

4039 Grass Valley Highway, Suite Y,

Auburn, CA 95602

For Lease

Industrial/Flex Warehouse

Property Summary



Property Description

Rare Industrial Flex space available for Lease.

Property Highlights

- +/- 3,134 SF
- Warehouse: 1,442
- 2 Story Office: 1,692
- Clear Height 16'
- Zoning: C2 - General Commercial
- Grade Level Loading
- Power: 200 Amps 120/208 3 Phase

Offering Summary

Lease Rate	\$0.85 SF/month (MG)
Available SF	3,134 SF
Building Size	4,613 SF

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	467	2,056	2,988
Total Population	1,015	4,705	7,048
Average HH Income	\$114,409	\$82,691	\$83,301

JIM ESWAY

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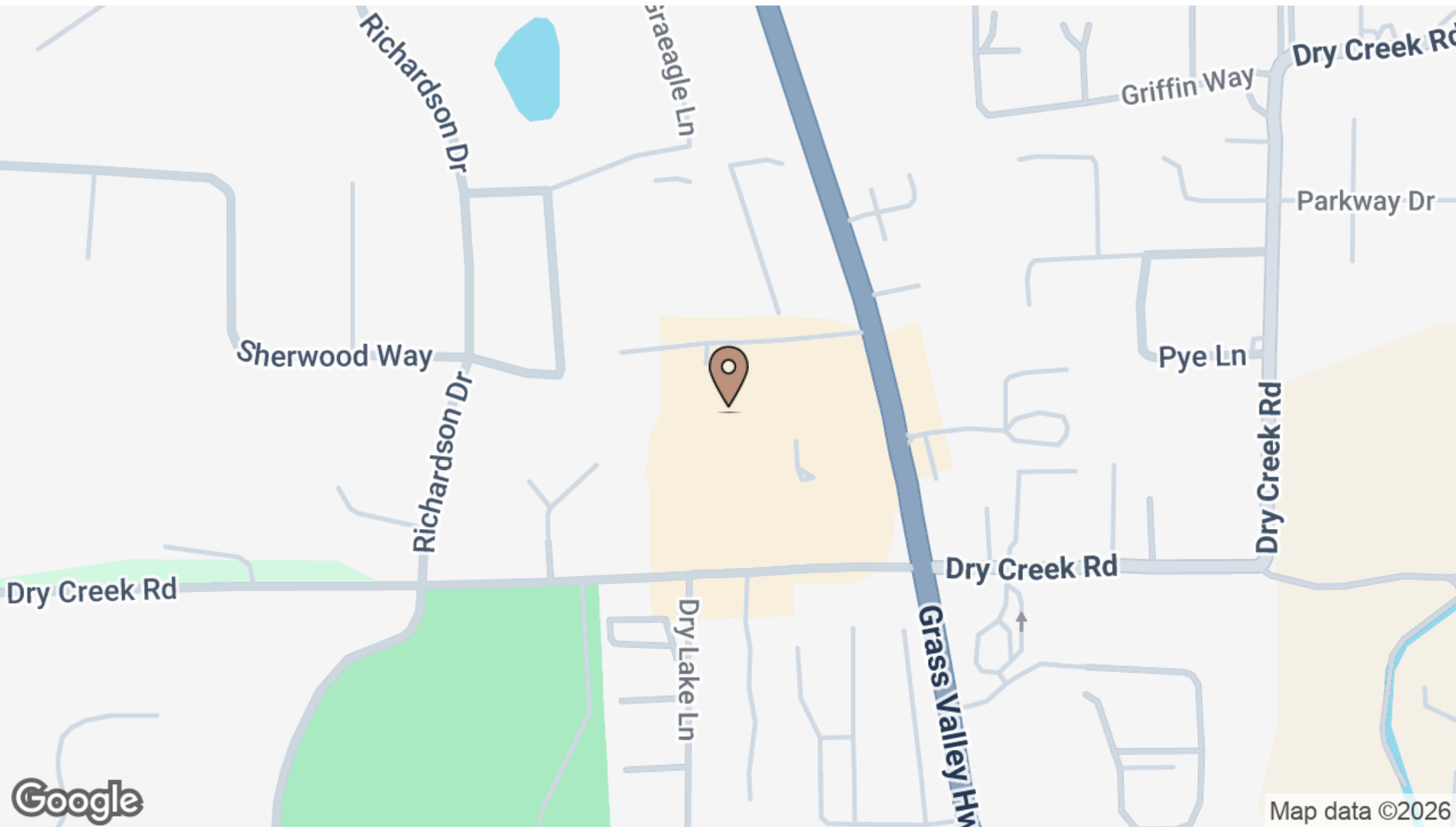
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Location Map



