

UNIT 1

HIGHWAY 49

±2,900 SF WAREHOUSE / OFFICE

10101 STREETER ROAD, UNIT 1 · AUBURN, CA 95602

AVAILABLE

±2,900 SF

LEASE RATE

\$1.00/SF/MO MG

HWY 49 TRAFFIC

±26,500 VPD

OCCUPANCY

IMMEDIATE

A light industrial unit combining open warehouse — oversized grade-level roll-up door, three-phase power, in-place pallet racking, and secure enclosed storage — with a finished office front, positioned directly on State Route 49 with dedicated building signage.

10101 STREETER ROAD, UNIT I

Auburn, CA 95602 · Nevada County

THE OFFERING

Tucker Commercial is pleased to present 10101 Streeter Road, Unit I, for lease — a rare opportunity to occupy a light industrial unit with direct Highway 49 frontage and dedicated signage above the entry, visible to $\pm 26,500$ vehicles per day. The unit is well suited to service providers and customer-facing light industrial users — contractors and trades, equipment sales and service, and distribution with a will-call or retail component — that need working warehouse behind a presentable front. $\pm 2,900$ square feet is available immediately at \$1.00 per square foot per month, modified gross.

THE WAREHOUSE

The warehouse is an efficient, open layout served by an oversized grade-level roll-up door and three-phase power. Industrial pallet racking is in place throughout and may remain or be removed at the tenant's election. A framed secure storage area is enclosed within.

THE OFFICE

The balance — approximately half the unit — is finished, conditioned office, arranged with a reception area, an open bullpen, and three private offices, served by two restrooms. Suspended acoustical ceilings, recessed lighting, and a front window line carry through the finished space.

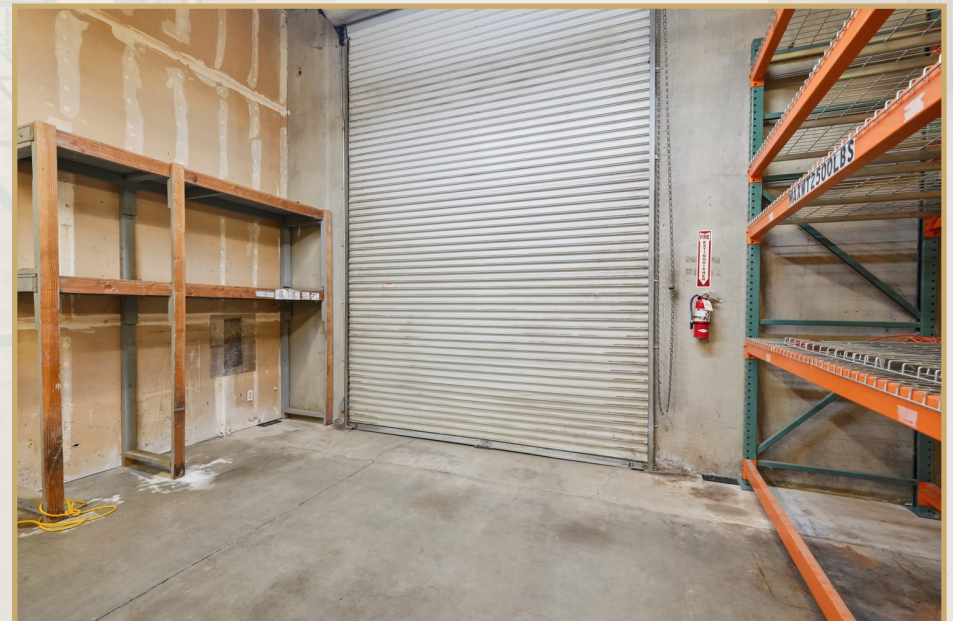
THE COMPLEX

10101 Streeter Road is a $\pm 23,374$ square foot multi-tenant industrial complex on ± 2.85 acres, built in 1982 and occupied by an established mix of light industrial and service tenants. Zoning is M1, unincorporated Nevada County.

LOCATION

The property is situated on Streeter Road at Highway 49 in southern Nevada County, approximately 10 miles north of Auburn and the Interstate 80 junction and 12 miles south of Grass Valley. Lake of the Pines, a gated community of just over 2,000 homes and more than 4,000 residents, lies ± 2 miles east. Unit I occupies the center of the highway-facing elevation with level, paved parking at the door.

[VIEW THE VIRTUAL TOUR](#)



