

**±200,852 SF  
FOR SALE OR LEASE**



WEST SACRAMENTO, CA 95691  
YOLO COUNTY

**CBRE**



**N. CALIFORNIA HEADQUARTERS  
3500 CARLIN DRIVE**

# PROPERTY OVERVIEW

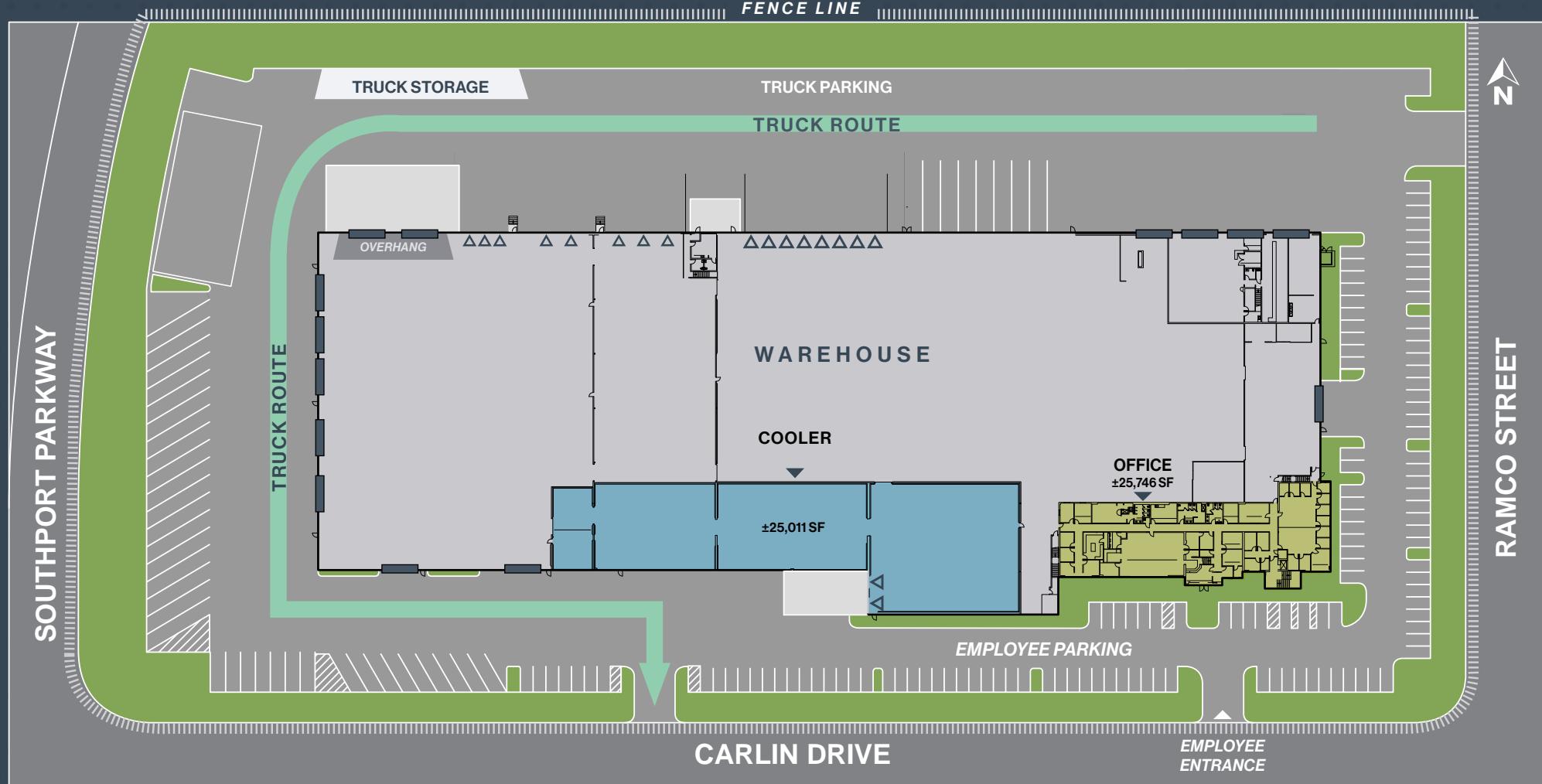
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**3500 CARLIN DRIVE** features specialized equipment and facilities that enable a self-sufficient distribution operation. As a former beverage distribution center, the property includes temperature-controlled cooler and insulation, multiple loading 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

