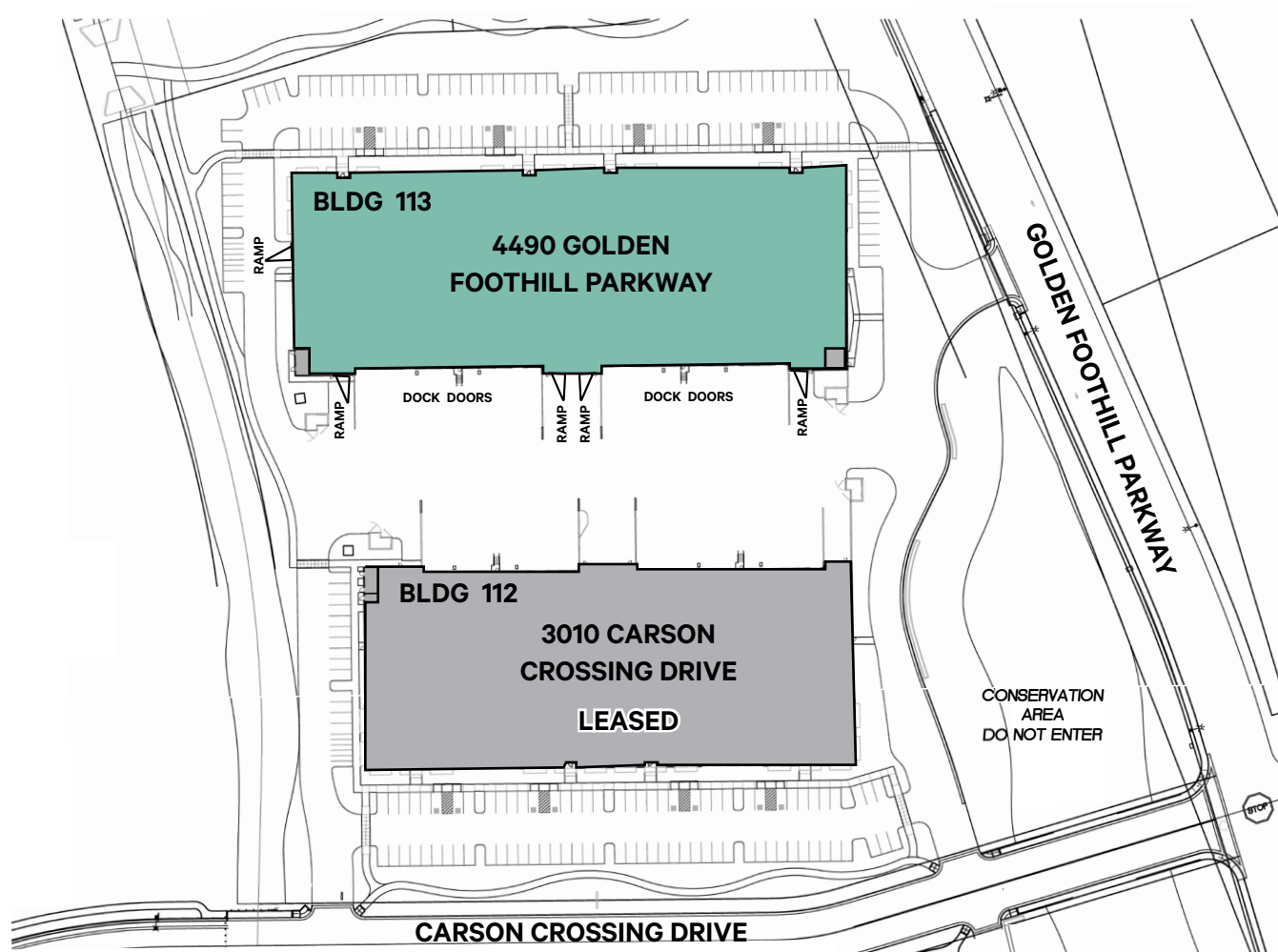
Grade Level Loading

180' Truck Court

1.5/1,000 SF Parking Ratio

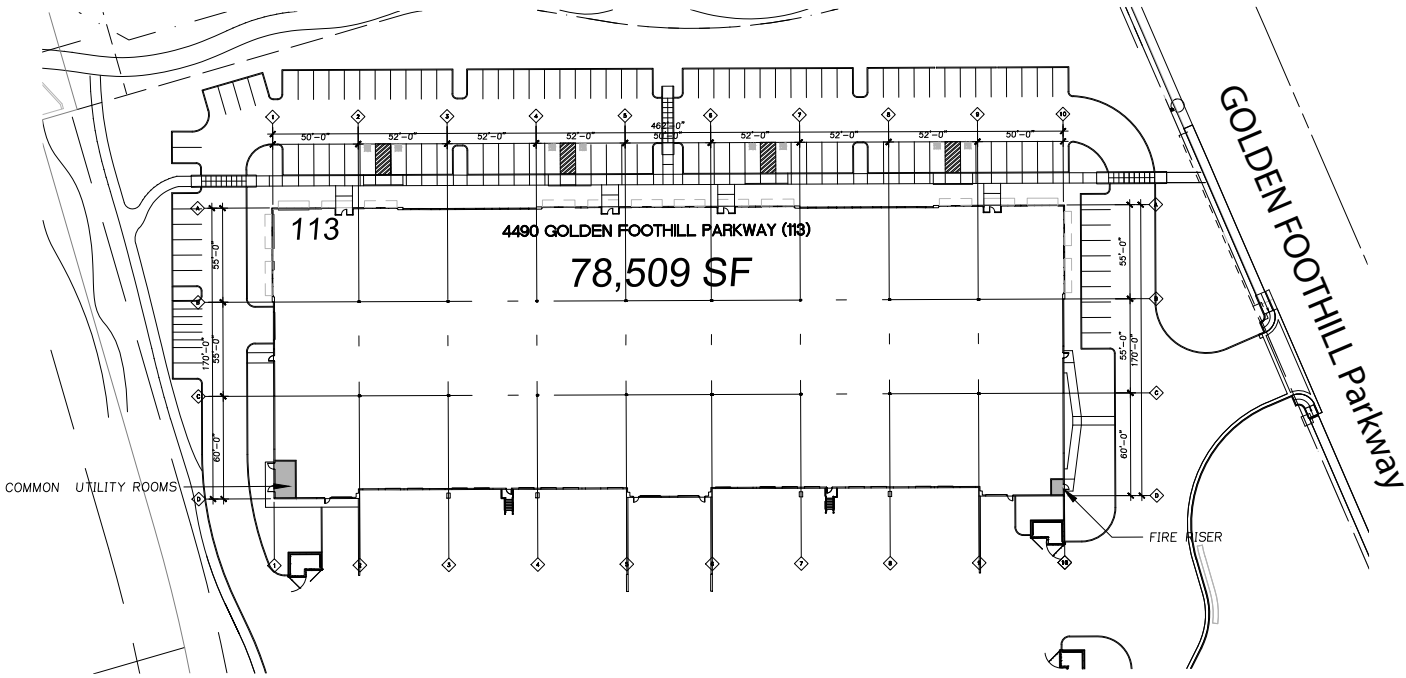
**Heavy Power - 2000 amps, 277/480V,
3 Phase Power per building
(Tenant to independently verify)**

**Directly adjacent to a newly
developed service retail center,
