

# Flex/R&D/Manufacturing Space For Lease

5000 Robert J. Mathews Pkwy

El Dorado Hills, CA



## Property Size: ±31,200 SF

As exclusive agent, I am pleased to offer the following space:



- ◆ ±10,400 SF Office Space/±20,800 SF Warehouse/Tech/ Manufacturing Space
- ◆ 2.24 KW Solar System
- ◆ Fully Conditioned Warehouse/Manufacturing and Drop Ceiling Tech Space
- ◆ Dock High and Grade Level Doors
- ◆ Heavy Power with 2,000 Amps, 480 Volt, 3 Phase Service
- ◆ 14 KW Back-up Diesel Generator
- ◆ Class 1,000 Clean Room
- ◆ Natural Gas to building
- ◆ Building Monument Signage
- ◆ 3.01 Acre Site allows for Potential Future Expansion
- ◆ Compressed Air Distributed throughout Facility
- ◆ Ideal Tech/R&D/Manufacturing Space
- ◆ Competitively Priced



Peter Winterling 916.569.2342 [pwinterling@ngkf.com](mailto:pwinterling@ngkf.com) CA RE License #00992375

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17-0978 • 01/19

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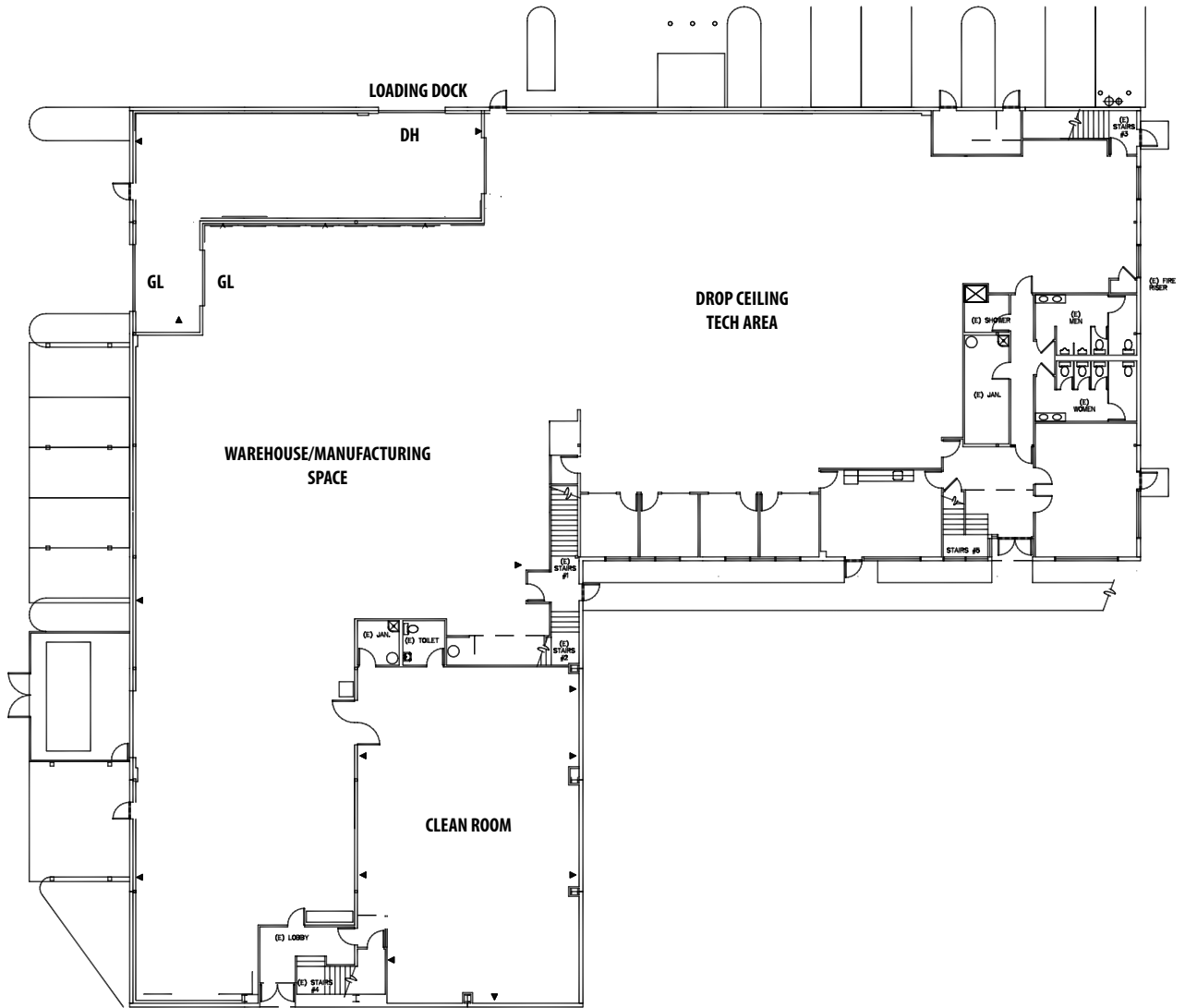
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## FIRST FLOOR



