FOR SALE

±8,186 SF on ±1.45 AC



455 PLACERVILLE DR.

PLACERVILLE, CA 95667

GREAT OWNER USER PROPERTY

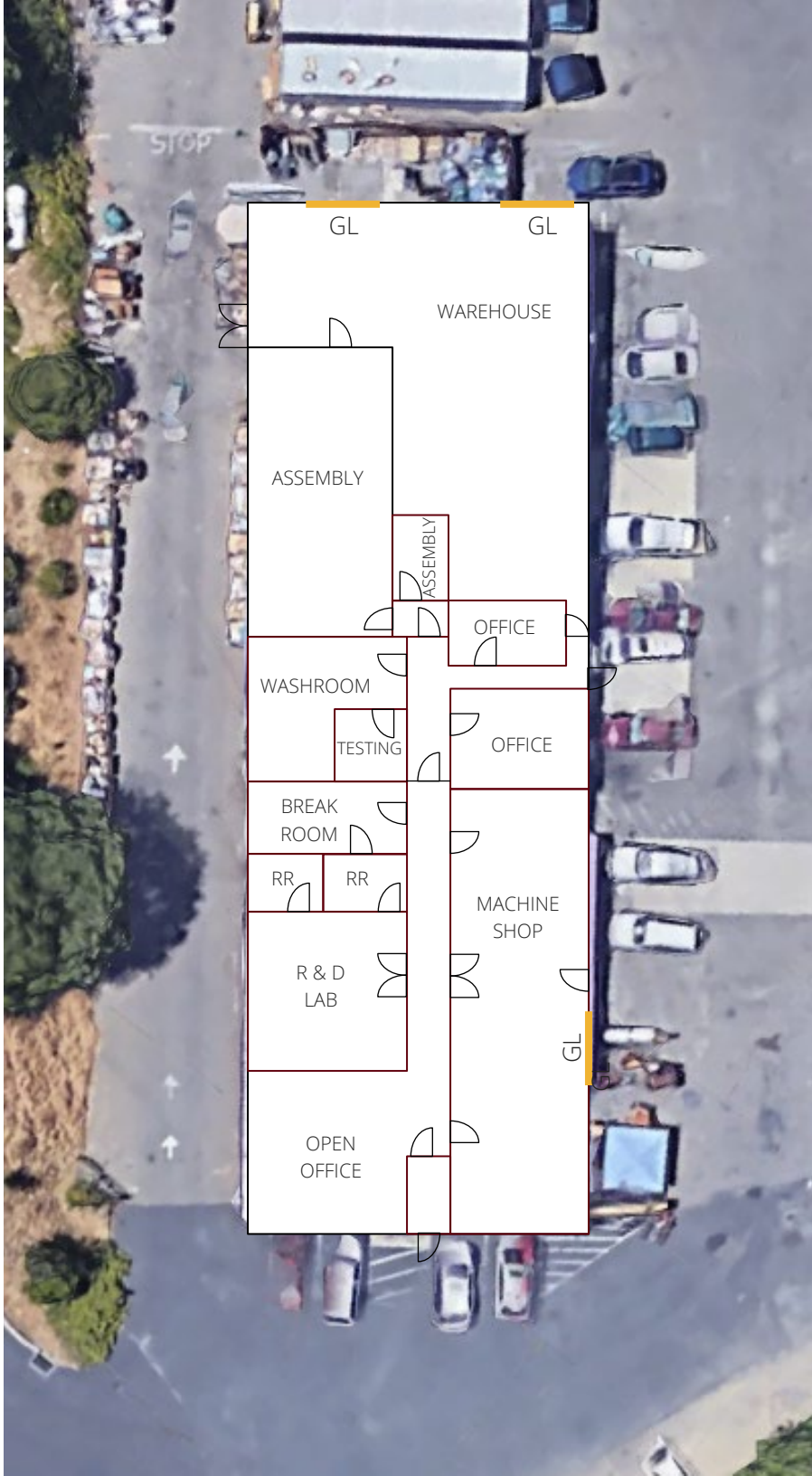
THE SALVATION ARMY

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

The subject property, which was originally constructed in 1955, is an 8,186 SF industrial building on a 1.5-acre lot in the town of Placerville, CA. This property is best suited for an owner-user.

