



TWO PROPOSED BUILDINGS

9195 BRINKMAN COURT & 10000 WATERMAN ROAD
ELK GROVE, CA 95624

CONCEPTUAL RENDERING
GROUNDBREAKING SPRING 2025

CBRE



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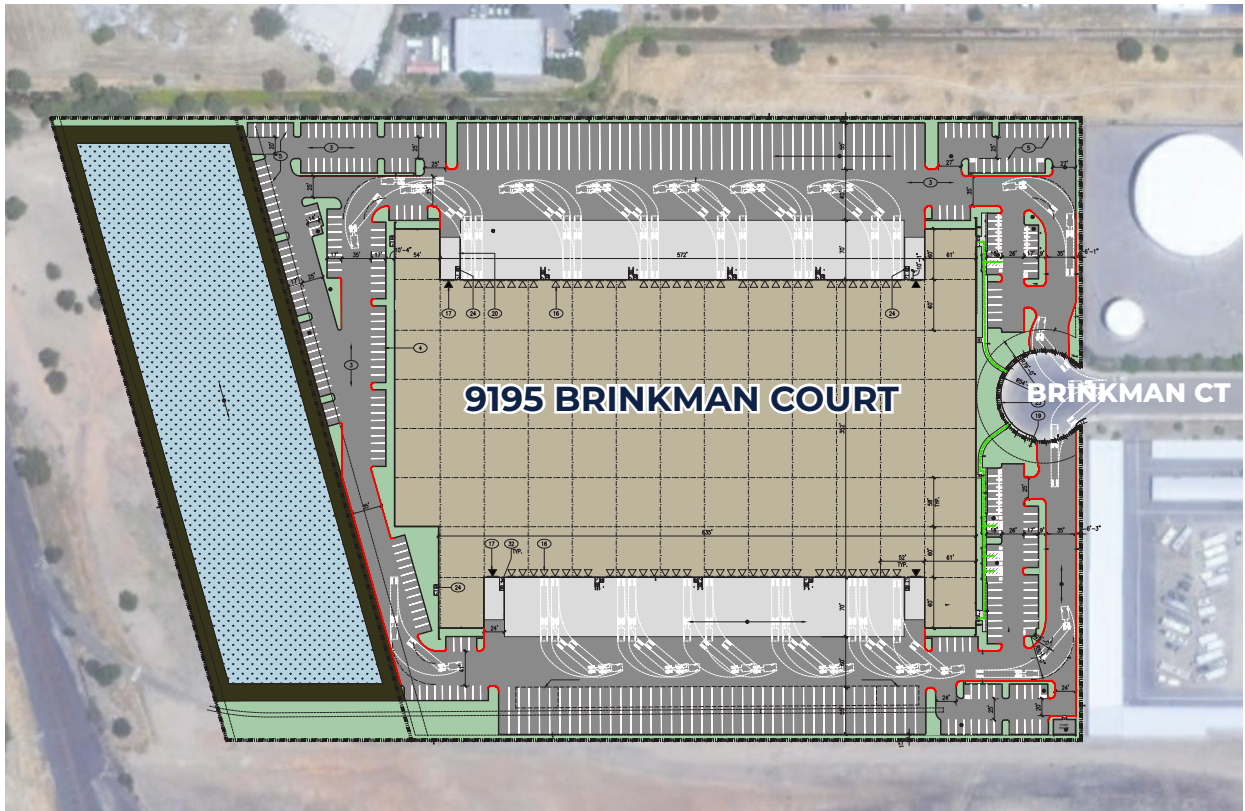
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PROPOSED BUILDING | 9195 BRINKMAN COURT