providing immediate tenant amenities**

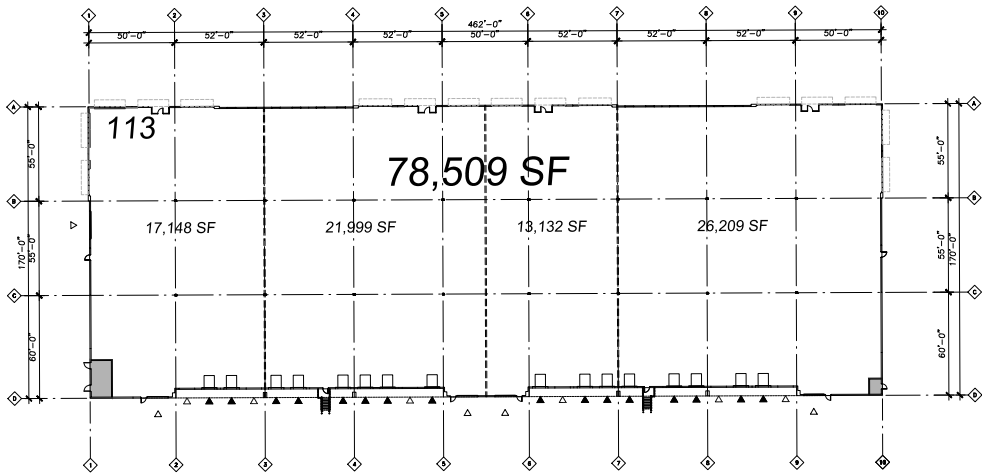


BUILDING 113

±78,509 SF AVAILABLE



Potential Demising Plan



BUILDING 113

Truck Court and Interior Warehouse





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