



# Durock Business Plaza

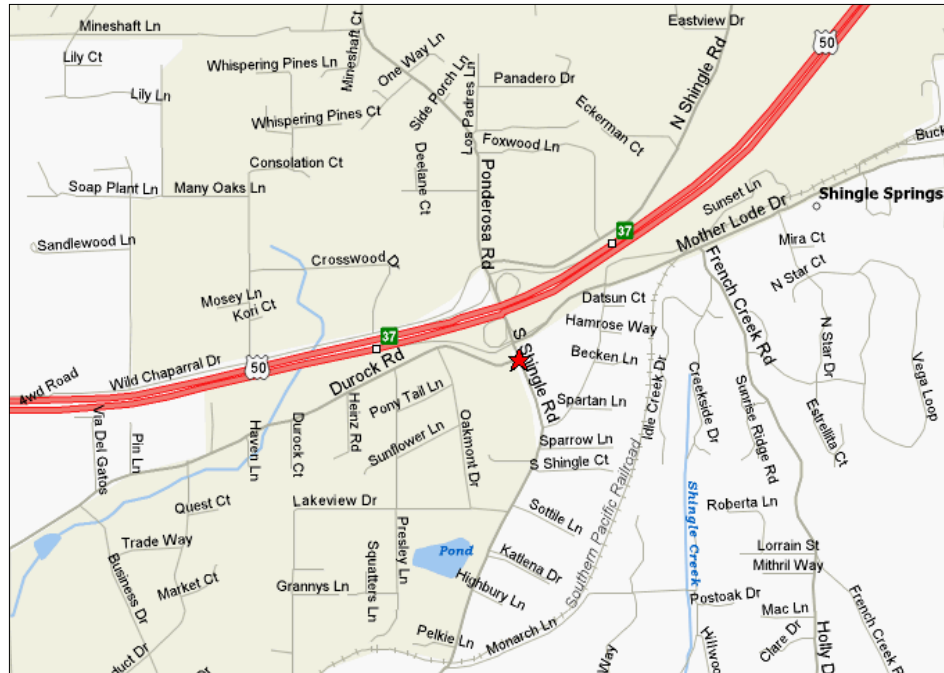
## Retail & Office Flex For Lease/Sale

3974 and 3976 Durock Road, Shingle Springs



Cornish & Carey Commercial Newmark Knight Frank

- ◆ Located at the Heart of El Dorado County In the City of Shingle Springs, California
- ◆ Strategically Situated Off of Highway 50 and Ponderosa Road
- ◆ Durock Business Plaza Offers Retail and Office/Flex Spaces at Competitive Lease Rates
- ◆ This Location Offers Great Freeway Visibility and Easy Access to and From US Highway 50
- ◆ Located Close to Local Shopping, Post Office, and Car Dealerships
- ◆ Approximately 9 Miles From the City of Placerville and Approximately 35 Miles From the City of Sacramento.
- ◆ Call For Sale Price



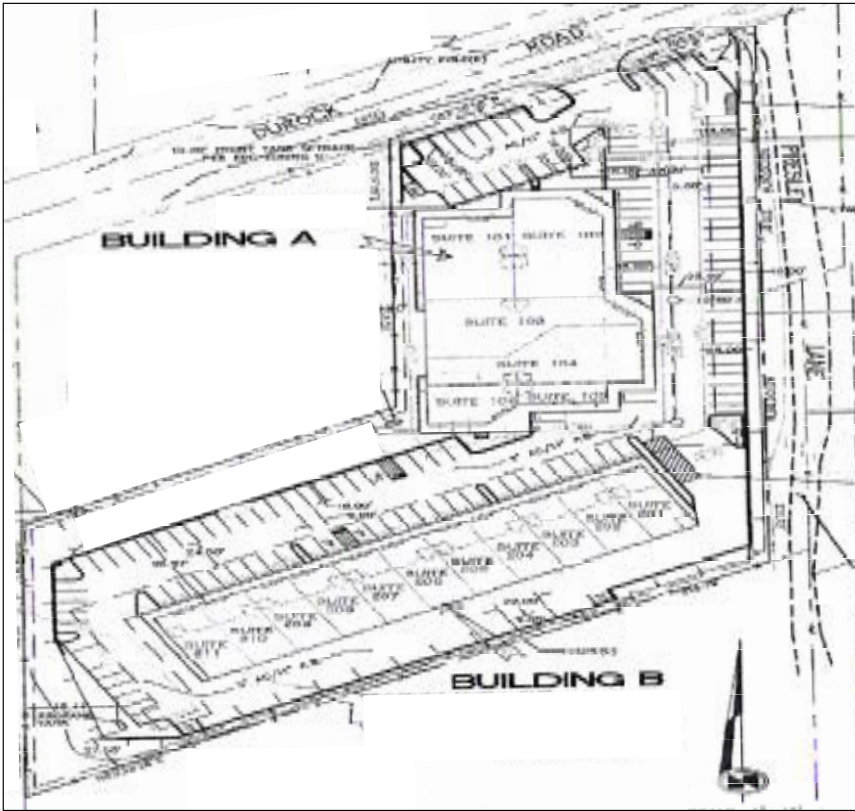
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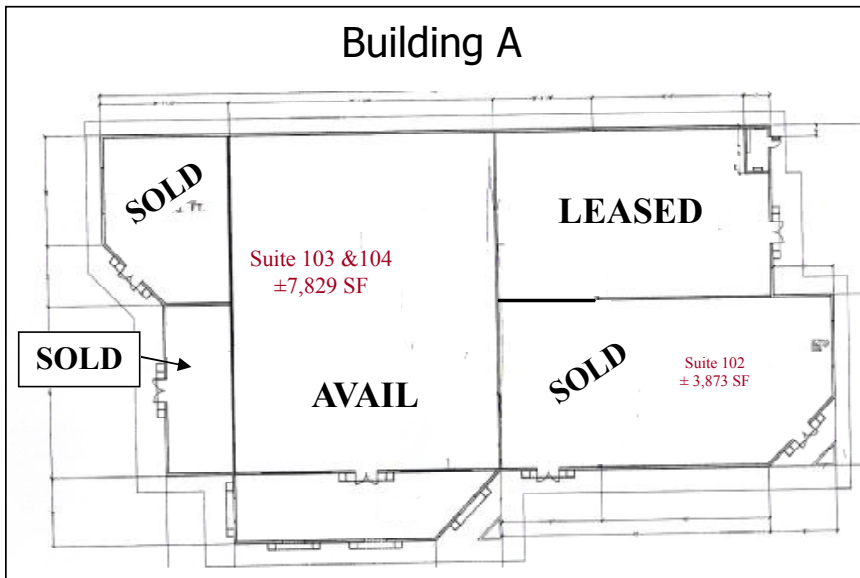
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Site Plan



Durock Business Plaza just broke ground in September of 2006 and expected completion of 2 beautifully designed buildings in Spring of 2007. Building A will be your traditional Retail/Office users. Building B will be your traditional Office users with ample flex area of approximately 1000 square feet.

Foor Plans



The carefully designed Building of Approximately 17,208 square feet allows you to design according to your criteria. The building is intentionally left bare in order for you to create a space that is specifically tailored to your business.

Each unit varies in size and comes with the following:

- Fire Sprinklers
- Power Panel

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