

DEVELOPMENT OPPORTUNITY

AMADOR CENTRAL BUSINESS PARK



Office / R&D Sites in Martell, CA FOR SALE & Build to Suit Opportunities



For a private showing
please contact:



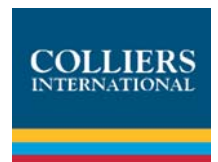
MARK DEMETRE, SIOR
916.563.3012
mdemetre@colliersparrish.com

JOHN BARNEY
916.563.3014
jbarney@colliersparrish.com

GREG O'LEARY, SIOR
209.475.5108
goleary@colliersparrish.com

COLLIERS INTERNATIONAL
1610 Arden Way, Suite 240
Sacramento, California 95815
Phone: 916.563.3000
Fax: 916.929.5003
www.colliers.com

COLLIERS INTERNATIONAL
3439 Brookside Rd., Suite 108
Stockton, California 95219
Phone: 209.475.5100
Fax: 209.475.5102



Our Knowledge is your Property

Features

AMADOR CENTRAL BUSINESS PARK



Amador Co. Health Services Building (±50,000 SF)

Amador County is located in the foothills to the east of the Sacramento / San Joaquin County line. A scenic area with rich Gold Rush history, Amador County offers a unique quality of life with affordable housing. It is also a favorite tourist destination, and home to over two dozen wineries, renowned for producing California's best Zinfandels.

Amador Central Business Park is the region's upscale master-planned business district with CC & R's to protect the long term integrity of your investment. Centrally located, with Sacramento approximately 40 miles to the NW and Stockton 35 miles to the SW, the area is served by the major freight companies, as well as UPS, Fedex, and other overnight delivery services. Amador County's main routes are Hwy 49 running north and south, Hwy 104 (Ridge Rd.) and Hwy 88 running east and west over Carson Pass to Nevada. The town of Martell is located between the historic and charming town of Sutter Creek to the north and the city of Jackson (the county seat) to the south.

THE HEART OF HISTORIC GOLD COUNTRY

- ▶ ±100 Ac Master Planned Business Park w/CC&Rs
- ▶ Located near the intersection of Hwy 104 (Ridge Road) and Hwy 88, in the County Business District of Martell

HIGHLIGHTS

- ▶ Buildable sites for sale or will build to suit
- ▶ All major utilities in place (sewer / water / electricity)
- ▶ Close proximity to major Retailers (Wal Mart, Safeway, Lowes, Staples, etc.)
- ▶ Affordable housing within minutes
- ▶ *Quality of Life:* Skiing, hunting, golfing, wine country, Lake Tahoe, Entertainment & Gaming
- ▶ Historic Gold Country & recreational opportunities proposed
- ▶ Gold Rush Ranch & Golf Resort planned community to the west
- ▶ Central Location / Easy access to Sacramento and Stockton
- ▶ Municipal airport with 3,400' runway at Hwy 49 and Shake Ridge Road

PHASE I OF THE PROJECT NOW AVAILABLE

- ▶ Consists of 14 remaining buildable parcels ranging in size from ±1.11 Ac to ±5.01 Ac
- ▶ **Infrastructure:** Sewer - Municipal
Water (Domestic & Fire Protection) - Amador Water Agency
Storm Drainage - Municipal
Natural Gas - PG&E
Electrical - PG&E, 480 Volt, 3 Phase
Telephone - AT&T
Internet - AT&T (Fiber Optics)
- ▶ **Zoning:** M County of Amador - This zoning allows 100% office buildout, R&D, warehousing, manufacturing, and retail support services.
- ▶ **Jurisdiction:** Amador County Planning & Building Dept.

ASKING PRICE

- ▶ See Pricing Schedule

PHASE II COMING SOON



Typical interior lot with majestic oaks



Road construction completed.

