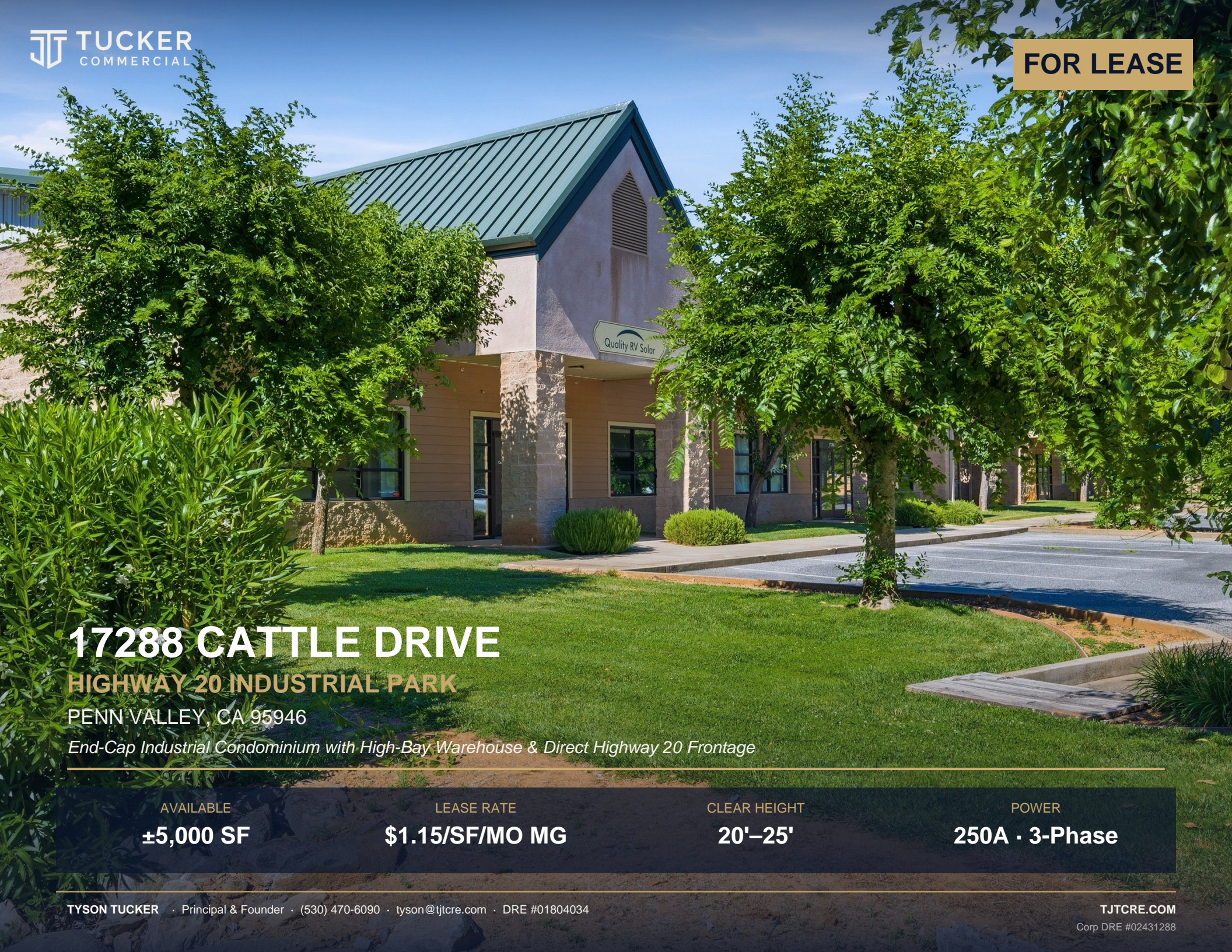


FOR LEASE



17288 CATTLE DRIVE

HIGHWAY 20 INDUSTRIAL PARK

PENN VALLEY, CA 95946

End-Cap Industrial Condominium with High-Bay Warehouse & Direct Highway 20 Frontage

AVAILABLE

±5,000 SF

LEASE RATE

\$1.15/SF/MO MG

CLEAR HEIGHT

20'–25'

POWER

250A · 3-Phase

The Opportunity

Tucker Commercial is pleased to offer 17288 Cattle Drive for lease, a high-quality industrial condominium totaling approximately 5,000 square feet within the Highway 20 Industrial Park in Penn Valley.

Constructed in 2006, the Property offers a level of functionality and quality that is exceedingly rare within the Western Nevada County industrial market, where much of the existing inventory was constructed between the 1970s and early 1990s. The building is constructed of concrete block and features approximately 3,500 square feet of high-bay warehouse space with clear heights ranging from approximately 20 to 25 feet, providing exceptional storage and racking capacity for a variety of industrial users.

