

1025 IDAHO MARYLAND RD

FULLY-FENCED ±½-ACRE CONCRETE YARD · DRIVE-THRU ACCESS

GRASS VALLEY, CA 95945

Renovated ±1,438 SF Shop & Office · 400A 3-Phase Power

BUILDING

±1,438 SF

FENCED YARD

±½ ACRE

LEASE RATE

\$6,000/MO MG

POWER

400A · 3-PHASE

The Opportunity

Tucker Commercial is pleased to present 1025 Idaho Maryland Road for lease — a fully-fenced, fully-paved $\pm\frac{1}{2}$ -acre concrete yard improved with a renovated $\pm 1,438$ SF shop and office, centrally located in Grass Valley. This is the only fully-fenced concrete yard currently available in Western Nevada County.

The $\pm 21,500$ SF ($\pm\frac{1}{2}$ acre) yard is flat, level, and 100% concrete-paved, wrapped in perimeter fencing and accessed through two gated points of ingress/egress that deliver true drive-through capability. The site is fully secured, ideally suited for contractors, tow and fleet operators, equipment and materials storage, and industrial users with significant outdoor storage or staging requirements.

The $\pm 1,438$ SF building has been fully renovated and includes ± 288 SF of finished office with luxury vinyl-plank flooring, recessed LED lighting, and yard-facing windows. The $\pm 1,150$ SF shop offers two dock-high loading positions, 400 amps of heavy 3-phase power, upgraded LED lighting, natural-light skylights, and full insulation.

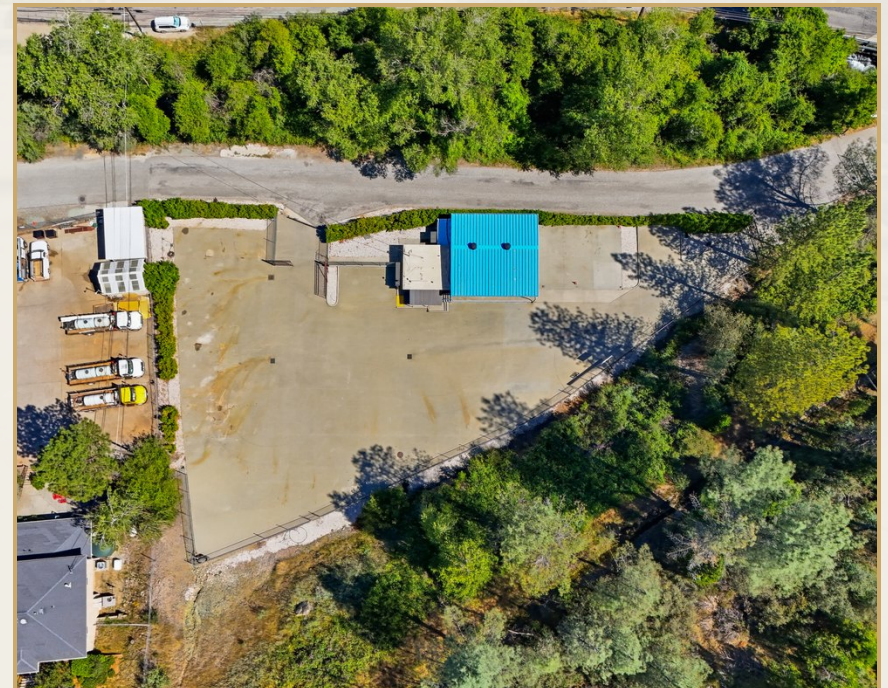


Property Details

Building	±1,438 SF
Office	±288 SF · finished
Shop	±1,150 SF
Fenced Yard	±21,500 SF · ~½ acre
Lot Size	±1.0 acre (43,560 SF)
Lease Rate	\$6,000/MO · Modified Gross
Lease Type	Modified Gross
Loading	Two dock-high positions
Power	400A · 3-phase
Yard Surface	Fully paved concrete · fenced
Access	2 gated entries · drive-through
Zoning	SP-1B
APN	009-680-022
Year / Reno	1965 · recently renovated

Highlights

- Only fully-fenced concrete yard available in Western Nevada County
- ±½-acre (±21,500 SF) fully-fenced, 100% concrete-paved yard
- Two gated points of ingress/egress — drive-through capability
- Fully renovated ±1,438 SF shop & office · 400A 3-phase power
- Two dock-high loading positions · skylights · LED · insulated



Aerial View



±½-Acre Fully-Fenced Concrete Yard · Two Gated Entries · Off Idaho Maryland Rd, Grass Valley

Gallery



Renovated Shop & Office



Fully-Fenced Concrete Yard



Renovated Shop — 400A 3-Phase



Dock-High Loading + Concrete Yard



1025 IDAHO MARYLAND RD · GRASS VALLEY, CA · FULLY-FENCED ±½-ACRE CONCRETE YARD

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