Building Size:	±8,186 SF
Office Area:	±4,000 SF
Site Area:	±1.45 AC (63,162 SF)
Clear Height:	15’
Loading:	1 GL
Parking:	12.82/1,000 SF
Year Built:	1955
Zoned:	Retail, R&D, Warehouse
Flood Zone:	AE
APN:	323-400-004
Sale Price:	Contact Broker



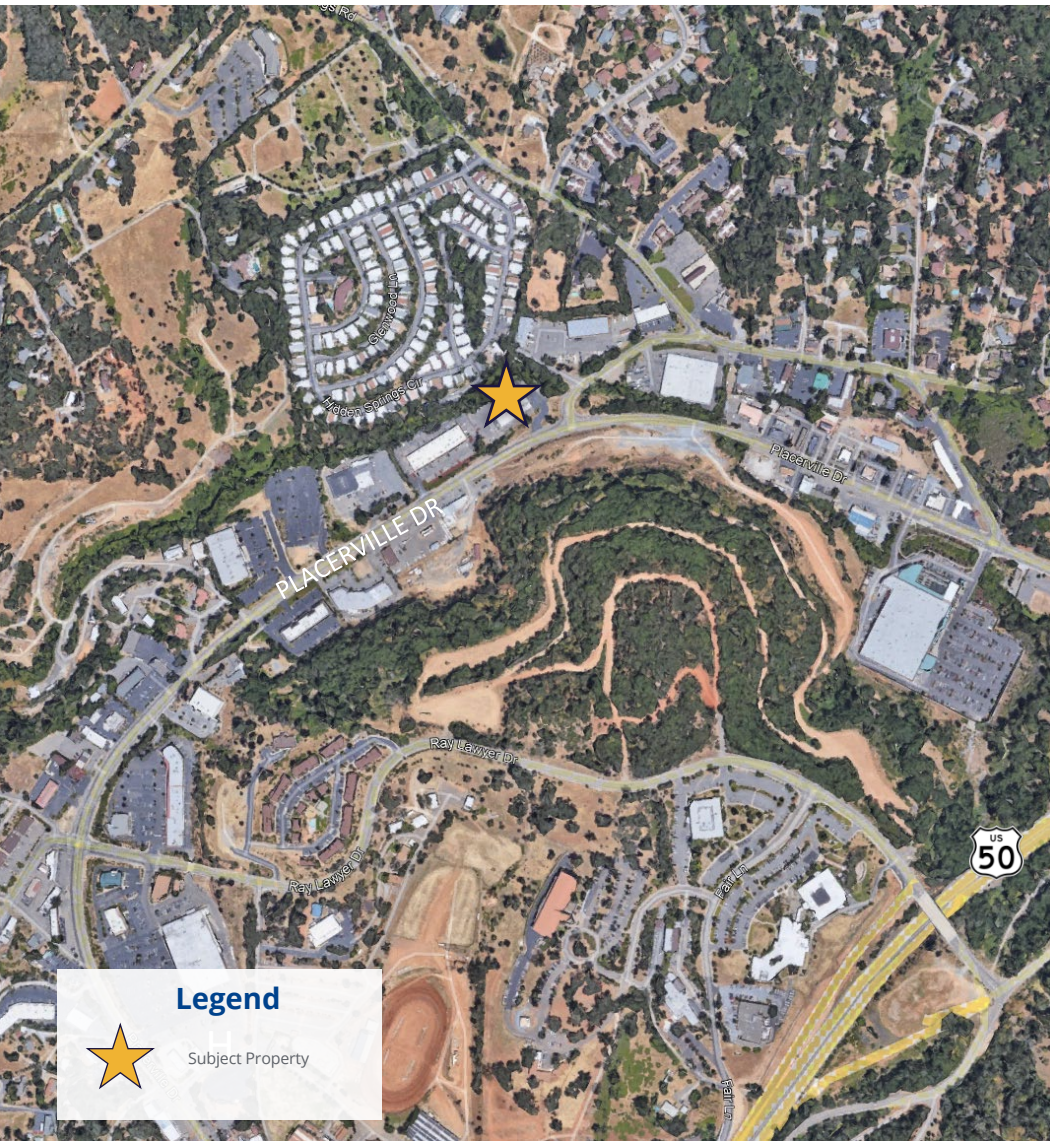

455 PLACERVILLE DR | PLACERVILLE, CA

