

Free-span Shop/Flex Space with Bright Corner Office  
12257 - 12263 LOMA RICA DRIVE, GRASS VALLEY, CA 95945

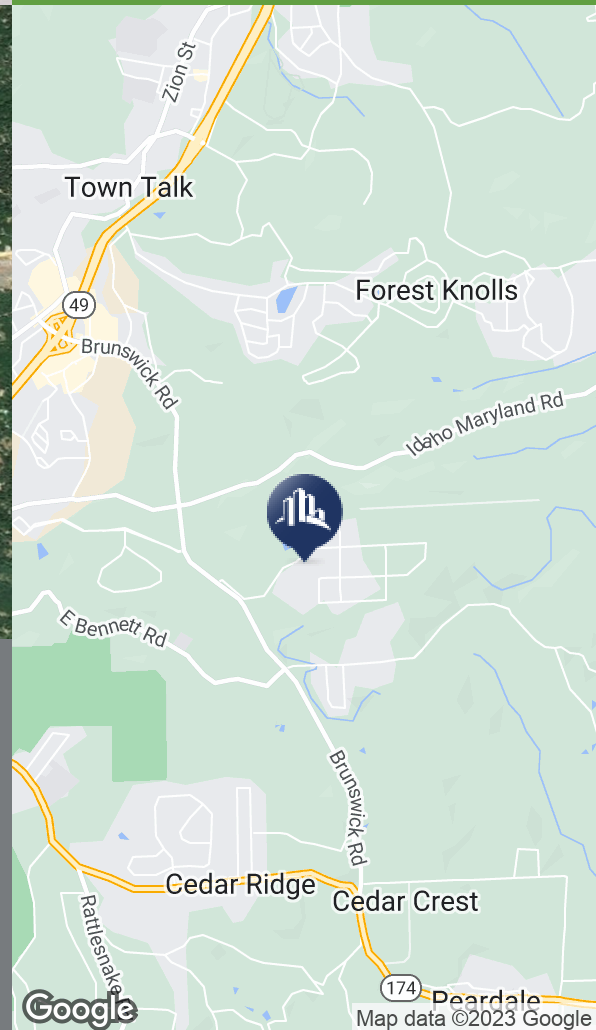
**FOR LEASE**

Industrial Property



## UNITS AVAILABLE

SIZE	LEASE RATE
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## PROPERTY FEATURES

- Prime corner unit with 750 SF office and 3750 SF shop.
- Like new condition, built in 2008.
- Low maintenance concrete, steel and metal construction.
- Flexible Light Industrial zoning allowing wide range of uses.
- High 3-phase power, 12'x14' roll-up, fully conditioned shop.
- Efficient usable space with no interior columns.



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

**Lock Richards**  
PRESIDENT/BROKER  
530.470.1740  
[lock@highlandcre.com](mailto:lock@highlandcre.com)  
CalDRE #01302767

Each office independently owned and operated.

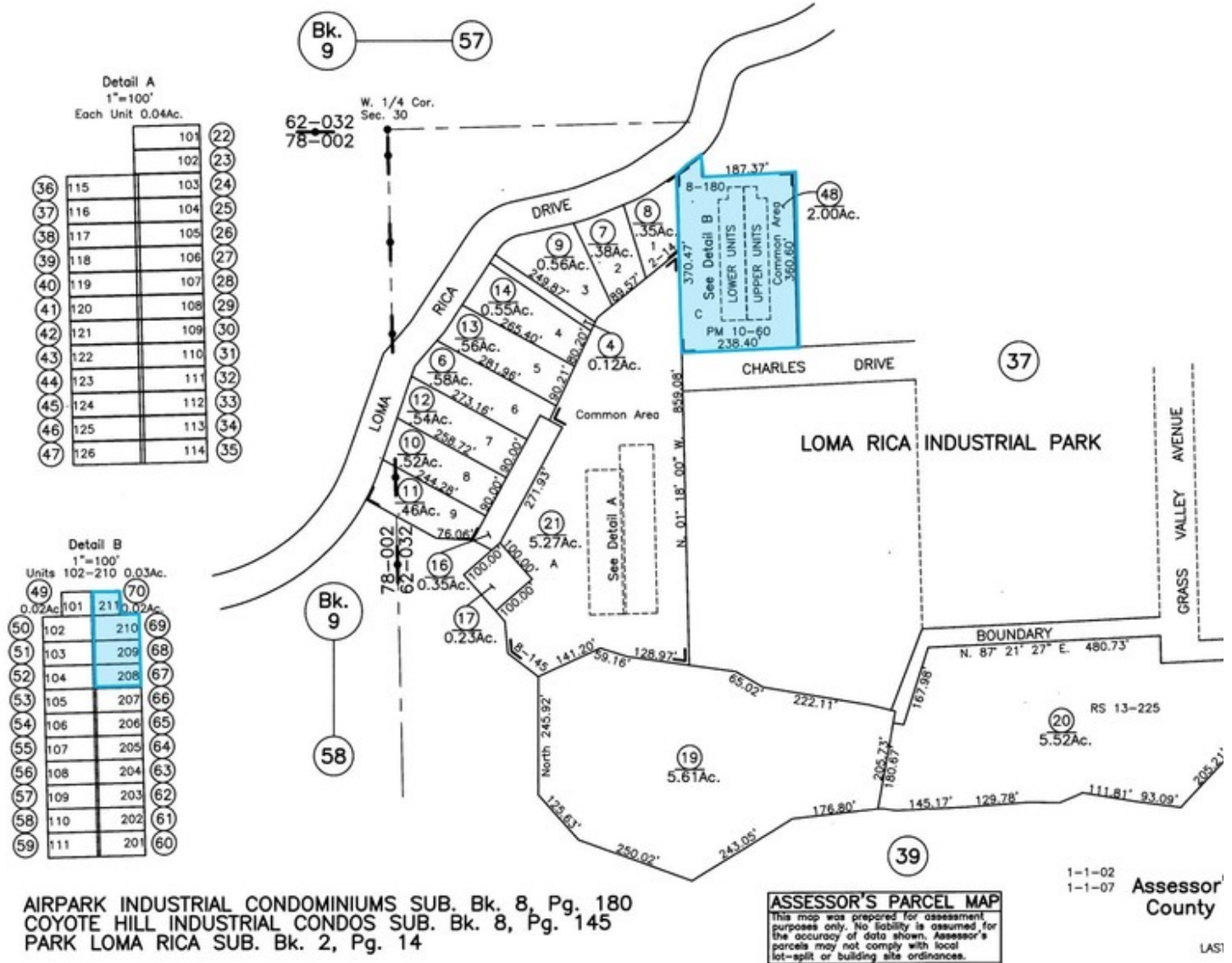
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PTN. S.W. 1/4 SEC. 30, T. 16 N., R. 9 E., M.D.B. & M.