CLOSE PROXIMITY TO MAJOR RETAILERS & SERVICES



- | | | | |
|----------------|-----------|--|-----------------------------------|
| 1 Wal Mart | 5 Staples | 8 Jimboys, Jack in the Box, | 10 McDonalds |
| 2 Kmart | 6 Safeway | Harley Davidson, | 11 Amador County Airport |
| 3 Meeks Lumber | 7 Lowes | Starbucks / Quiznos | 12 New Jackson
Ford Dealership |
| 4 Ampine Ltd. | | 9 Prospect Motors: Chevy,
Toyota, GMC, Jeep | 13 Albertson's |

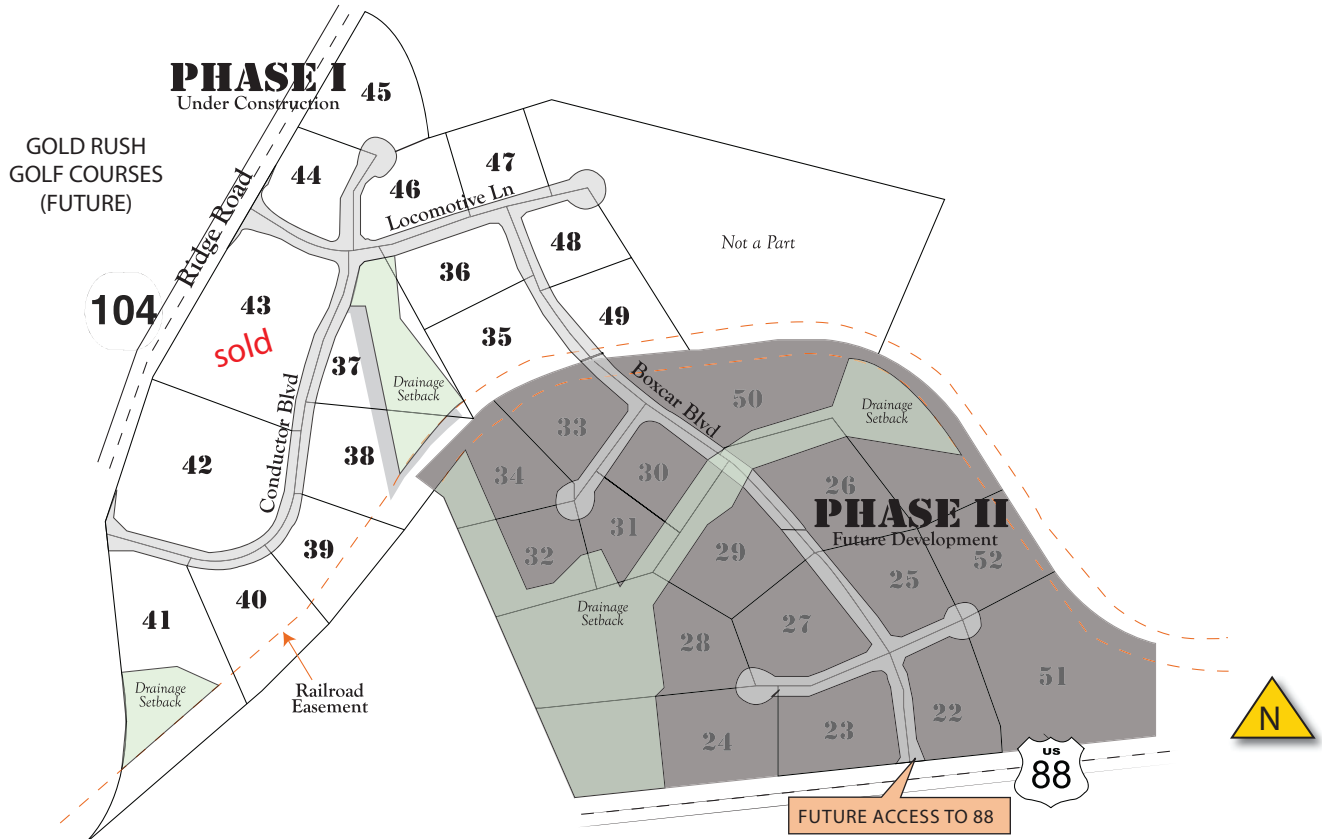


Location

AMADOR CENTRAL BUSINESS PARK



Amador County Health Services



PHASE 1

Lot #	ACRES	±SF	Price Per SF	Total Price
35	2.48	108,029	\$ 8.50	\$918,245
36	1.92	83,635	\$ 9.50	\$794,534
37	1.11	48,352	\$ 10.00	\$483,516
38	1.96	85,378	\$ 10.00	\$853,776
39	2.07	90,169	\$ 9.50	\$856,607
40	2.52	109,771	\$ 7.00	\$768,398
41	2.51	109,336	\$ 7.00	\$765,349
42	5.01	218,236	\$ 9.00	\$1,964,120
43	4.95	215,622	\$ 7.00	\$1,509,354
44	1.55	67,518	\$ 11.50	\$776,457
45	2.36	102,802	\$ 9.50	\$976,615
46	1.64	71,438	\$ 9.50	\$678,665
47	1.44	62,726	\$ 7.50	\$470,448
48	1.37	59,677	\$ 7.50	\$447,579
49	1.74	75,794	\$ 7.50	\$568,458
53a	8.20	357,192	\$ 7.00	\$2,500,344
53b	5.10	222,156	\$ 7.00	\$1,555,092

PHASE 2 (Future Development)

Lot #	ACRES	±SF
22	1.98	86,201
23	2.25	98,163
24	4.37	190,376
25	1.84	79,979
26	2.82	123,049
27	2.26	98,287
28	5.09	221,796
29	2.73	119,060
30	1.57	68,571
31	1.45	63,020
32	2.17	94,709
33	1.91	83,384
34	2.4	104,633
50	7.45	324,465
51	5.29	230,589
52	2.18	95,070
TOTAL	47.76 Acres	



Progress during construction (updated frequently)



Historic Kennedy Mine nearby

