

CAPITOL BUSINESS CENTER

1235 Glenhaven Court

El Dorado Hills, CA 95762

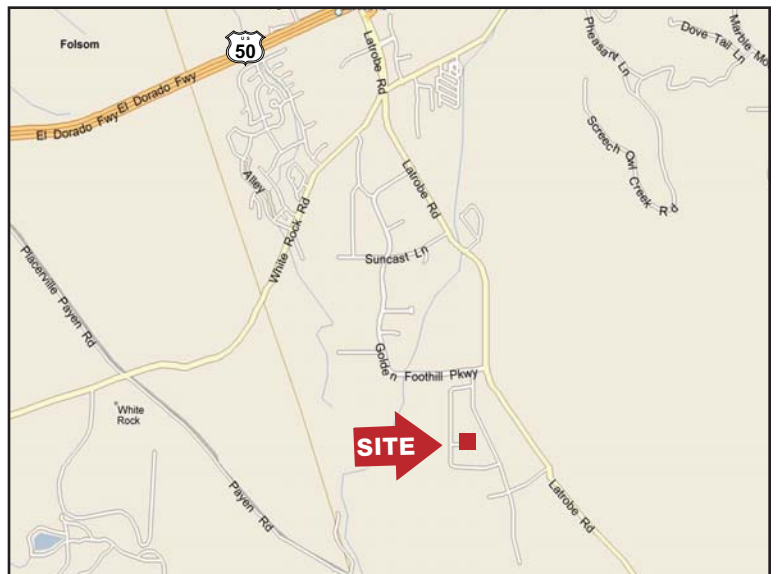
FOR LEASE OR SALE



HIGHLIGHTS

- ±23,520 SF Industrial Building For Sale
 - ±11,800 SF Pre-Leased
 - ±2,360 SF - ±11,720 SF Available For Lease
- ±2,360 SF Spec Suite to be built with 20% Office & 80% Warehouse (For Lease: \$0.93/SF, NNN)
- 2.82 Acre Parcel (APN: 117-085-06-10)
- Currently under construction with completion scheduled for Q4 2008
- Zoned Industrial, per El Dorado County records
- 20' Clear Height (minimum)
- 10 GL Doors (12' x 14')
- Power: 1,000 Amps, 3ph, 278/480v
- Located near Latrobe Rd off of Golden Foothill Pkwy (±2 miles from Highway 50)

