

**±200,852 SF  
FOR SALE OR LEASE**



**WEST SACRAMENTO, CA 95691  
YOLO COUNTY**

**CBRE**



**N. CALIFORNIA HEADQUARTERS  
3500 CARLIN DRIVE**



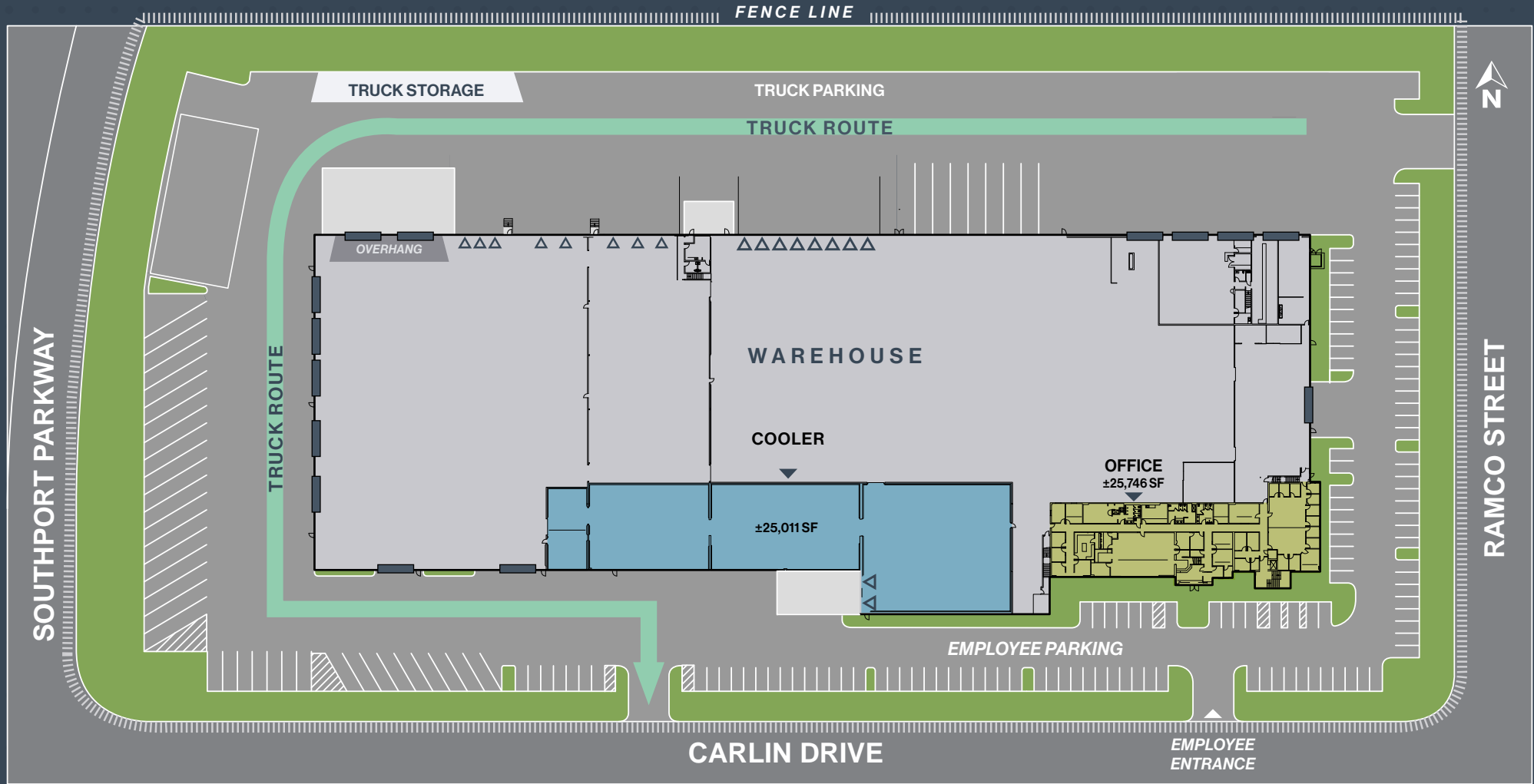
# PROPERTY OVERVIEW

**3500 CARLIN DRIVE** features specialized equipment and facilities that enable a self-sufficient distribution operation. As a former beverage distribution center, the property includes temperature-controlled cooler and insulation, multiple loading bays, and parking for autos and trailers. The facility is well-suited to serve as a regional headquarters with ample office space for employees.

