

FOR SALE OR LEASE | TWO COMMERCIAL CONDO UNITS

155 SPRING HILL DR, UNITS 3&4
GRASS VALLEY, CA 95945

LOCATED OFF OF IDAHO MARYLAND RD
WITH QUICK AND EASY ACCESS TO HWY 49



Jason Huntoon

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Steve Park

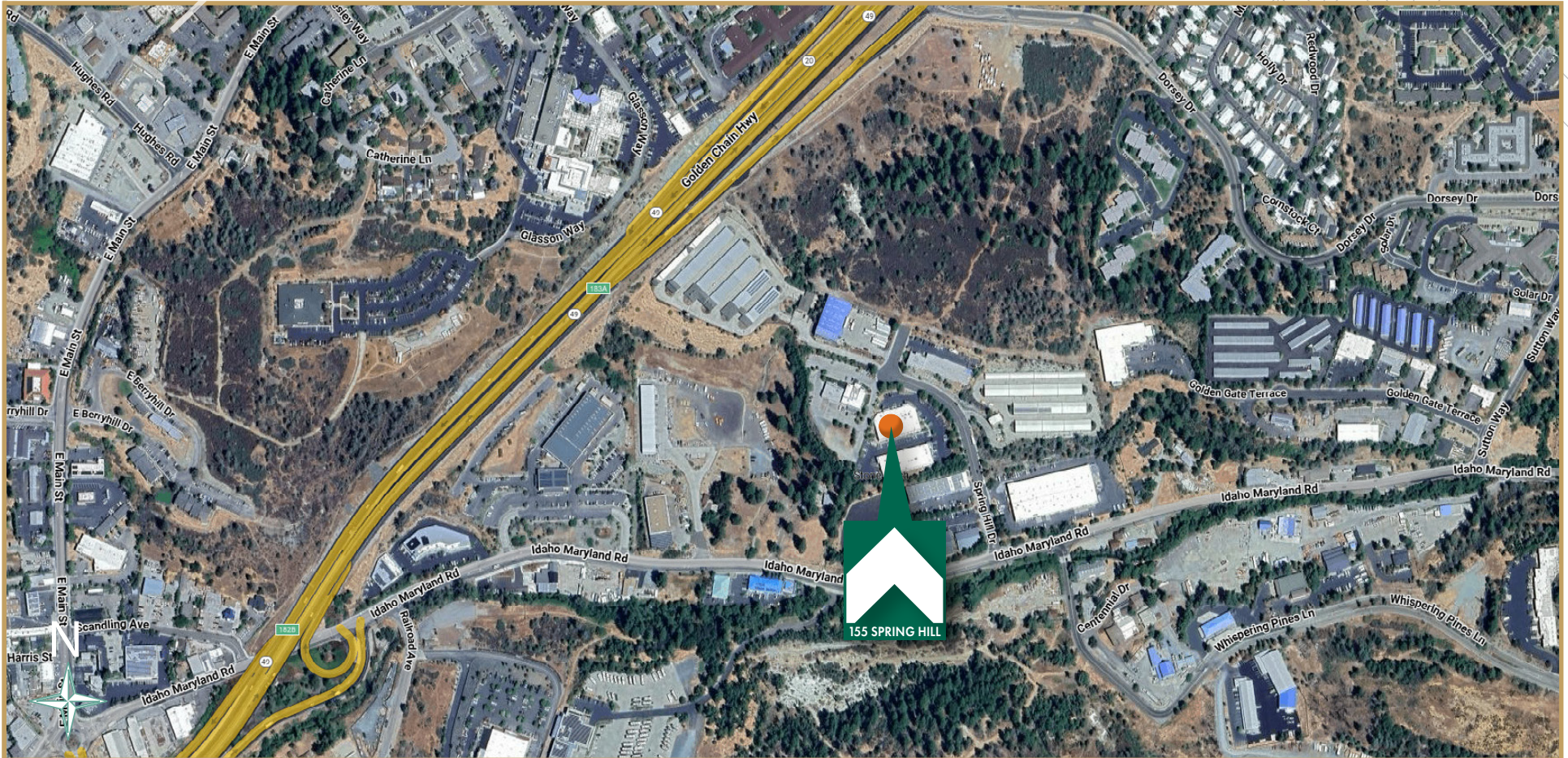
Sr. Vice President

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3400 Douglas Blvd, Suite 190,
Roseville, CA 95661



About the Property

155 Spring Hill Drive Units 3 & 4 are two contiguous commercial condo units totaling $\pm 13,576$ SF available for Sale or Lease. Unit 3 is currently divided into two rentable areas a $\pm 1,600$ SF high bay manufacturing space with a long-tenured month-to-month tenant and a $\pm 7,400$ SF space that is available. Unit 4 is $\pm 4,576$ SF on one level with ground floor access, that is fully leased.