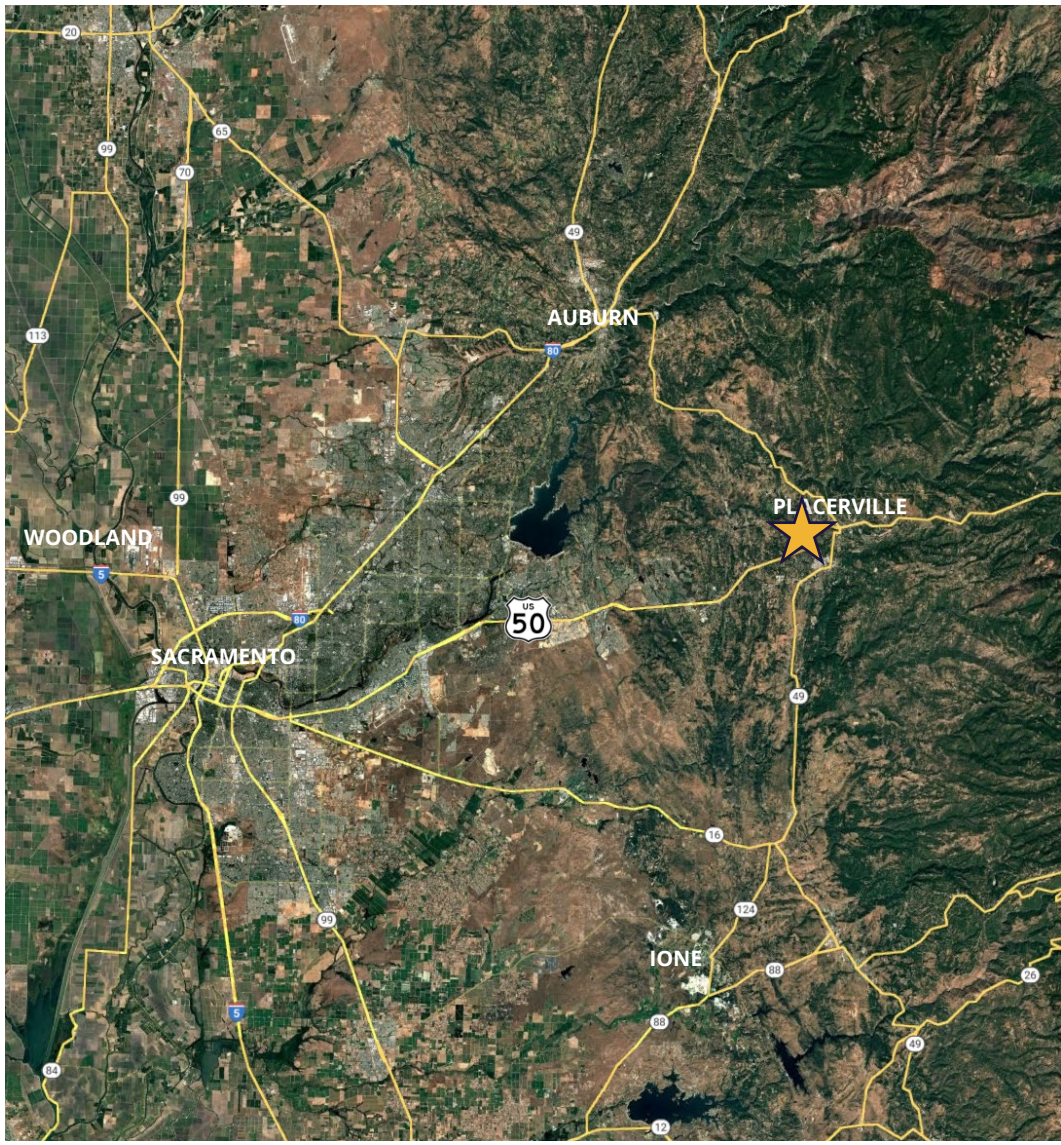





455




PLACERVILLE DR
Placerville Dr
Ray Lawyer Dr
Ray Lawyer Dr
Fair Ln
Fair Ln
Hidden Springs Ct
Glenwood Ln
US 50
Legend
Subject Property


AUBURN
PLACERVILLE
WOODLAND
SACRAMENTO
IONE
US 50

AREA MAP

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