

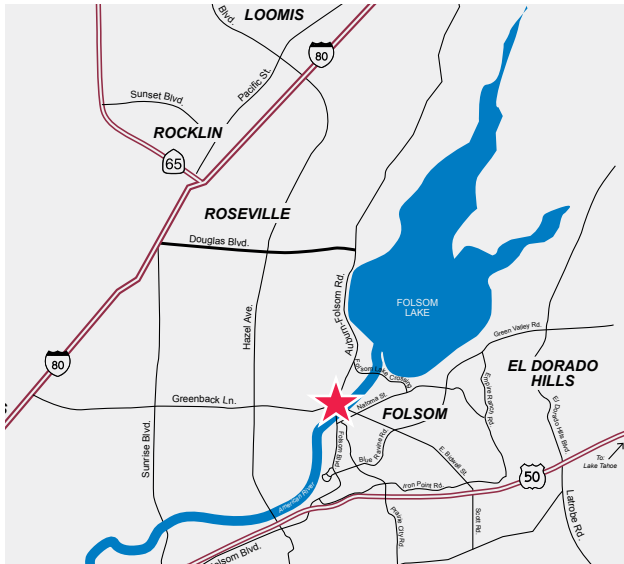
For Sale or Lease (Build-to-Suit)

104A Woodmere Road, Folsom



Property Size: ±6.15 Acres

As exclusive agents, we are pleased to offer the following space:



- ◆ Asking Price: \$4,050,000.00 (\$15/SF)
- ◆ Land Use: C-3 Commercial District
- ◆ Zoning: M-1 Light Industrial District
PD Planned Development
- ◆ Wide Range of Permitted Uses:
Business & Professional Office (up to 4 stories not to exceed 50')
Medical & Dental Offices
Assembly - Light Manufacturing
Manufacturing
- ◆ Adjacent to Lake Natoma and American River Bike Trail
- ◆ Nearby amenities (i.e., Dos Coyotes, Wells Fargo, Jamba Juice, La Bou, Mels Diner and Knee Deep Brewery)
- ◆ Planned for either a 2-story, 100,000 RSF or two (2) 50,000 RSF 2-story buildings.



Craig Brinitzer 916.569.2311 CBrinitzer@ngkf.com CA RE License #00928221
Todd Eschelman 916.569.2347 TEschelman@ngkf.com CA RE License #01051148

980 Ninth Street, Suite 2500, Sacramento, CA 95814

www.ngkf.com

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18-0967-08/18

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TENANTS	AMENITIES
1. Verizon	1. Dominick's Deli
2. Sierra Nevada Corp.	2. It's A Grind
3. Business Central	3. Jamba Juice / Wells Fargo
4. PowerSchool	4. Dos Coyotes / La Bou
5. Mercury Insurance	5. Knee Deep Brewery
6. Agilent Technologies	
7. L3 Communications	
8. Aerojet	
9. Alteryx	
10. Dokken Engineering	
11. e-Republic	
12. Inductive Automation	
13. Kemper Insurance	
14. Western Area Power	