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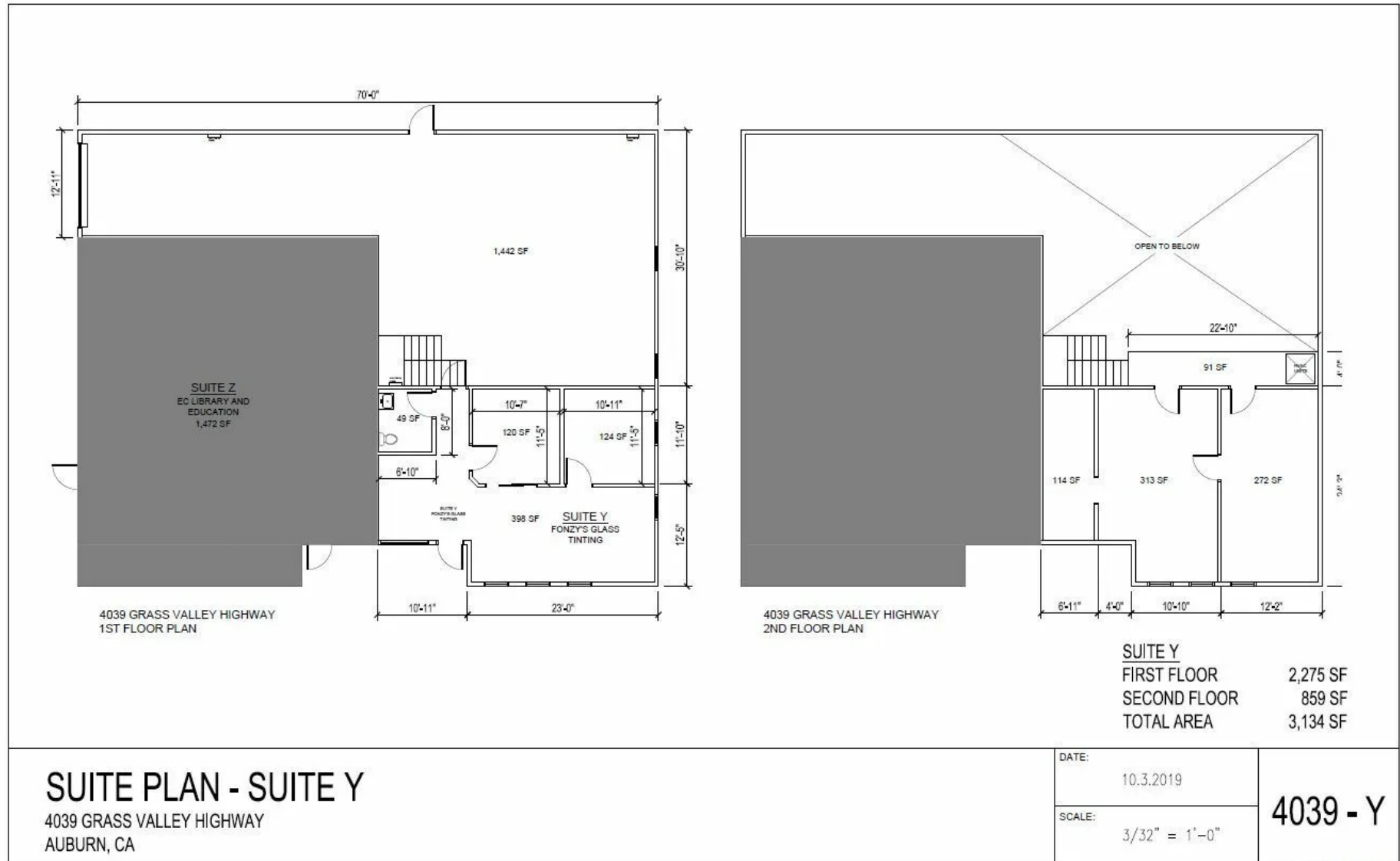
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Floor Plan