SPECIFICATIONS

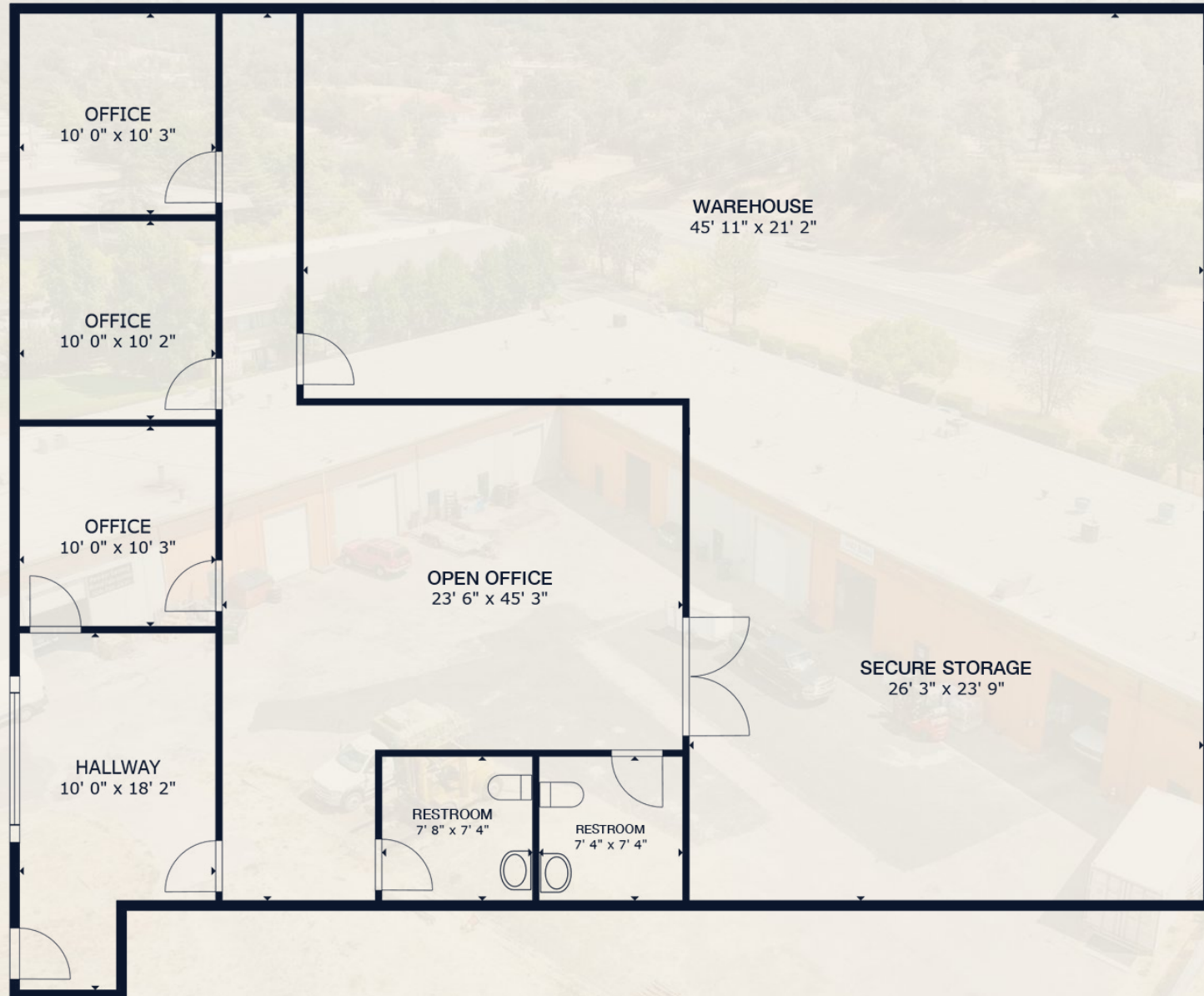
ADDRESS	10101 Streeter Road, Unit I, Auburn, CA 95602
COUNTY / APN	Nevada County · 057-210-006-000
AVAILABLE	±2,900 SF
WAREHOUSE	±50% of unit — open layout, pallet racking in place (may be removed)
ROLL-UP DOOR	Oversized grade-level, ±10' W × 14' H
POWER	Three-phase, 220V
SECURE STORAGE	Framed and enclosed area within the warehouse
OFFICE	±50% of unit — conditioned
OFFICE CONFIG	Reception, open bullpen, 3 private offices
RESTROOMS	Two
HWY 49 TRAFFIC	±26,500 vehicles per day (Caltrans)
ZONING	M1 — Light Industrial (SC combining district)
GENERAL PLAN	Industrial
BUILDING / SITE	±23,374 SF on ±2.85 acres · Built 1982
PARKING	Level, paved, on-site
LEASE RATE	\$1.00/SF/MO, Modified Gross (\$2,900 per month)
LEASE TERM	Negotiable
OCCUPANCY	Immediate

PROPERTY HIGHLIGHTS

- Efficient warehouse layout with industrial pallet racking in place; racking may be removed
- Oversized ±10' × 14' grade-level roll-up door
- Three-phase, 220V power
- Framed secure storage area within the warehouse
- Direct Highway 49 frontage — ±26,500 vehicles per day
- Dedicated signage above the entry, facing Highway 49
- ±50% conditioned office front — reception, open bullpen, three private offices
- Two restrooms serving the unit
- M1 light industrial zoning, unincorporated Nevada County
- Level, paved on-site parking at the door



±2,900 SF — WAREHOUSE / OFFICE



Plan and dimensions taken from the Matterport scan and are approximate. Room dimensions are measured to bounding walls and are not additive to the rentable area.



HIGHWAY 49 CORRIDOR

The property fronts State Route 49, the primary north–south corridor connecting Auburn and Grass Valley, where Caltrans measures $\pm 26,500$ vehicles per day. Unit I occupies the center of the building's highway-facing elevation, with dedicated signage above the entry and level, paved parking at the door.

Immediately east is Lake of the Pines — a gated community of just over 2,000 homes and more than 4,000 residents built around a 232-acre lake, marina, and golf course. Its households reach services and trades along this stretch of Highway 49. The Interstate 80 junction in Auburn is approximately 10 miles south; Grass Valley is approximately 12 miles north.

The complex is in unincorporated Nevada County under M1 light industrial zoning.

DISTANCES

LAKE OF THE PINES **±2 MI EAST**
2,000+ homes · 4,000+ residents

AUBURN / I-80 **±10 MI SOUTH**
via Highway 49

GRASS VALLEY **±12 MI NORTH**
via Highway 49

HIGHWAY 49 TRAFFIC

Caltrans Traffic Census — SR-49 at Wolf/Combie Roads

±26,500 VPD



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Auburn, CA 95602 · Nevada County

FOR LEASE · ±2,900 SF WAREHOUSE / OFFICE · \$1.00/SF/MO MG

Tyson Tucker

Principal

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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation is made as to its accuracy. Prospective tenants should conduct their own investigation.