Investment Highlights

- Ideal for Owner-User with Income in place or Investor looking for long term tenants
- Split Level Industrial / Commercial Condo Units
- New Roof in 2021
- Quick Easy Access to Hwy 49
- Strong Demographics
- Industrial Zoning

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EXECUTIVE SUMMARY

ADDRESS:

155 Spring Hill Drive, Units 3&4
Grass Valley, CA 95945

OFFERING PRICE:

\$1,750,000.00

LEASE RATE:

\$1.20/SF Per Month, Gross

BUILDING SF:

±13,576 SF Total
Unit 3: ±9,000 SF (±1,600 SF Leased)
Unit 4: ±4,576 SF (Fully Leased)

AVAILABLE SF:

Unit 3: ±7,400 SF

AVAILABLE OFFICE:

±4,000 SF Office / R&D Space

POWER:

3 Phase

CLEAR HEIGHT:

26'

GRADE LEVEL DOORS:

2 Roll Up Doors Total
(One in the Leased Portion)

ZONING:

M1 - Light Industrial

CONSTRUCTION:

Concrete Tilt-Up

YEAR BUILT:

2000

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PARCEL MAP

PARCEL MAP No. 03-09

155 SPRINGHILL DRIVE CONDOMINIUM AN INDUSTRIAL BUILDING CONDOMINIUM

BEING A DIVISION OF PARCEL 7 OF THE WOLF CREEK INDUSTRIAL PARK AS SHOWN IN BOOK 16 OF PARCEL MAPS AT PAGE 20, NEVADA COUNTY RECORDS, AND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 8 EAST, M.D.M., IN THE INCORPORATED CITY OF GRASS VALLEY, CALIFORNIA.
JUNE, 2004

NELSON ENGINEERING
Civil Engineering, Surveying & Land Planning
10128 Commercial Ave., Suite 107 Grass Valley, CA 95944
925 438-1963 Fax: (925) 628-4662

SCALE: 1" = 30'

NOTES:

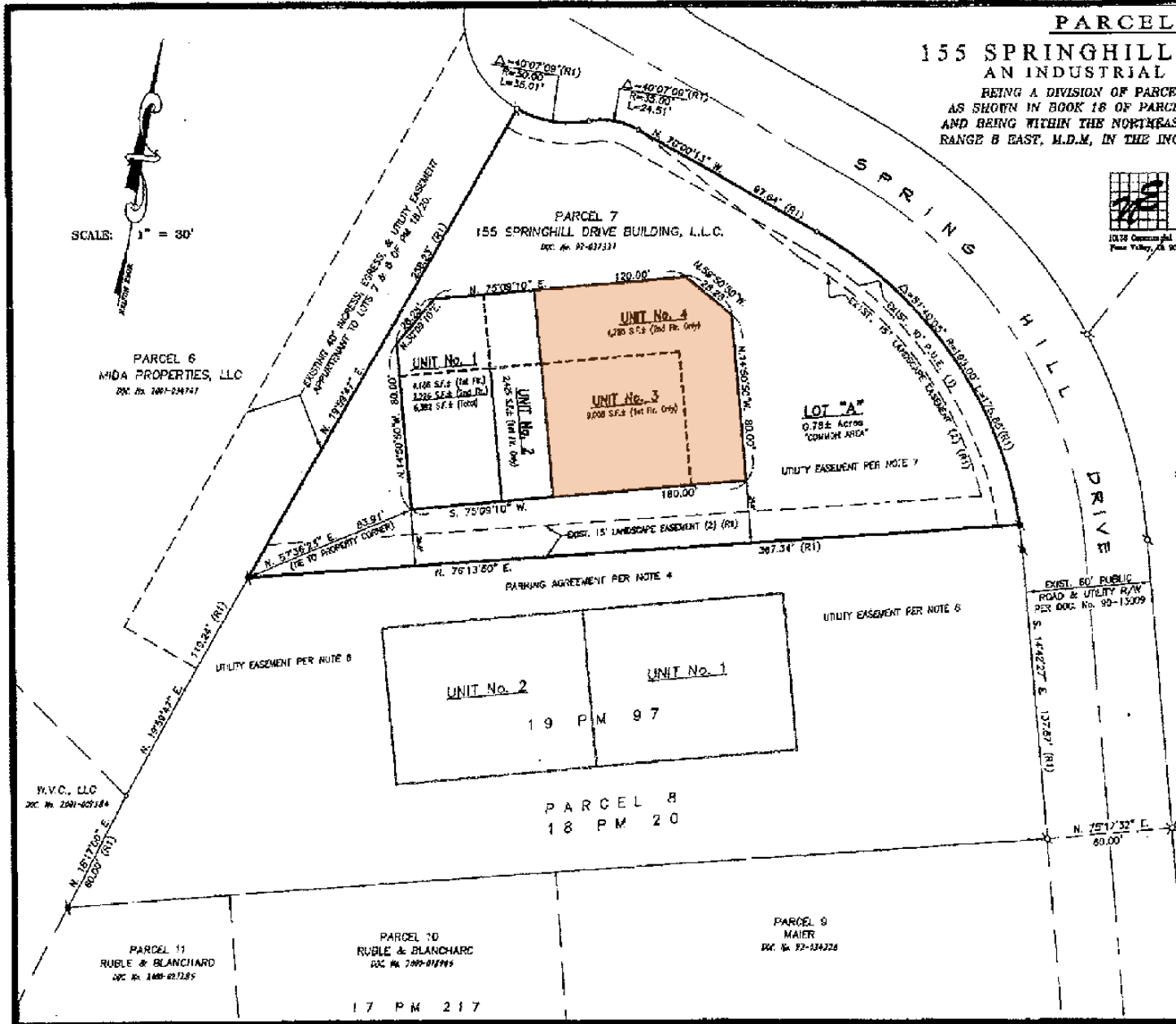
- CURRENT BESTING DEED HELD BY: 155 SPRINGHILL DRIVE BUILDING, LLC, A LIMITED LIABILITY COMPANY FOR DOCUMENT No. 93-031331 RECORDED 10/19/1999, O.R.
- THE EXACT LOCATION OF THE FOLLOWING EASEMENTS ARE NOT DEFINED OF RECORD: A SEWER LINE EASEMENT TO CALDEX INDUSTRIAL PER DEED RECORDED JULY 14, 1977 IN BOOK 1827 AT PAGE 234, O.R.
- TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS EXERCISED BY THE WOLF CREEK INDUSTRIAL PARK, A CALIFORNIA PARTNERSHIP AND RESO, INC., RECORDED NOVEMBER 22, 1985 AS DOCUMENT No. 85-27773, O.R.
- COVENANTS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT REGARDING PARKING EASEMENT FOR ADJOINING PARCEL 6 OF SAU PARCEL MAP, RECORDED AUGUST 25, 1998 AS DOCUMENT No. 98-030573, O.R.
- COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "SPRINGHILL CONDOMINIUM" ARE BEING RECORDED CONCURRENTLY BY DOCUMENT 2004-003111-CO., O.R.
- EXISTING BLANKET UTILITY EASEMENT OVER PARCEL 8 FOR ADJOINING PARCEL 7 OF PARCEL MAP IN BOOK 18 AT PAGE 20 OF PARCEL MAPS, RECORDED 12/18/2002 AS DOCUMENT No. 2002-0062657, O.R.
- EXISTING BLANKET UTILITY EASEMENT OVER PARCEL 7 FOR ADJOINING PARCEL 8 OF PARCEL MAP IN BOOK 18 AT PAGE 20 OF PARCEL MAPS, RECORDED 12/18/2002 AS DOCUMENT No. 2002-0062658, O.R.