4039 - Y SUITE PLAN.DWG

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Site Plan



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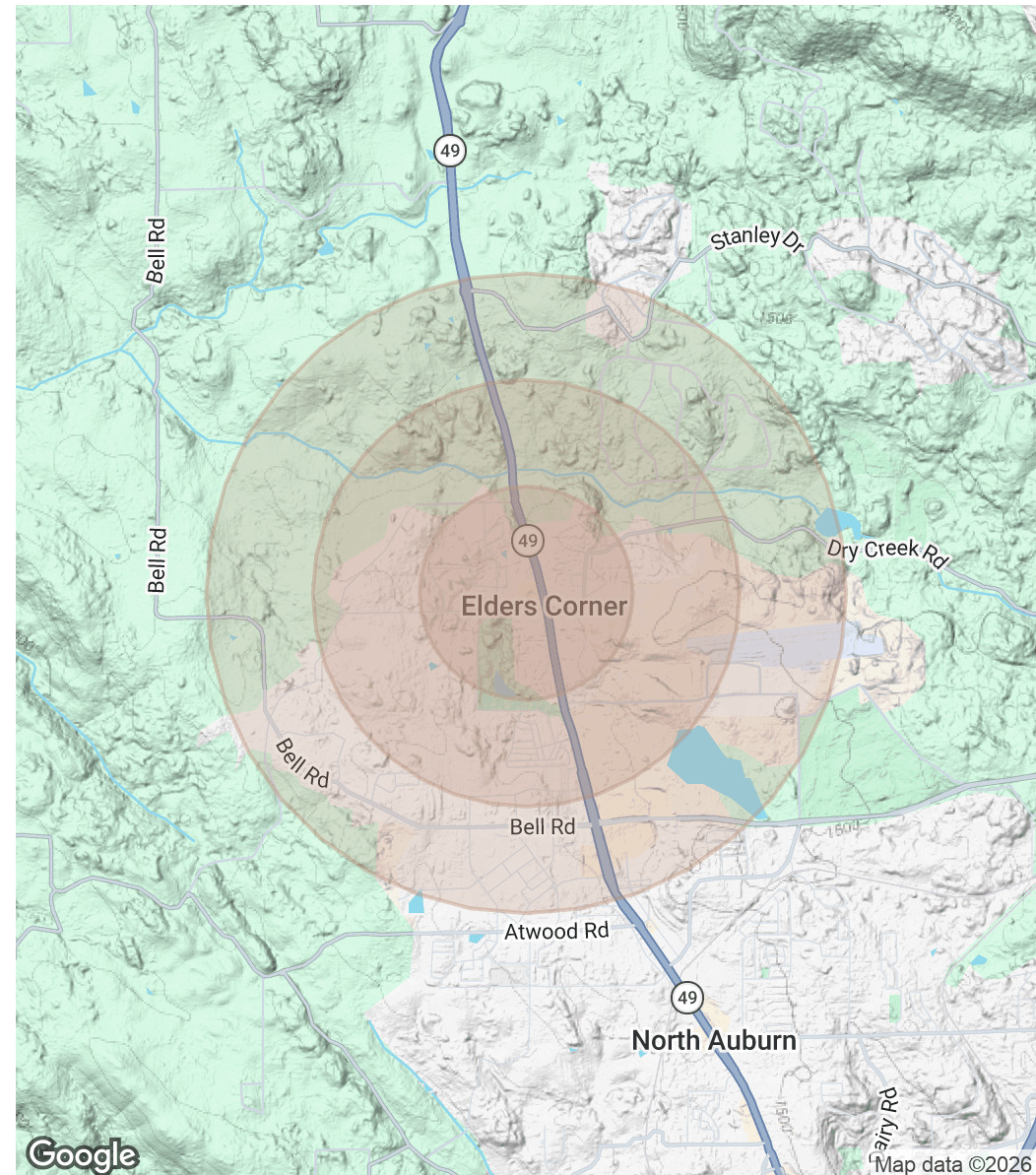
Industrial/Flex Warehouse

Demographics Map & Report

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,015	4,705	7,048
Average Age	50.8	44.2	46.7
Average Age (Male)	49.6	42.9	44.2
Average Age (Female)	47.0	43.0	46.8

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	467	2,056	2,988
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$114,409	\$82,691	\$83,301
Average House Value	\$393,507	\$238,086	\$277,626

2020 American Community Survey (ACS)



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