



# FOR SALE

4919 Windplay Drive,  
El Dorado Hills, CA 95762

ASKING \$2,061,648.00 (\$206.00/SF)



## PROPERTY HIGHLIGHTS

- +/-10,008 SF Condo Unit for Purchase
- Purchase Price is \$2,061,648.00 (\$206/SF)
- Two Sierra Association in Place
- Estimated CAM \$0.18/SF/Month (including Property Taxes)
- Four Ground Level Roll-Up Doors
- 20 Ft Clear Height
- Maximum Contiguous space is +/-10,008 RSF,(subject to existing leases)
- Office and Warehouse is current build-out.

For more information, please contact:

**BOB KUHLM**

Director

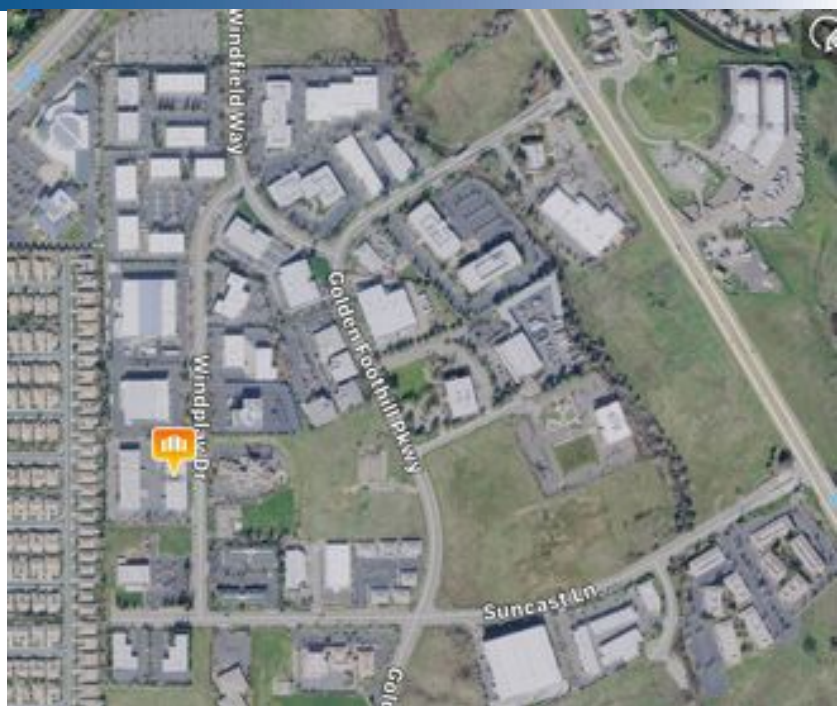
KW Commercial

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BRE Lic. # 606862

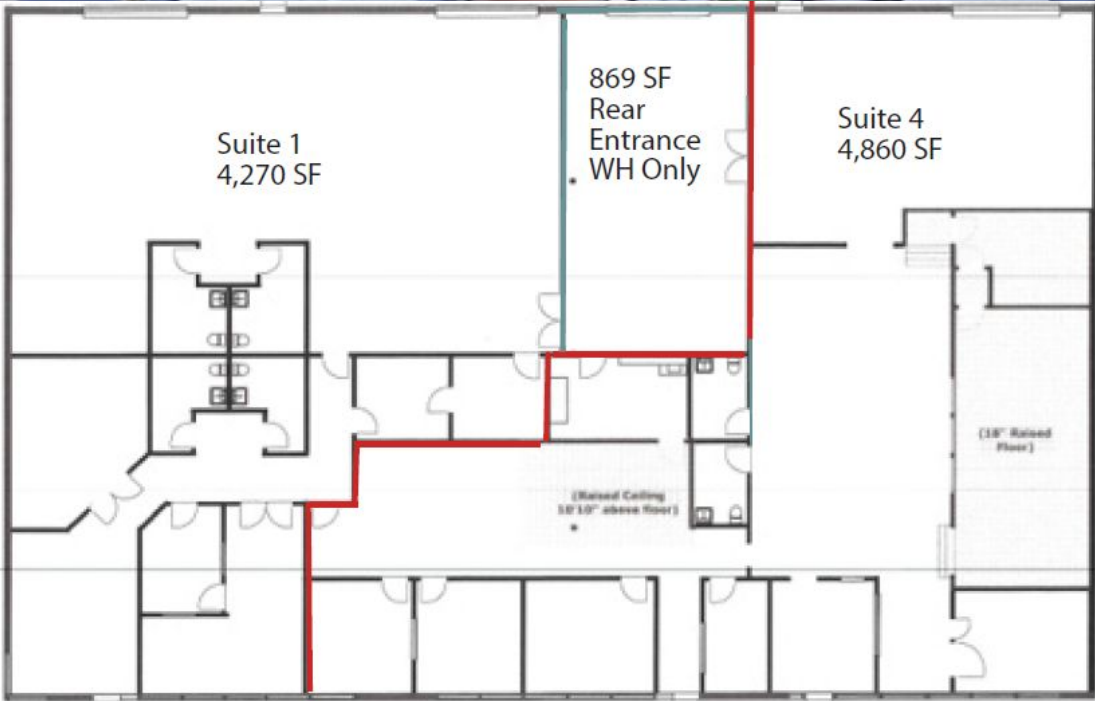
[www.bobkuhl.com](http://www.bobkuhl.com)



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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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Suite	% of Building	Square Footage	Roll-up Doors
Suite 1	43%	4,270	2
Suite WH	9%	869	1
Suite 4	49%	4,869	1

\*\* 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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