SITE

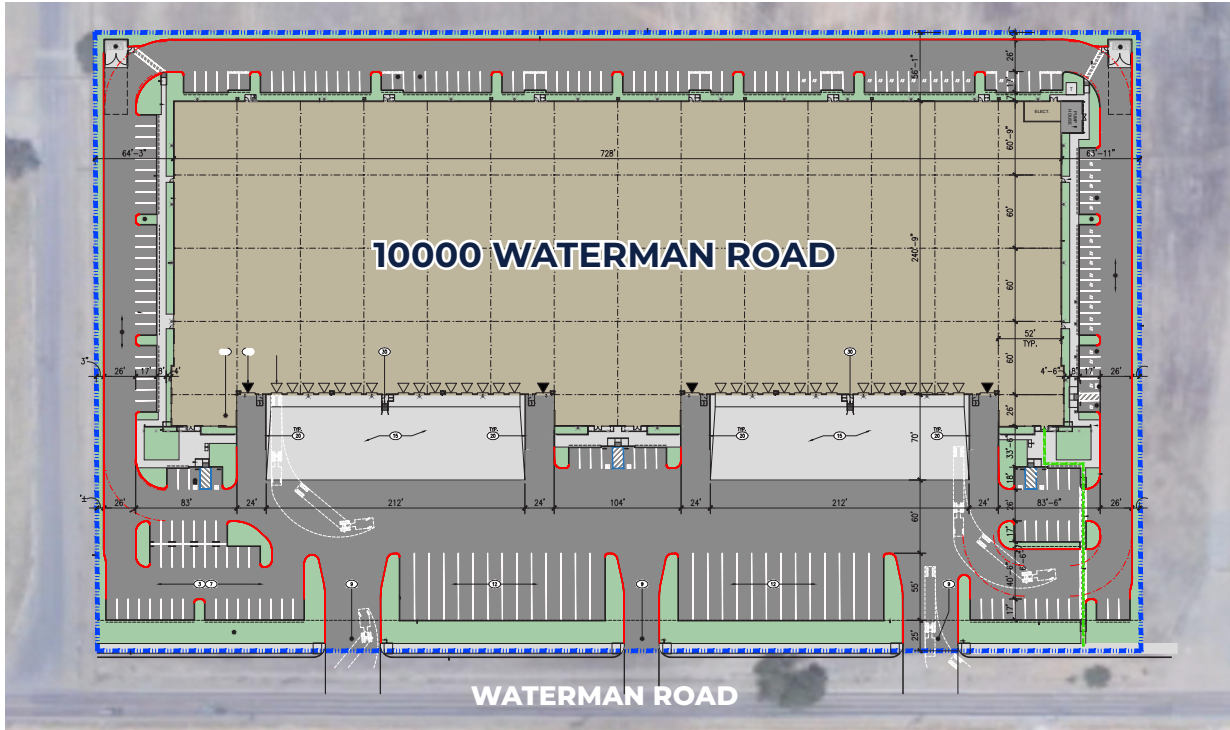
PLAN

BUILDING SF:	±252,503
LOT SIZE:	±18.57 ACRES
CLEAR HEIGHT:	36'
ZONING:	HI HEAVY INDUSTRIAL
GRADE DOORS:	4
DOCK DOORS:	69
ELECTRICAL:	4,000 AMPS, 277/480V*
SPRINKLER DENSITY:	ESFR
TRUCK COURTS:	185'
TRAILER PARKING:	82
AUTO PARKING:	198
SKYLIGHTS	
OFFICE TO SUIT	
APNS: 134-0100-084/134-0100-085	
38.94% COVERAGE	



*buyer/tenant to independently verify prior to entering binding agreement

PROPOSED BUILDING | 10000 WATERMAN ROAD



SITE

PLAN

BUILDING SF:	±180,894
LOT SIZE:	±9.95 ACRES
CLEAR HEIGHT:	32'
ZONING:	HI HEAVY INDUSTRIAL
GRADE DOORS:	4
DOCK DOORS:	30
ELECTRICAL:	3,000 AMPS, 277/480V*
SPRINKLER DENSITY:	ESFR
TRUCK COURTS:	185'
TRAILER PARKING:	28
AUTO PARKING:	188
SKYLIGHTS	
OFFICE TO SUIT	
APN: 134-0181-041	
41.73% COVERAGE	

