

12150 CHARLES DRIVE UNIT 2

GRASS VALLEY, CA 95945 · LOMA RICA INDUSTRIAL PARK

PRICE	PRICE/SF	SIZE	TYPE
\$265,000	\$168/SF	±1,577 SF	Industrial Condo

Open ±16' clear warehouse with small private office and restroom, freshly painted with new carpet and painted concrete floors. 10'x10' grade-level door and 200A 3-phase power. Also available together with adjacent Unit 1A.

12150 CHARLES DR, UNIT 2

Grass Valley, CA 95945 · Loma Rica Industrial Park

Sale Price	\$265,000
Price Per SF	\$168/SF
Size	±1,577 SF
APN	006-910-004-000
Property Type	Industrial Condo
Clear Height	±16' (Warehouse)
Zoning	M1 (Light Industrial)
Power	200A, 3-Phase
Grade Level Door	10'x10'
Restrooms	1
OA Responsibilities	Roof / Parking / Landscaping / Ins.
OA Dues	\$259.15/MO

HIGHLIGHTS

- ±1,577 SF open warehouse with private office
- ±16' clear height in warehouse area
- 10'x10' grade-level roll-up door
- 200-amp, 3-phase power
- Freshly painted, new carpet, painted concrete floors
- Low-maintenance ownership structure



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation is made.

PROPERTY OVERVIEW

Tucker Commercial is pleased to present 12150 Charles Drive, Unit 2, a $\pm 1,577$ SF industrial condominium in the Loma Rica Industrial Park, Western Nevada County's primary industrial submarket. The unit consists of an open warehouse with $\pm 16'$ clear height, a small private office, and a restroom, suitable for warehouse, light manufacturing, or service uses.

The unit has been recently refreshed with new interior paint, new carpet in the office, and painted concrete warehouse floors. Warehouse access is provided by a 10'x10' grade-level roll-up door, and the unit is served by 200-amp, 3-phase power. The owners' association maintains the roof, parking areas, landscaping, and building insurance, providing a low-maintenance ownership structure for an owner-user or investor. Current OA dues are \$259.15 per month.

Unit 2 may be purchased together with the adjacent Unit 1A ($\pm 1,868$ SF) for a combined $\pm 3,445$ SF at \$555,000.



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TYSON TUCKER

Principal · (530) 470-6090 · tyson@tjtcree.com · DRE #01804034

TJTCRE.COM

Corp DRE #02431288