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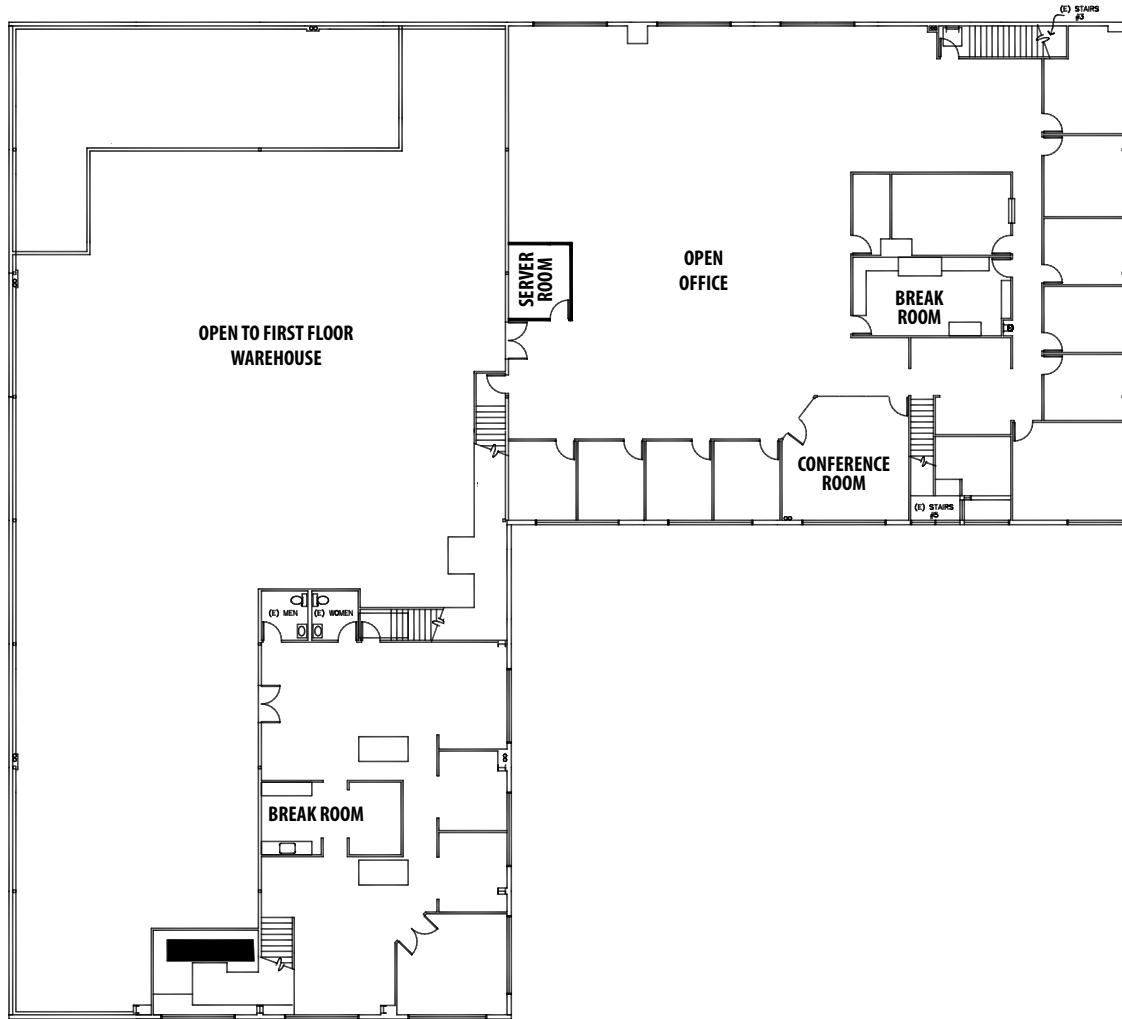
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## SECOND FLOOR



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