Warehouse improvements include a 12' x 14' roll-up door, heavy 3-phase power (250 AMPS @480/277 VAC), a dedicated shop restroom, Reznor warehouse heater, and efficient loading access. A structural mezzanine located above the office area provides substantial additional storage capacity and is serviced by a forklift gate for loading of materials and inventory. The mezzanine square footage is not included in the rentable square footage.

The space features approximately 1,500 SF of professionally finished and fully conditioned office space featuring a storefront entrance, reception area, three private offices, kitchenette, and restroom. The office component provides an attractive customer-facing environment while maintaining direct connectivity to warehouse operations.



As an end-cap unit, the Property benefits from additional privacy and functionality, including direct access to an adjacent greenbelt area, exterior water service, and flexibility for staging materials, equipment, and vehicle loading. The building is pre-wired for Comcast Business high-speed internet and features a fully operational alarm system with separate office and warehouse zones.

The Property benefits from direct Highway 20 frontage, providing excellent visibility, signage exposure, and convenient access to Grass Valley, Nevada City, Marysville, and the greater Sacramento region. Highway 20 carries approximately 8,800 vehicles per day, providing strong exposure for businesses seeking a visible and accessible location.

Water, garbage, landscaping, and recycling services are included in the rental rate.

The combination of 20- to 25-foot clear heights, concrete block construction, heavy 3-phase power, modern improvements, and functional warehouse design positions the Property among the highest-quality industrial offerings in Western Nevada County and makes it well suited for manufacturing, contractor, distribution, warehousing, and service-oriented industrial users.



Property Details

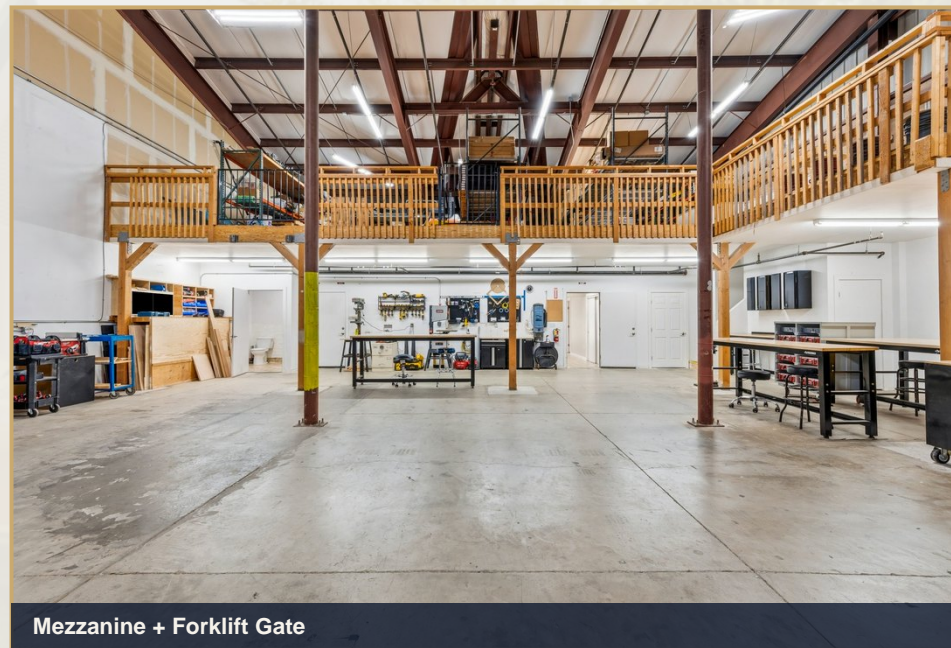
Available SF	±5,000 SF
Lease Rate	\$1.15/SF/MO MG · \$5,750/MO
Lease Type	Modified Gross
Warehouse	±3,500 SF · 20'-25' clear
Office	±1,500 SF · conditioned
Mezzanine	Bonus storage · forklift gate
Roll-Up Door	12' x 14'
Power	250A · 480/277 VAC · 3-phase
Heat	Reznor warehouse heater
Construction	Concrete block · 2006
Position	End-cap unit · greenbelt access
Zoning	M1 — Light Industrial
Park	Highway 20 Industrial Park
APN	051-440-009-000
Available	Immediately

Highlights

- End-cap unit — privacy, greenbelt access & loading flexibility
- 20'-25' clear high-bay warehouse with heavy 3-phase power
- Structural mezzanine with forklift gate — bonus storage
- Direct Highway 20 frontage — ~8,800 VPD, signage exposure
- Water, garbage, landscaping & recycling included in rent



Gallery





17288 CATTLE DRIVE · PENN VALLEY, CA · HIGHWAY 20 INDUSTRIAL PARK

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