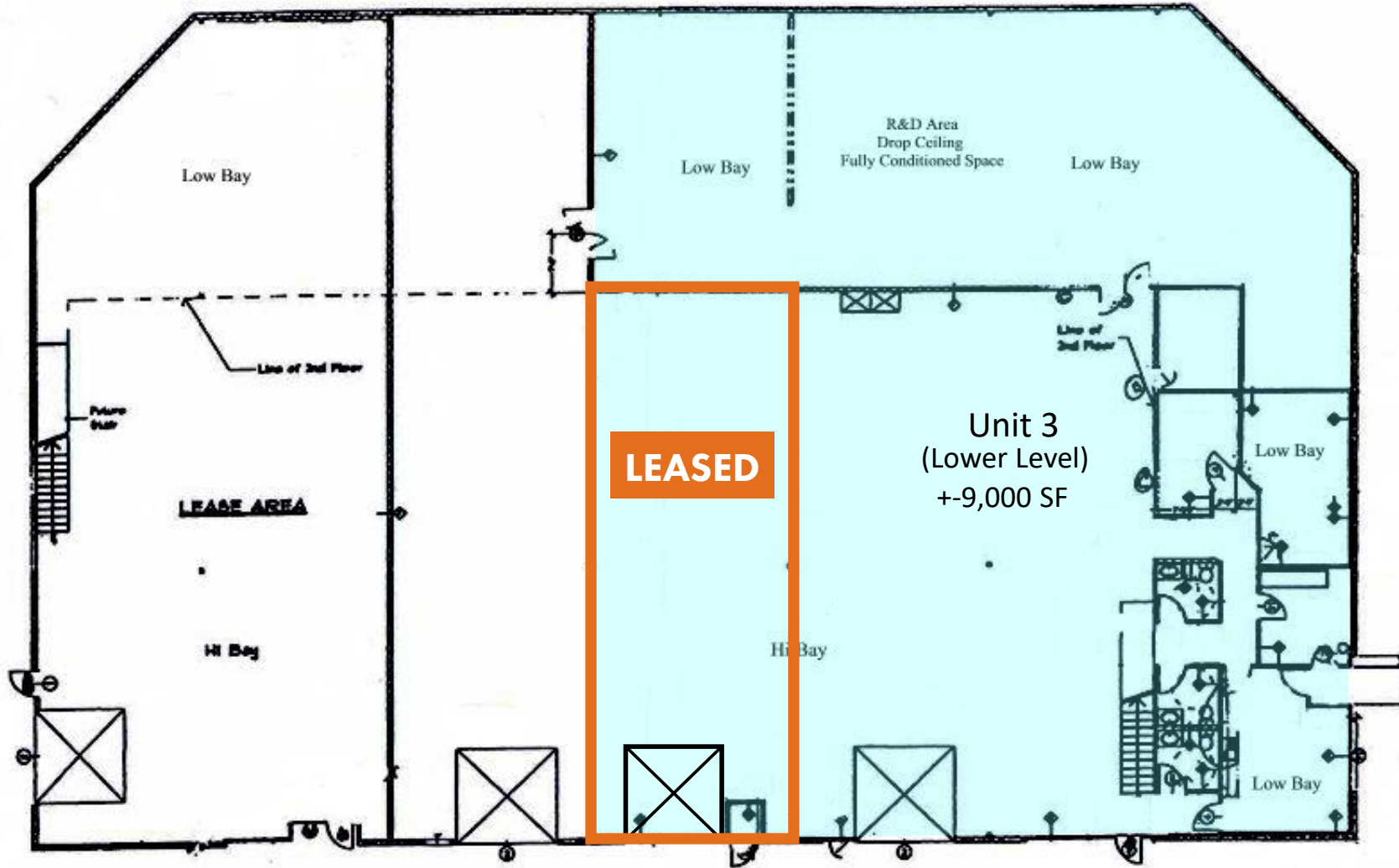
BASIS OF BEARING:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THE PARCEL MAP RECORDED ON APRIL 30, 1990 IN BOOK 18 OF PARCEL MAPS AT PAGE 20, NEVADA COUNTY RECORDERS OFFICE.

LEGEND:

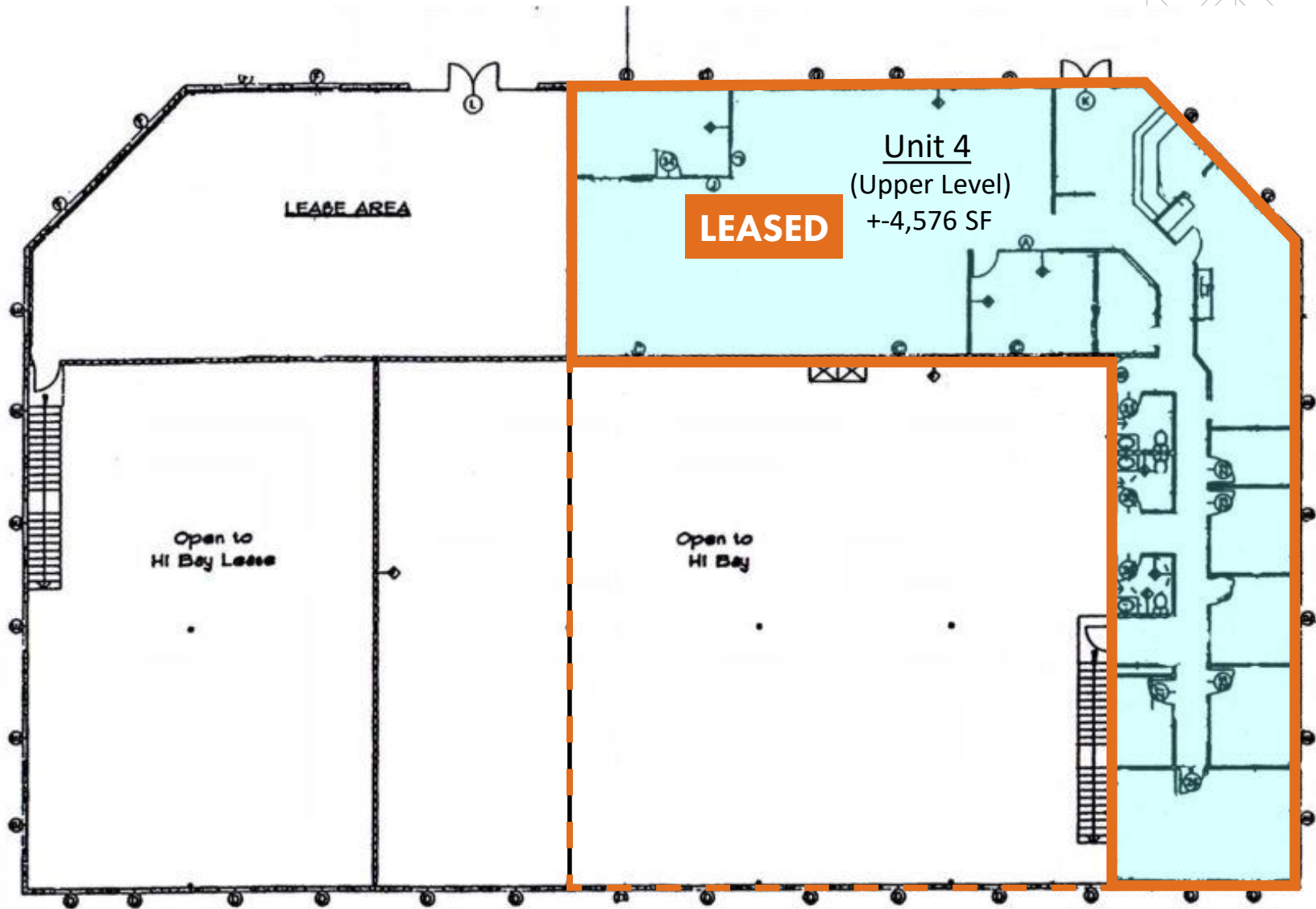
- # ... FOUND 1/4" REBAR, WITH PLASTIC CAP P.L.S. 5921 (PER 18 PM 97)
- ST ... FOUND 5/8" REBAR TAGGED RCE 10660 (PER 18 PM 20)
- XX ... FOUND 3/4" IRON PIPE, TAGGED RCE 14660 (PER 18 PM 20)
- o ... NOTHING FOUND, NOTHING SET.
- P.U.E. ... PUBLIC UTILITY EASEMENT
- (1) ... EXISTING PUBLIC UTILITY EASEMENTS (P.U.E.) PER DOC.'s No. 85-22210, 90-13009, 90-13011, 90-13212, 90-13013, & 90-73014.
- (2) ... EXISTING 18-FOOT WIDE LANDSCAPE EASEMENT PER 88-25303.
- (RI) ... RECORD INFORMATION PER 18 PM 20.