A central location within a prime Northern California labor pool gives you the people power and distribution speed you need to realize peak efficiencies. Same-day deliveries to Truckee/Reno, Redding, Fresno and San Jose either directly to consumers or to local distribution hubs are all possible from here.

**HEADQUARTERED LOCATION  
IN NORTHERN CALIFORNIA  
THAT SERVES SAME DAY  
DELIVERY AND DISTRIBUTION**





# SITE PLAN

## BUILDING SIZE: ±200,852 SF

- Specialized equipment
- Distribution operation
- Former beverage distribution center
- Temperature-controlled cooler and insulation
- Multiple loading bays
- Parking for autos and trailers
- Well-suited to serve as a regional headquarters with ample office space for employees



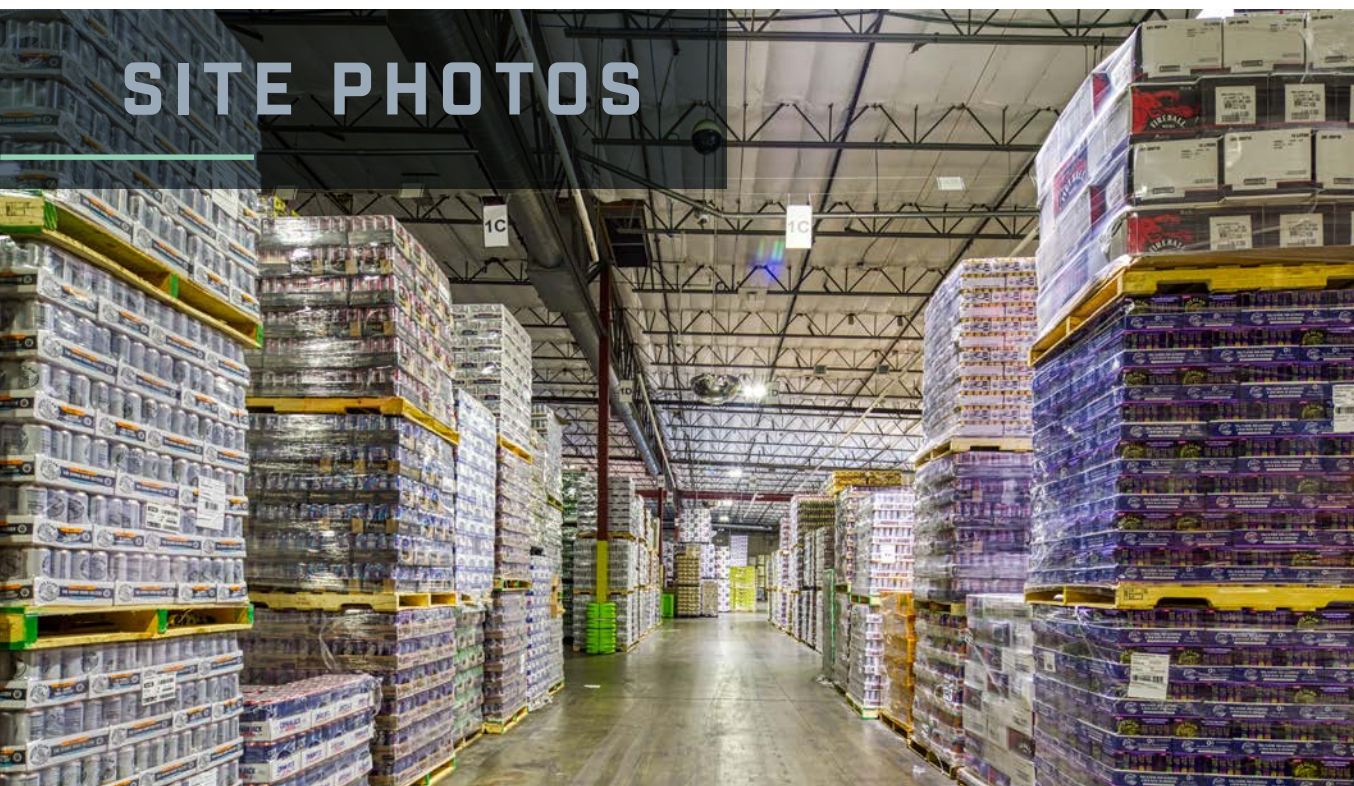
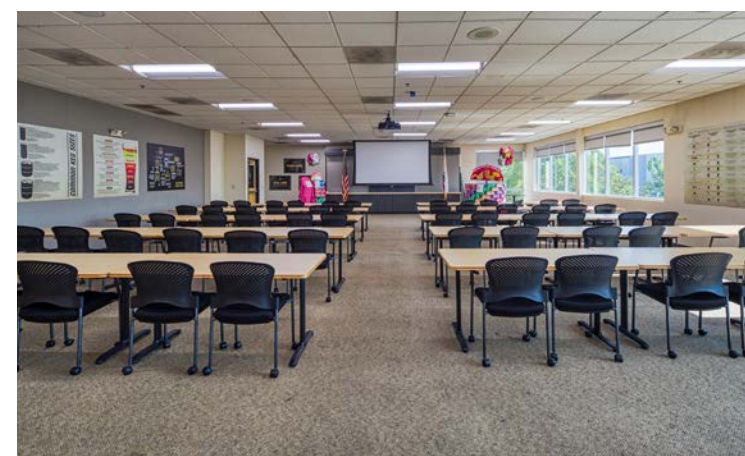