AMADOR COUNTY

RICH IN HISTORY AND SCENIC SPLendor

Amador County is in the heart of the Gold Country, where Forty-Niners flocked to find their fortunes 150 years ago. Modern travelers come to enjoy historic buildings, lovely tree-covered hills, rich wine country, antique shops, art galleries and a wide array of outdoor recreational opportunities for every season.

Amador is blessed with spectacular scenery that changes with the season. Elevations range from 200 feet in the west, to over 9,000 feet in the east. Visitors can enjoy everything from quaint country valleys to breathtaking mountain vistas as they make their way along the county's two primary roadways: historic Highway 49, which stretches generally north to south from El Dorado to Calaveras counties; and east-to-west Highway 88, which has been called 'the most scenic highway in America' and is popular with travelers on their way to Lake Tahoe.

The historic building and covered sidewalks are, for the most part, just as they were a century ago, not Hollywood-type reproductions. Everything about Amador County is authentic, and residents take great pains to keep it that way.

Amador County has it all: from the lush Shenandoah Valley wine country in the northwest region of the county, home to a host of award-winning wineries, to the central oak studded hillsides and the majestic Sierra Nevada mountains at the eastern tip of the county, where visitors find some of the finest skiing in California.

Amador County is the heart of the Gold Country, rich in history and scenic splendor.