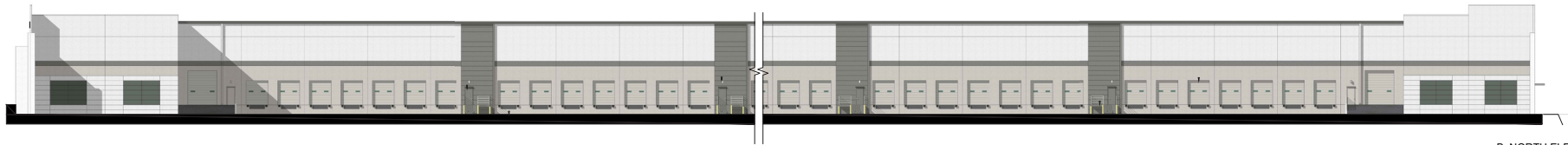


*buyer/tenant to independently verify prior to entering binding agreement

BUILDING ELEVATIONS | 9195 BRINKMAN COURT



A: SOUTH ELEVATION



B: NORTH ELEVATION



C: EAST ELEVATION



D: WEST ELEVATION

BUILDING ELEVATIONS | 10000 WATERMAN ROAD



B: SOUTH ELEVATION



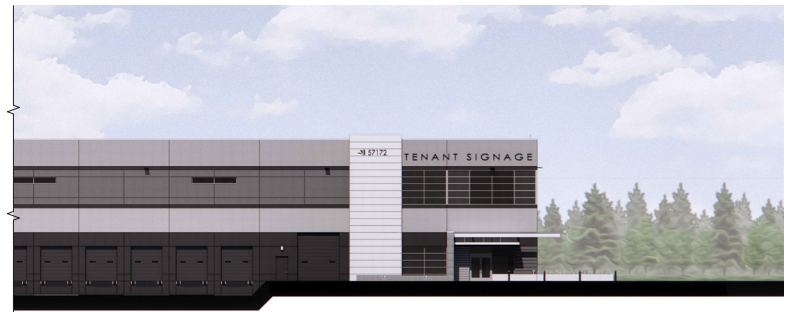
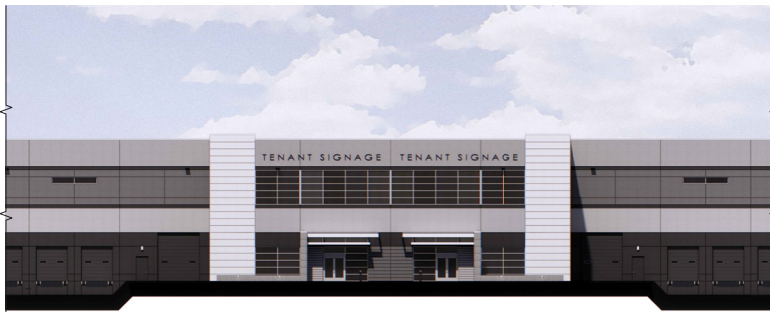
A: NORTH ELEVATION



C: WEST ELEVATION



D: EAST ELEVATION



ENLARGED EAST ELEVATION

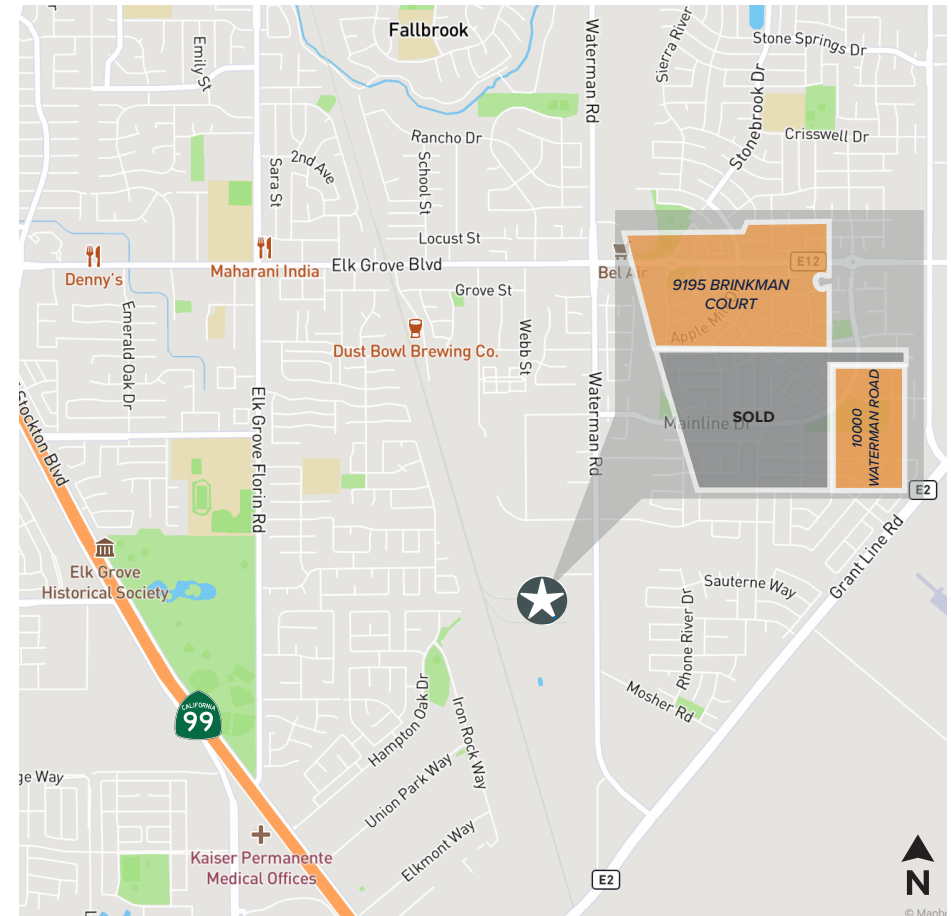
BUILDING RENDERINGS & LOCATION



9195 Brinkman Court



10000 Waterman Road



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