# BUILDING SPECIFICATIONS

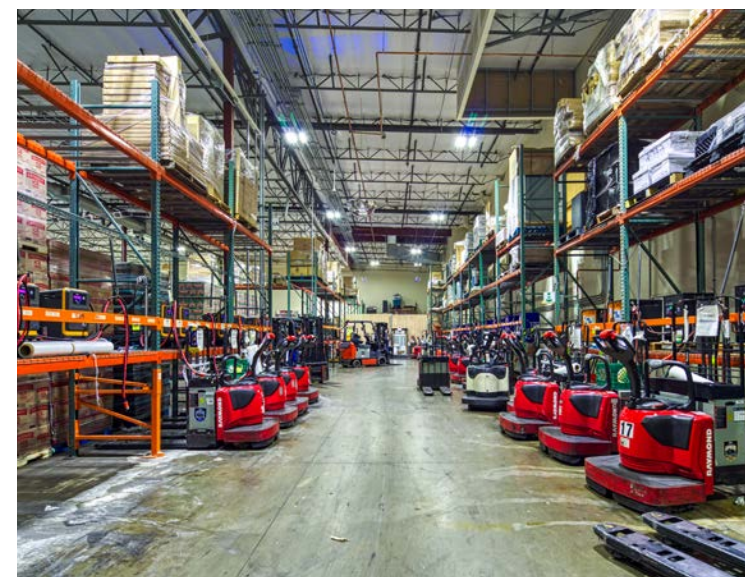
Type	Spec Details
Building Size	±200,852 SF (250' D X 750' W)
Office	±25,000 2-story
Dock Doors	18
Grade Level (Drive-In) Doors	14
Trailer Parking Stalls	45
Truck Court	±135'
Auto Parking	±120 Stalls
Clear Height	±25'
Sprinklers	ESFR Capable
Power	3,000 Amps; 277 Phase; 480 Volt
Pump Spec Details	2,000 Gpm Upgrade to Accommodate K17 & K25 Install
Roof	Insulated Deck
Warehouse Lights	LED
Yard	Fenced, Paved and Secured
Shop	Maintenance for Trucks