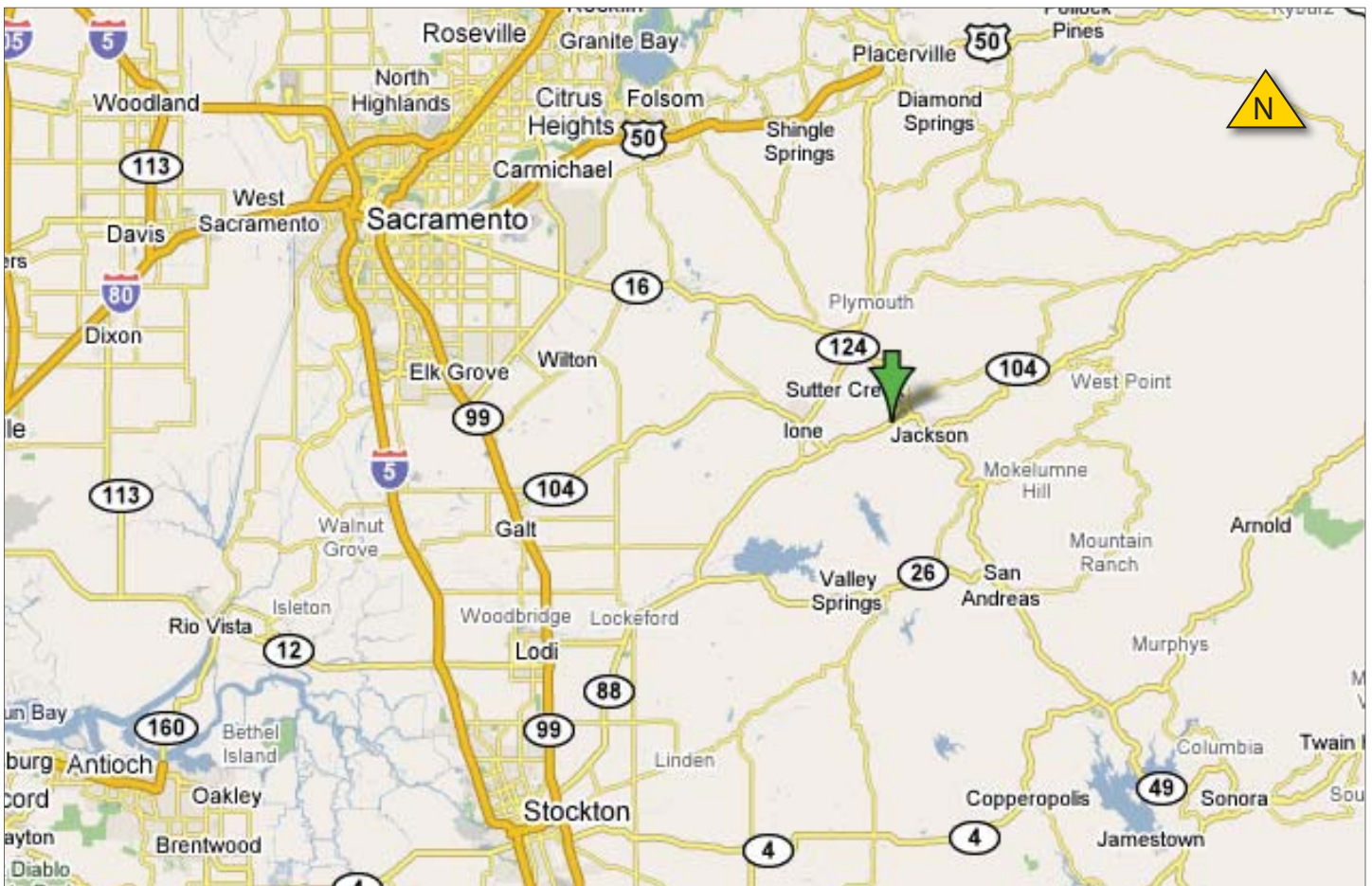


Site of Planned Gold Rush Golf Course

Interior Lot

LOCATION

Centrally located at the intersection of Hwy 104 (Ridge Road) and Hwy 88, in the city of Martell, CA.



For a private showing
please contact:

CVIG
CENTRAL VALLEY INDUSTRIAL GROUP



MARK DEMETRE, SIOR
916.563.3012
mdemetre@colliersparrish.com

JOHN BARNEY
916.563.3014
jbarney@colliersparrish.com

GREG O'LEARY, SIOR
209.475.5108
goleary@colliersparrish.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