AVAILABLE FOR LEASE OR SALE
CALL BROKER FOR PRICING AND TI OPTIONS



NAIBT Commercial

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

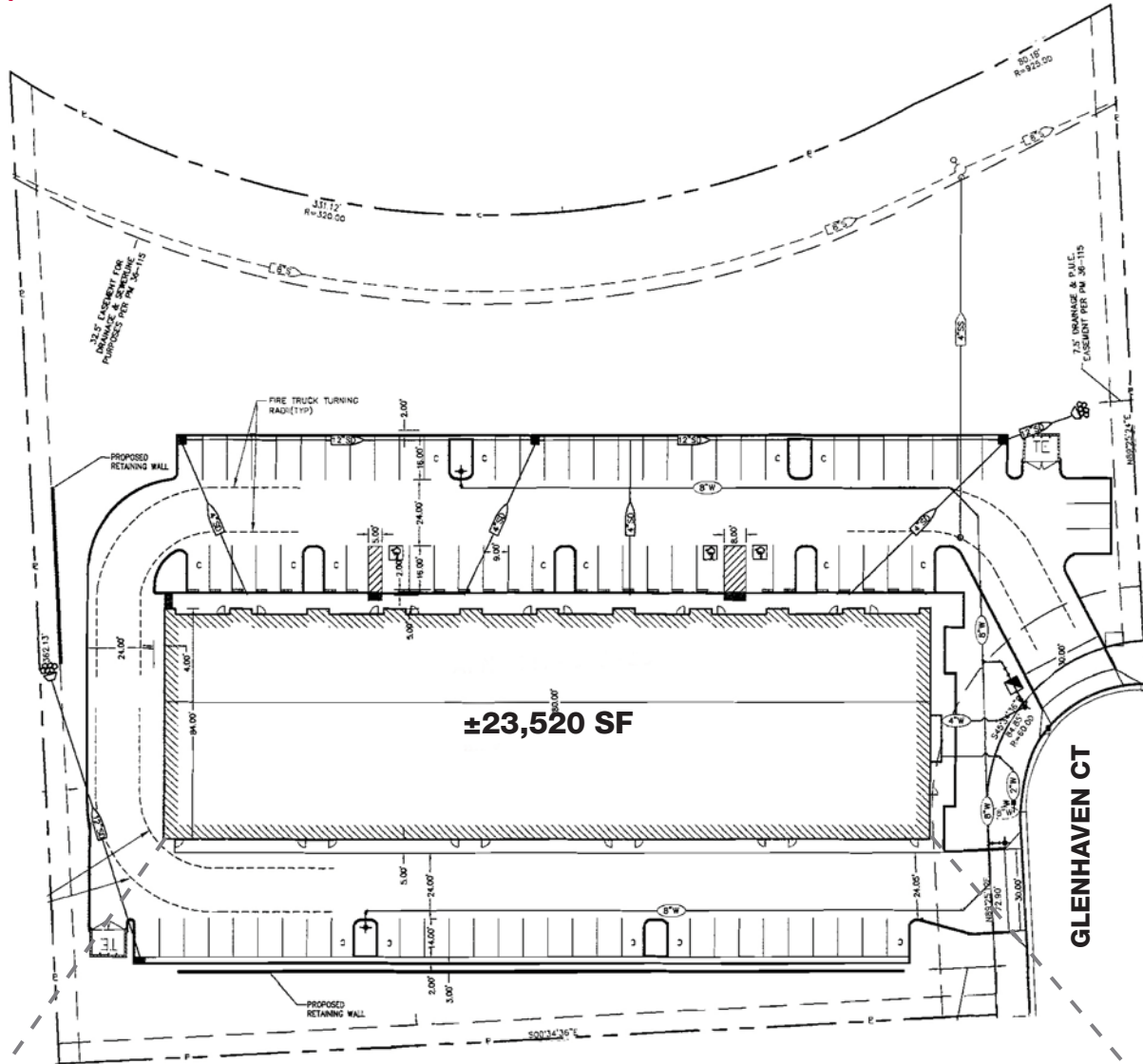
For information, please contact our exclusive listing agents:

Drew Wheatley
916-617-4240
dwheatley@naibt.com

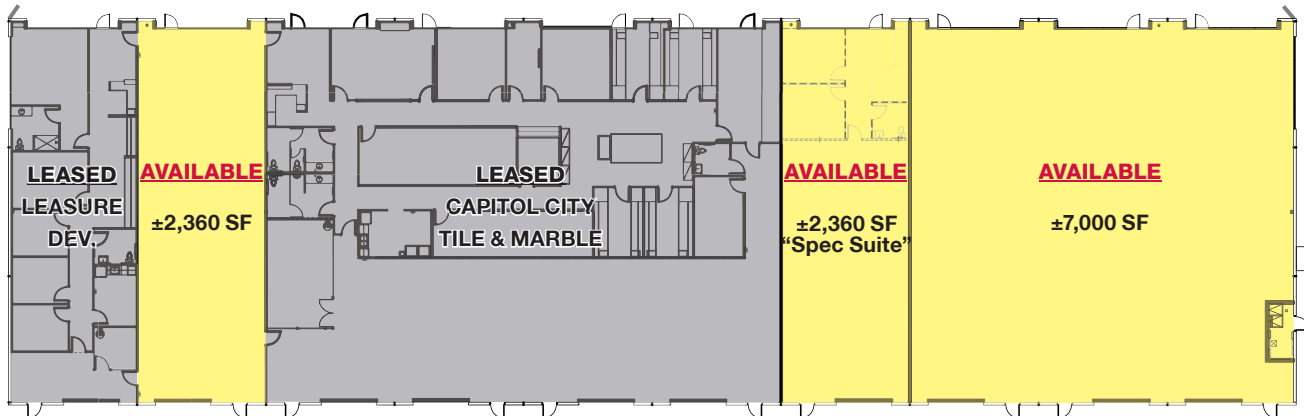
Jay Richter 
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SITE PLAN