## SITE PHOTOS

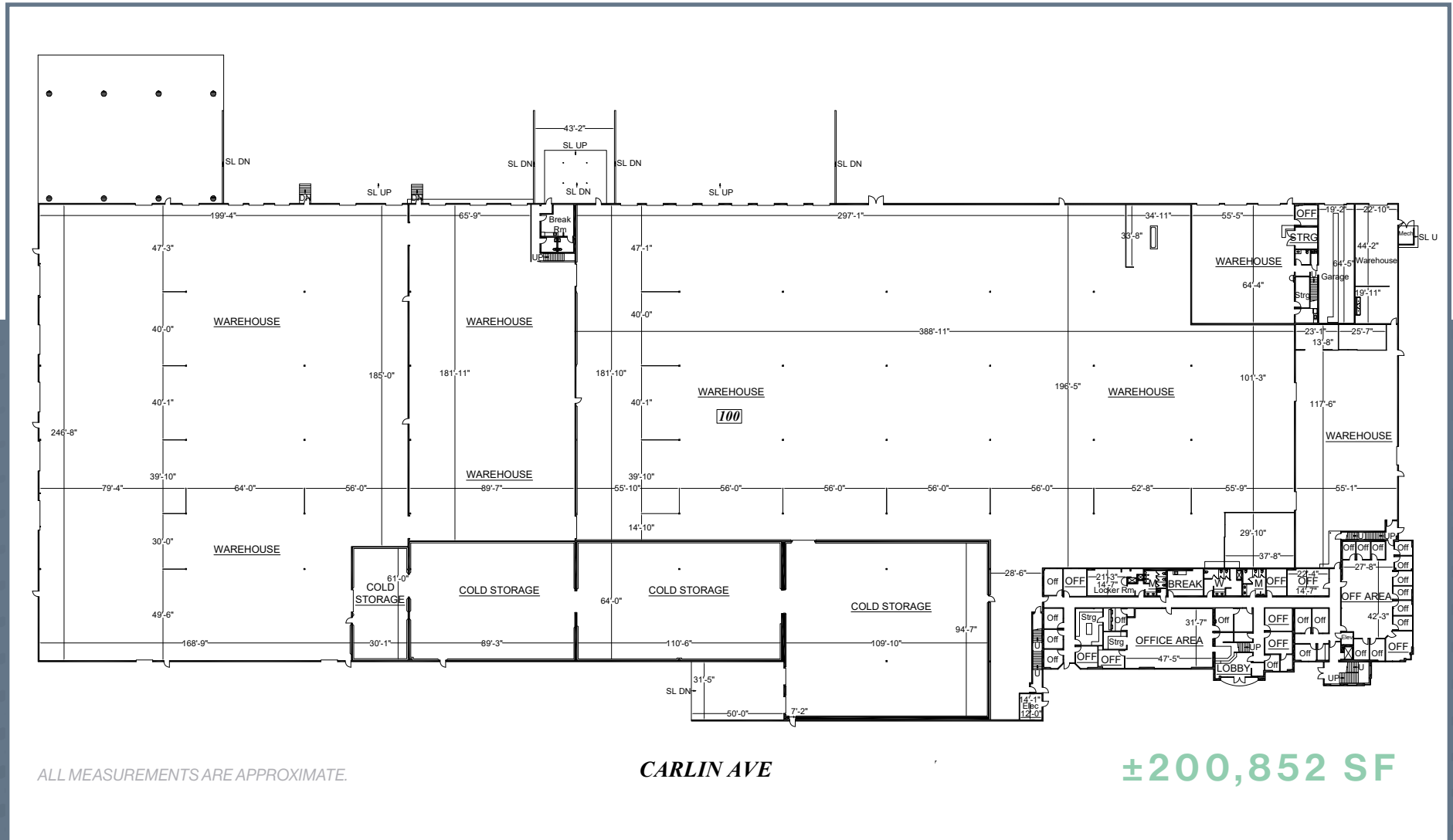




# DETAILED FLOOR PLAN



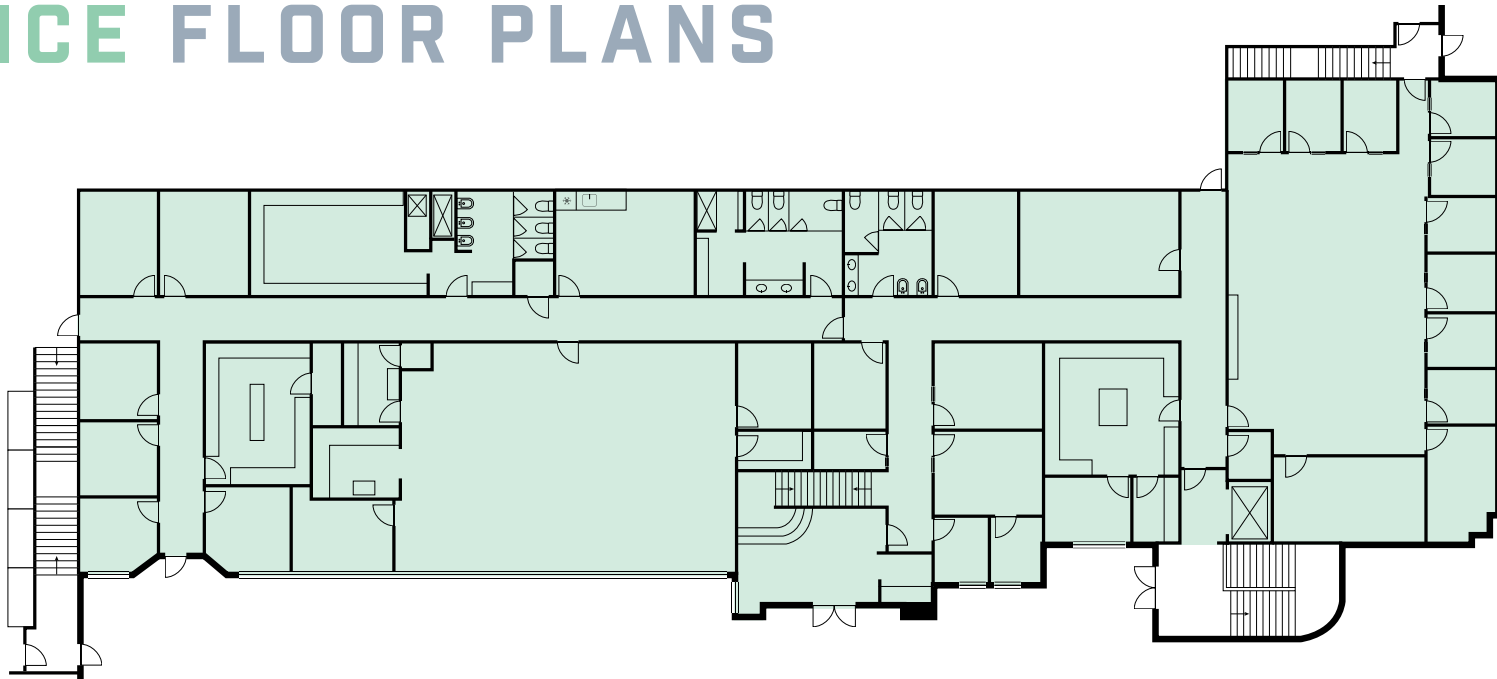
Warehouse | Office | Cooler



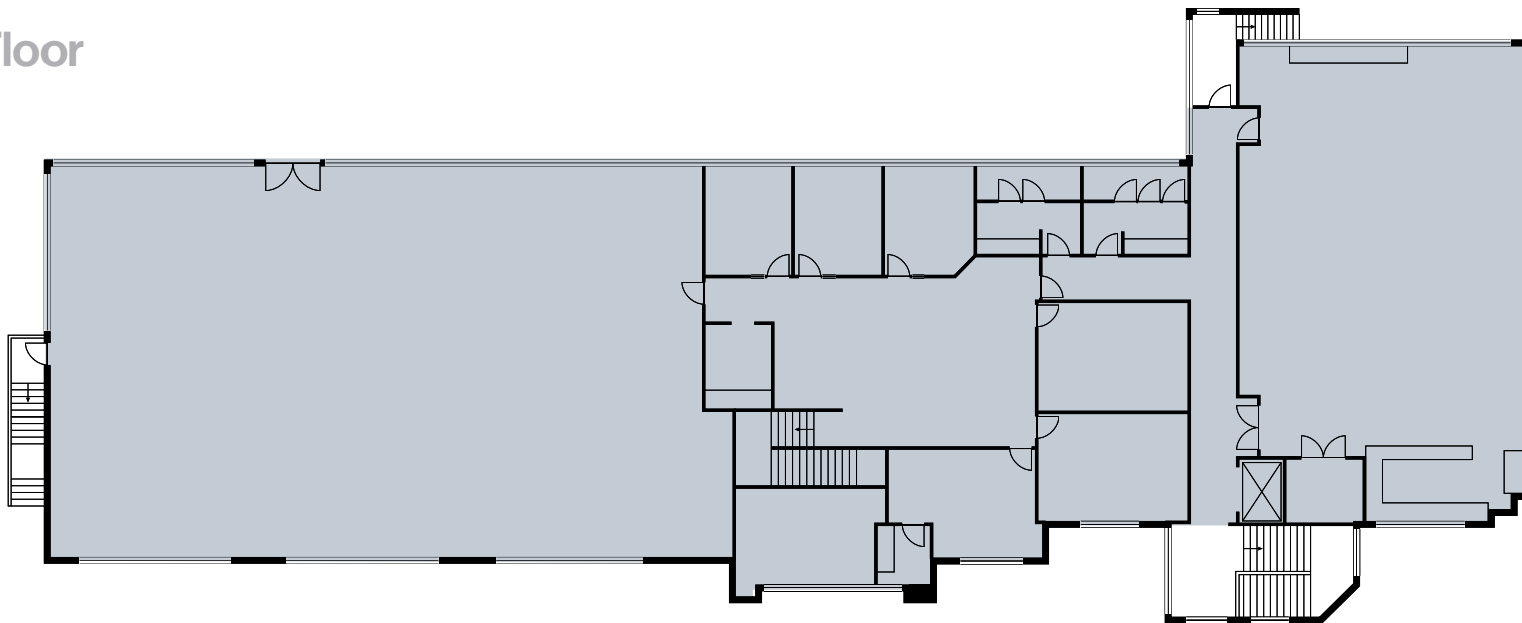
# OFFICE FLOOR PLANS

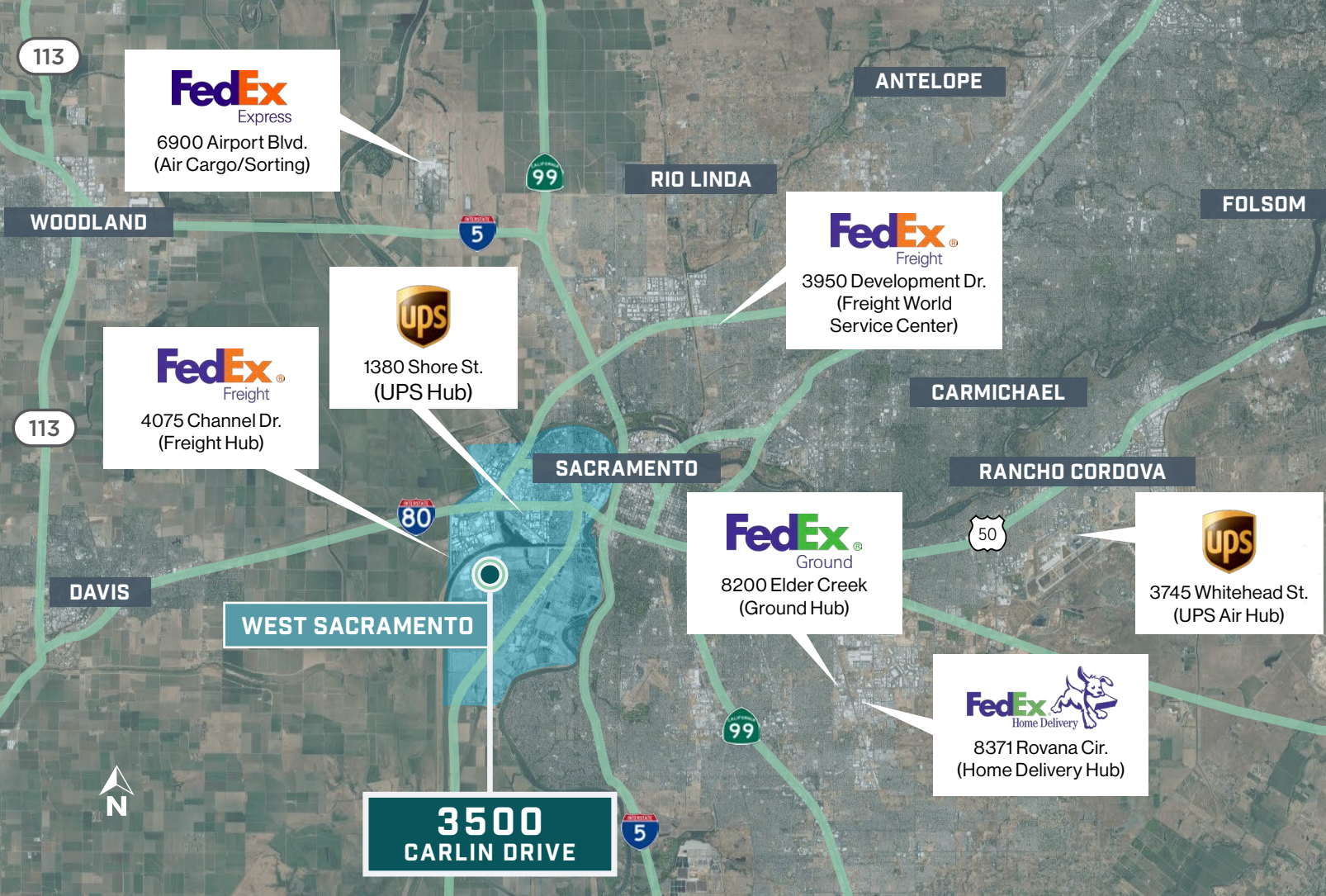


1st Floor



2nd Floor





# OVERNIGHT COURIER DISTANCES

## TO 3500 CARLIN DRIVE

### FED EX

- 6900 Airport Blvd. – 16.0 miles
- 3950 Development Dr. – 12.1 miles
- 4075 Channel Dr. – 5.4 miles
- 8200 Elder Creek Rd. – 14.3 miles
- 8371 Rovana Cir. – 14.7 miles

### UPS

- 1380 Shore St. – 2.9 miles
- 3745 Whitehead St. – 17.4 miles

# HIGHWAY ACCESS

- 3.5 Miles to Highway
- 4.6 Miles to Interstate
- 5.1 Miles to Interstate
- 7.3 Miles to Highway

# WEST SACRAMENTO OVERVIEW STATS

RBA	Net Absorption	Vacancy Rate	Asking Rent	Under Construction
25,482,192 SF	10,142 SF	6.2%	\$0.82	0 SF