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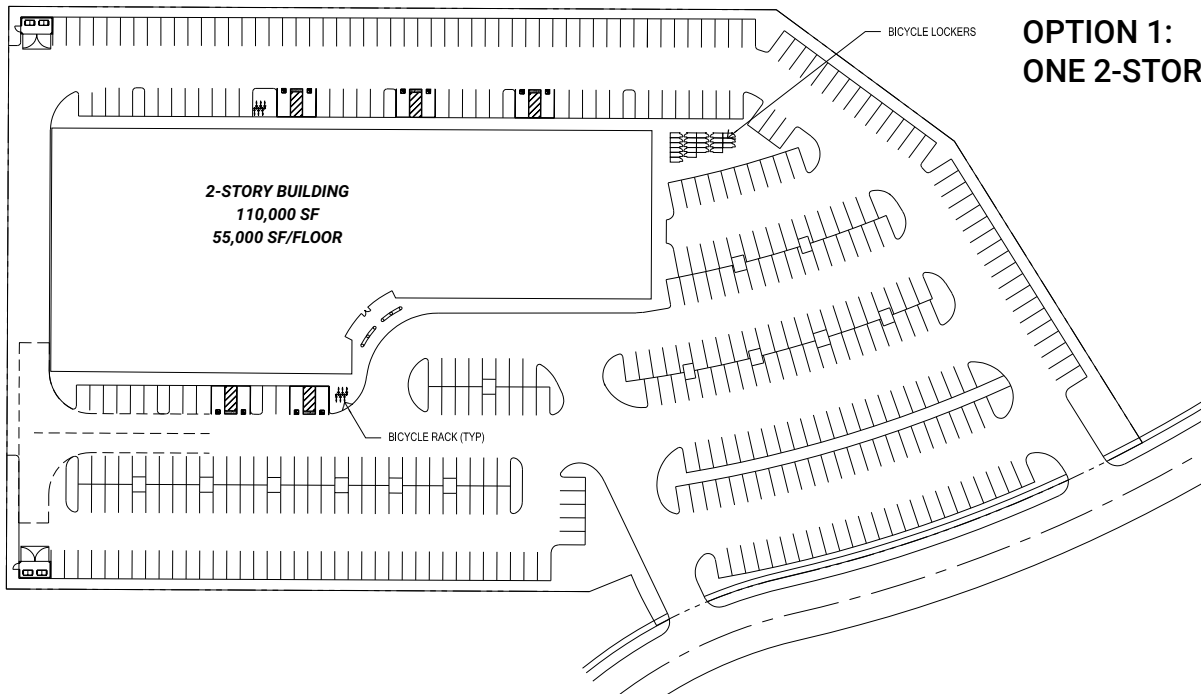
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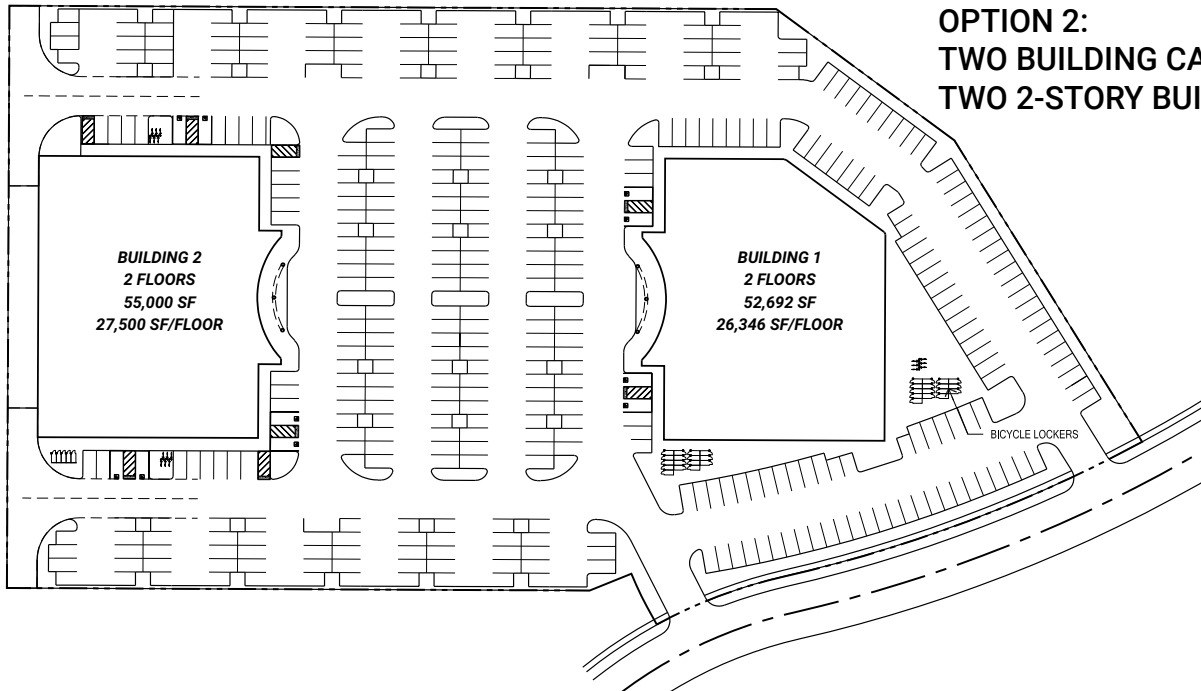
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**OPTION 1:
ONE 2-STORY BUILDING**