MAIN LEVEL FLOOR PLAN

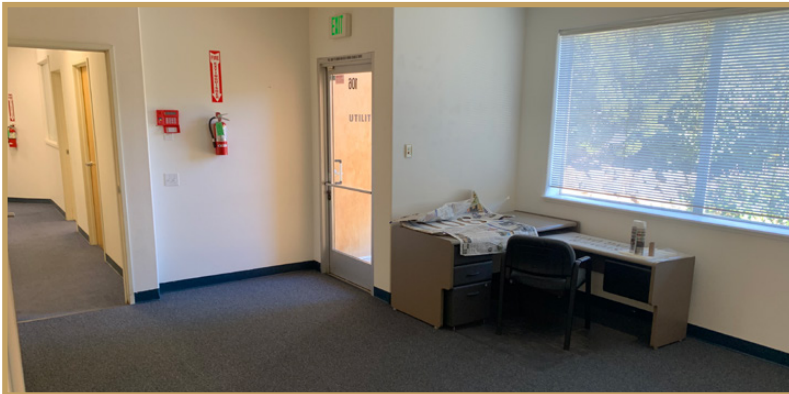
155 Spring Hill Rd., Grass Valley



UPPER LEVEL FLOOR PLAN 155 Spring Hill Rd., Grass Valley

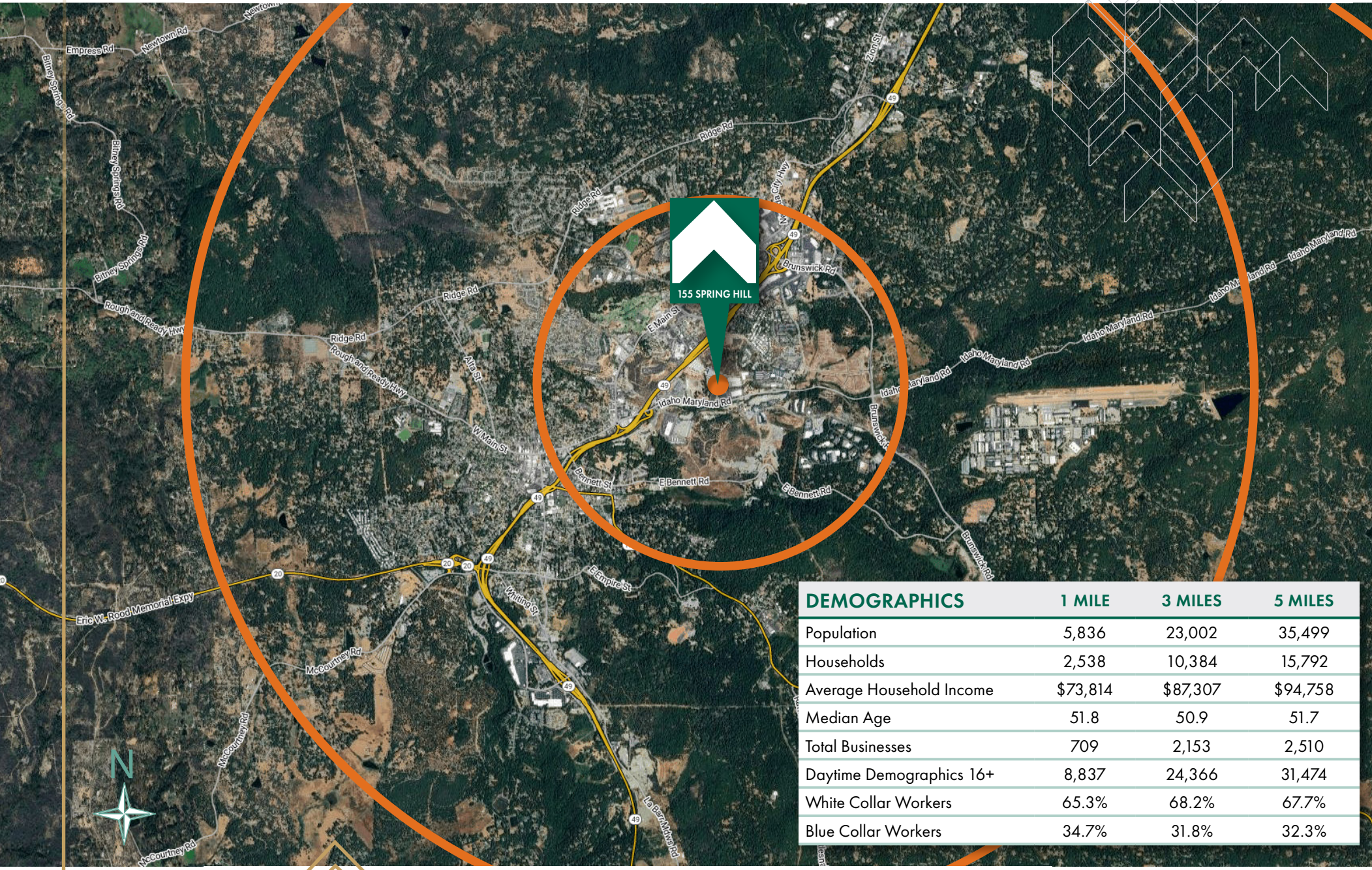
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PROPERTY PHOTOS



FOR SALE OR LEASE | 155 SPRING HILL DR

DEMOGRAPHIC REPORT



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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

www.tricommercial.com