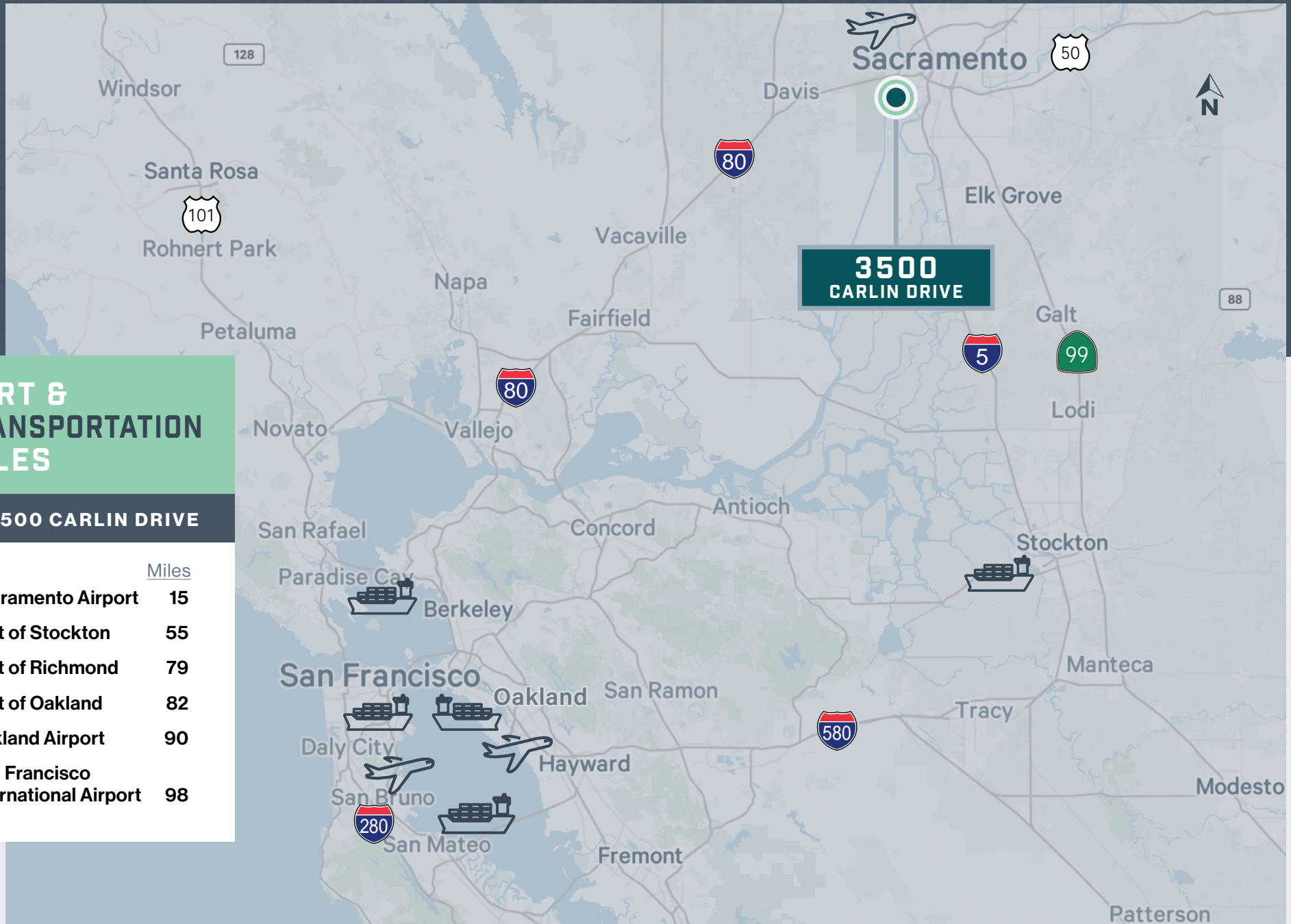


# CORPORATE NEIGHBORS





# LOCATION/ACCESS MAP



## PORT & TRANSPORTATION MILES

### TO 3500 CARLIN DRIVE

	Miles
• Sacramento Airport	15
• Port of Stockton	55
• Port of Richmond	79
• Port of Oakland	82
• Oakland Airport	90
• San Francisco International Airport	98