FLOOR PLAN



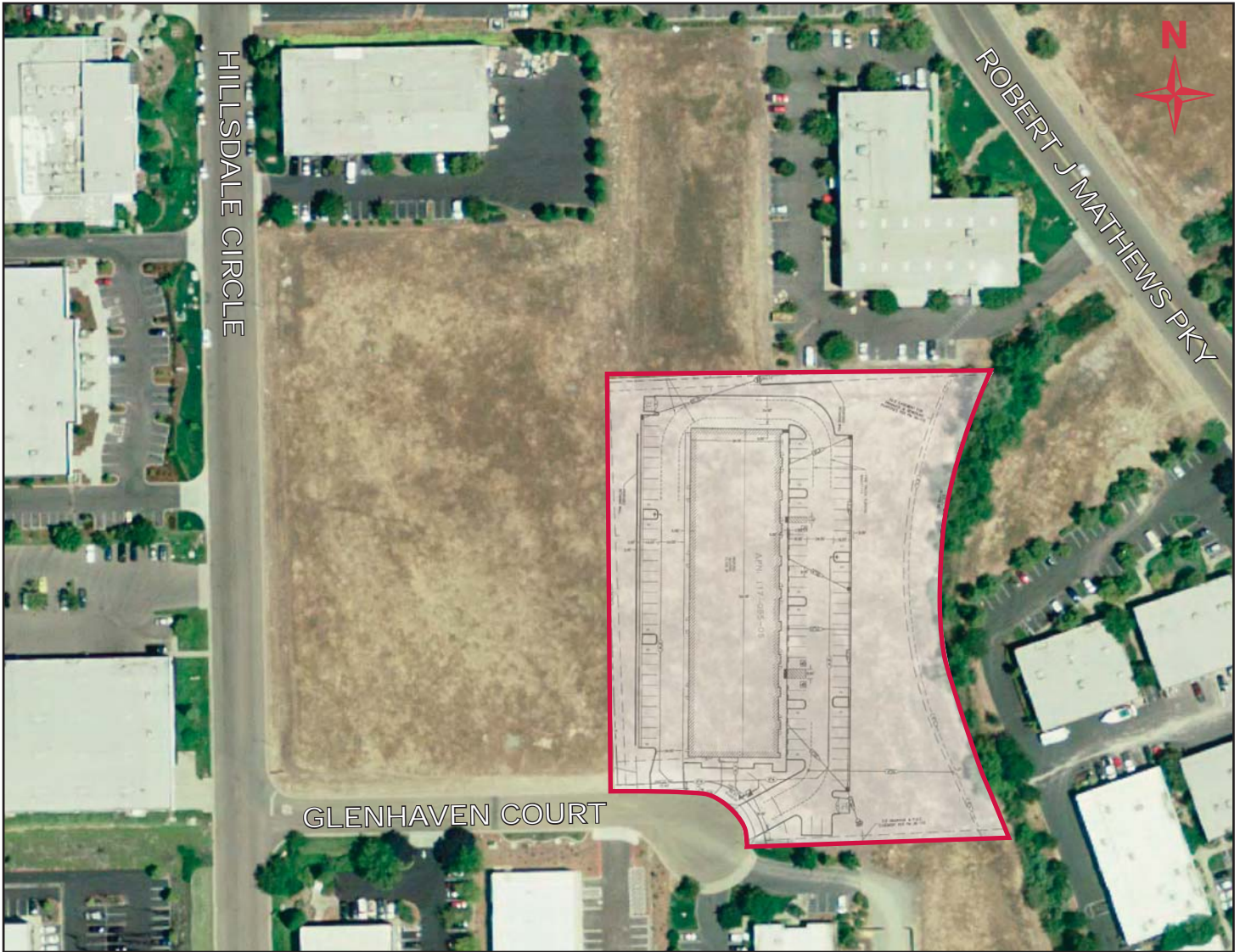
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AERIAL VIEW



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