



# FOR SALE

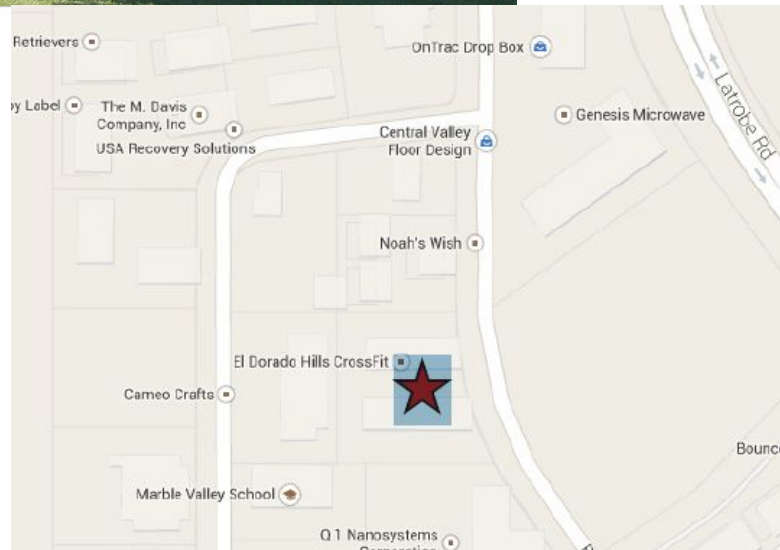
4970 Robert J. Mathews Parkway  
El Dorado Hills, CA 95762

BUILDING CONTAINS WAREHOUSE, FLEX, AND OFFICE CONDOS



## PROPERTY HIGHLIGHTS

- Units can be Leased or Purchased
- Condo-Plan in place with REA
- Maximum Contiguous space is +/- 11,518 RSF
- Two Warehouse Units available (subject to existing leases)
- Sound board on all existing demising walls and between office and warehouse spaces
- Three Flex Units Available (subject to existing leases)
- One Office Unit Available (subject to existing lease)
- Estimated NNN costs \$0.22/SF/Month
- Roof Insulated
- 200 Amp (Three Phase) in all units (except 130)
- Comcast Fiber, Comcast Cable, and AT&T in Common Power Room



For more information, please contact:

**BOB KUHL**

Director

KW Commercial

Cell: 916.947.5060 Office: 916.235.9885

**bob@bobkuhl.com**

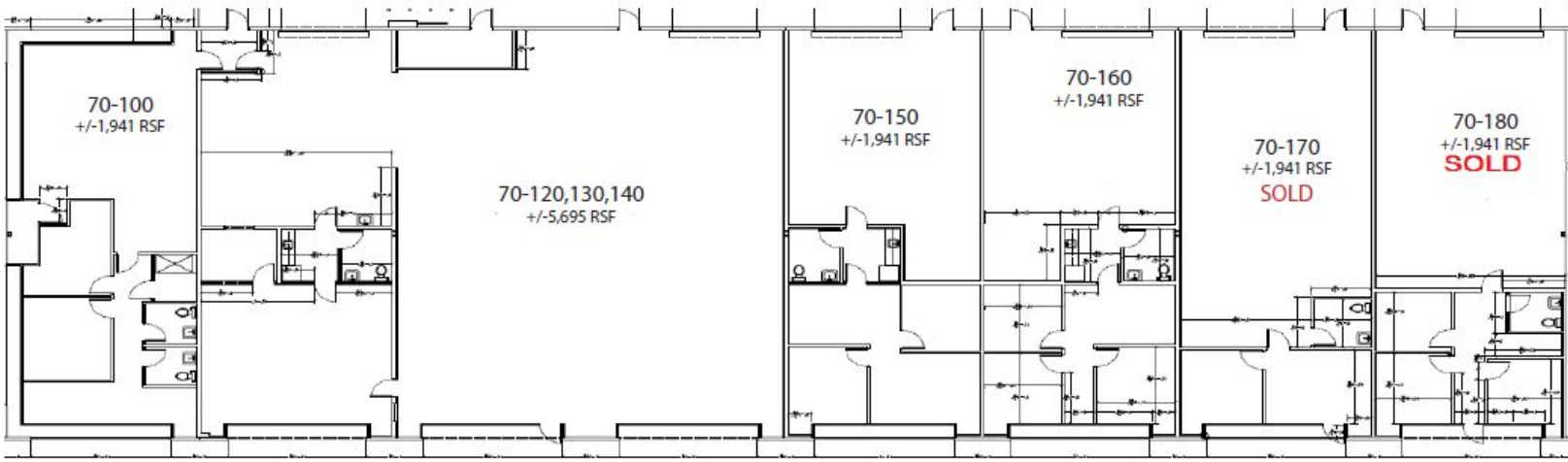
BRE Lic. # 606862

[www.bobkuhl.com](http://www.bobkuhl.com)

KW Commercial | 548 Gibson Drive, Ste 200 | Roseville, CA 95661 | 916.788.8800 | License #1272617

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

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**4970 RJM**

UNIT	70-100	70-120	70-130*	70-140	70-150	70-160	70-170	70-180
ACTUAL U-SQ. FOOTAGE OF UNIT	1,925	1,925	1,797	1,925	1,925	1,925	1,925	1,925
PRORATION OF POWER ROOM	16	16	16	16	16	16	16	16
SQ. FOOTAGE OF UNIT	1,941	1,941	1,813	1,941	1,941	1,941	1,941	1,941
PRICE / SF	\$ 212	\$ 219	\$ 183	\$ 199	\$ 221	\$ 213	SOLD	SOLD
PRICE	\$ 411,492	\$ 426,000	\$ 331,779	\$ 386,877	\$ 428,961	\$ 413,433	SOLD	SOLD

\* Square Footage reduced by 128 SF for Power Room and prorated to all units.  
 \*\* Income & Expense and Tenant information available upon request and subject to a confidentiality agreement.  
 \*\*\* All square footages referenced here are approximate. Condo unit and Lease square footages may vary as Leases may contain common area proration.

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