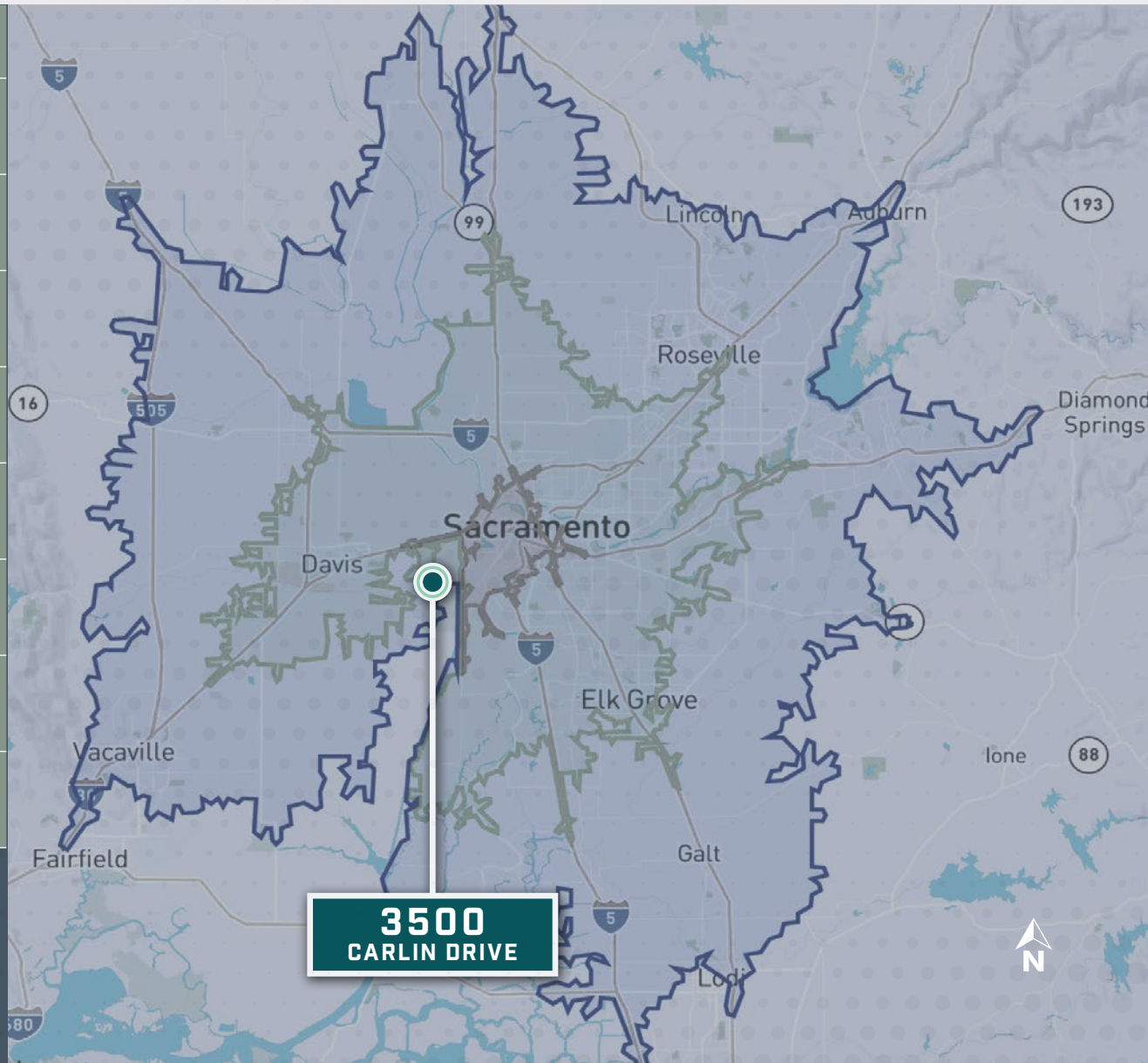


# AREA DEMOGRAPHICS | DRIVE-TIME

2023 Est.

	15-MIN DRIVE	30-MIN DRIVE	45-MIN DRIVE
TOTAL POPULATION	124,430	1,460,992	2,472,029
HOUSEHOLDS	50,492	499,173	878,670
AVG. HOUSEHOLD INCOME	\$118,660	\$114,358	\$130,472
MEDIAN HOUSEHOLD INCOME	\$85,808	\$83,823	\$94,923
HIGH SCHOOL DEGREE/ASSOCIATES	41,406	500,578	891,035
BACHELOR'S DEGREE OR HIGHER	39,317	343,839	641,863
BUSINESSES	8,609	53,421	87,615
EMPLOYEES	150,746	644,456	980,224

15-MIN DRIVE 30-MIN DRIVE 45-MIN DRIVE



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YOLO COUNTY

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3500  
CARLIN  
DRIVE

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