

# 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  $\pm 288$  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, electrical outlets surrounding the entire shop space, 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)           |
| Total Rent    | \$6,000/MO · Modified Gross     |
| Building Rent | \$1.15/SF · \$1,650/MO          |
| Yard Rent     | \$0.20/SF · \$4,350/MO          |
| 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 · outlets surrounding shop · 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



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

**TYSON TUCKER**

Principal & Founder

(530) 470-6090 · [tyson@tjtcre.com](mailto:tyson@tjtcre.com) · DRE #01804034

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**TJTCRE.COM**

Corp DRE #02431288