10x Area  
62-0.



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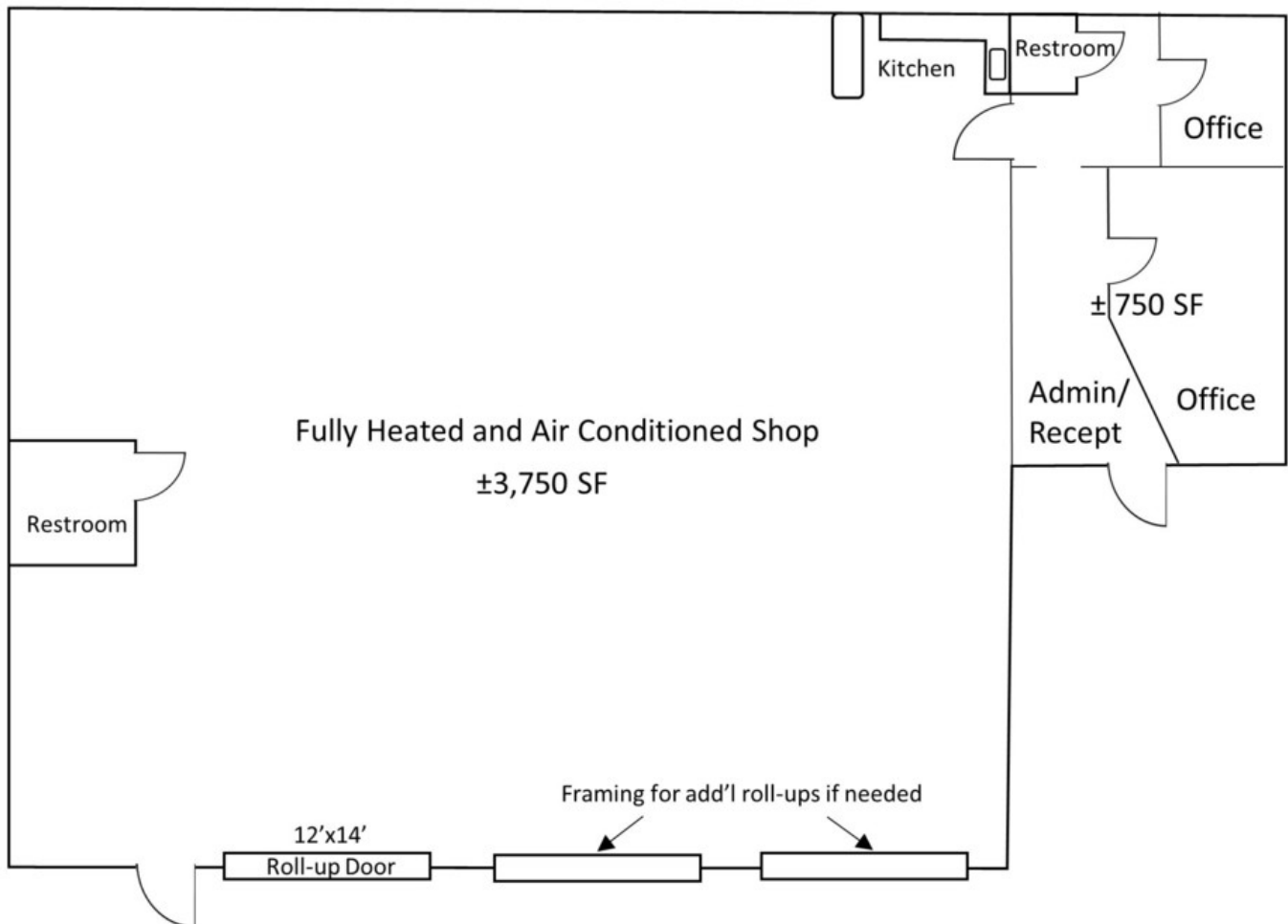


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