**OPTION 2:
TWO BUILDING CAMPUS
TWO 2-STORY BUILDINGS**



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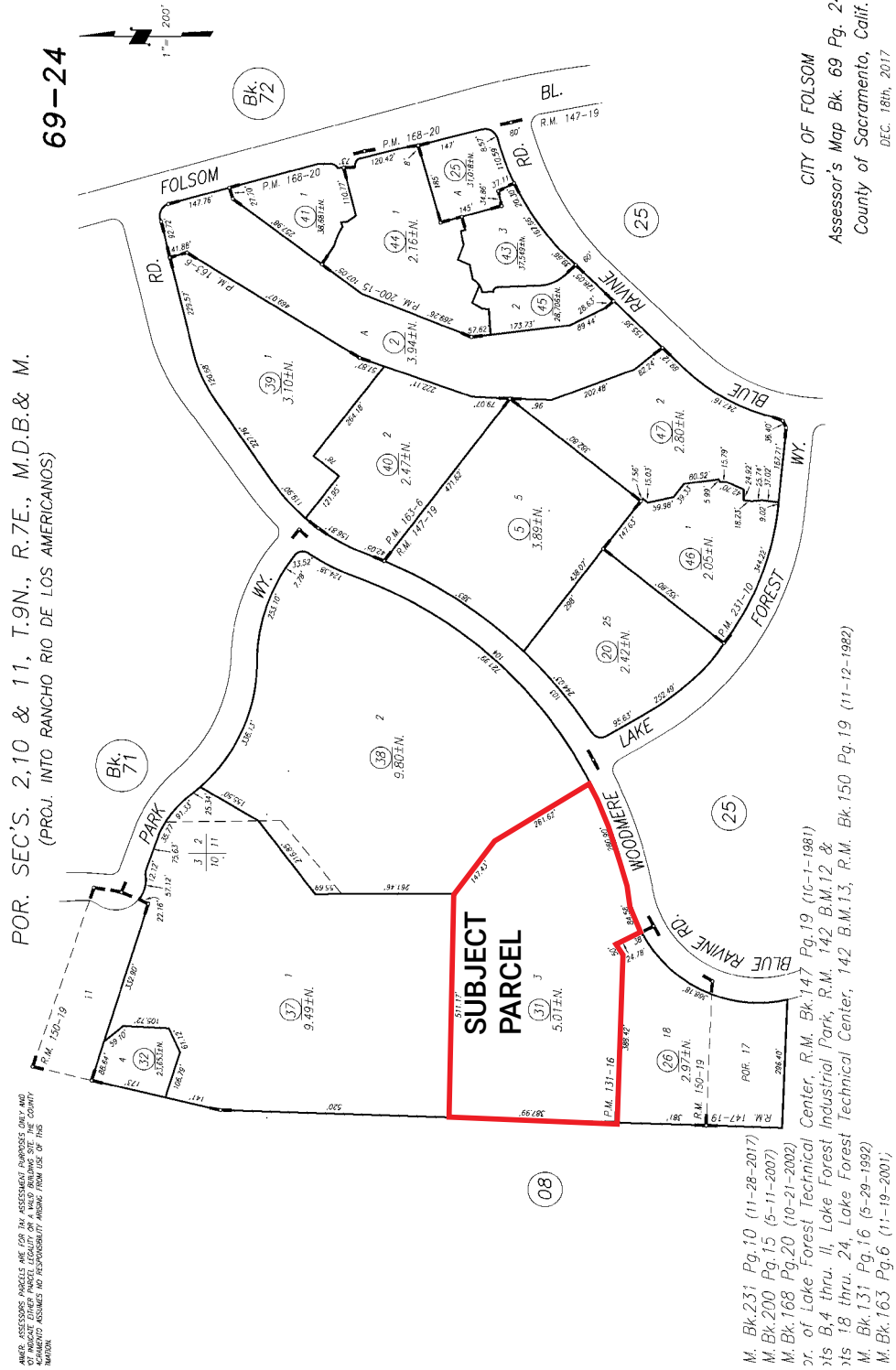
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