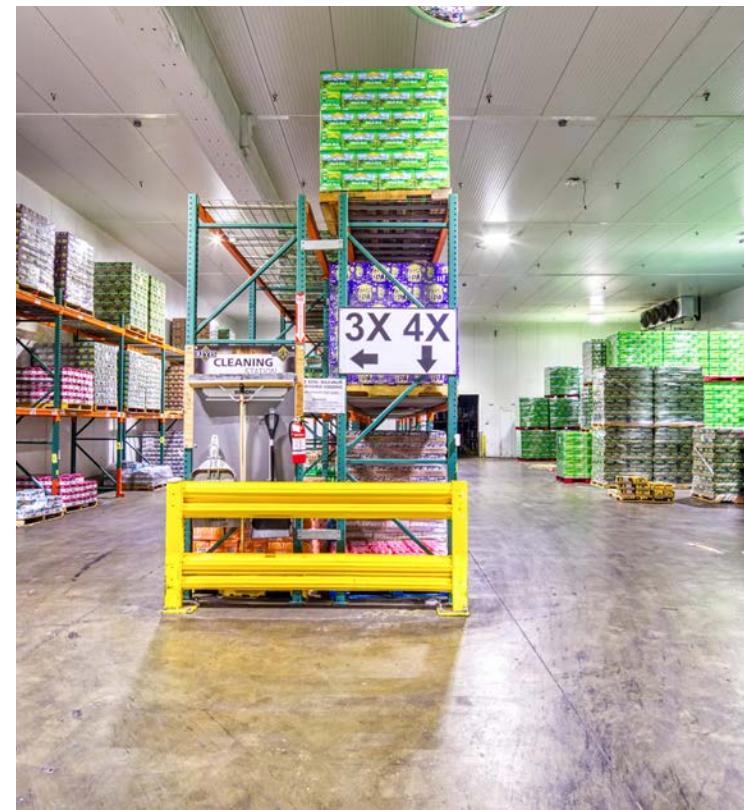
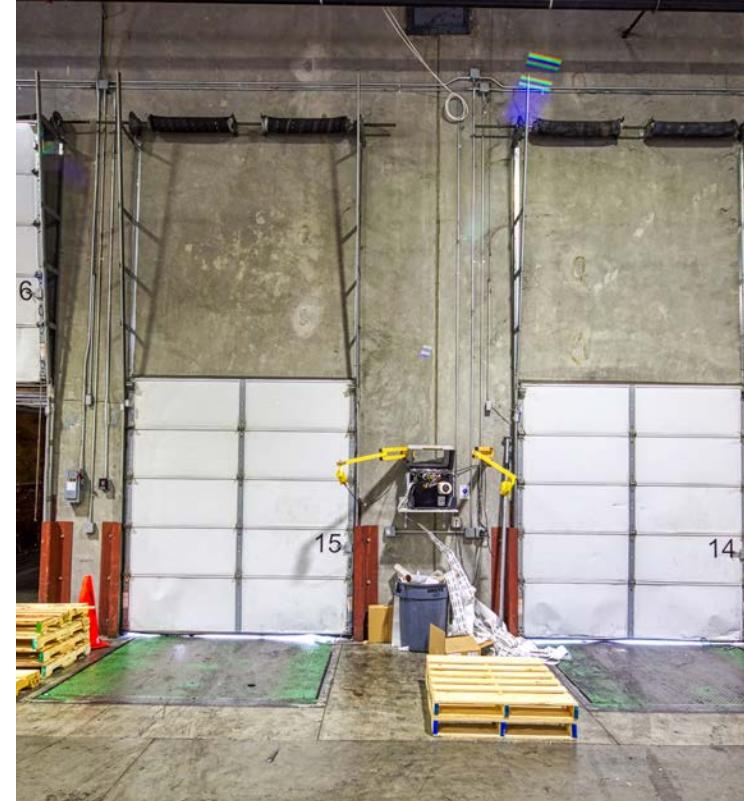
## BUILDING SIZE: ±200,852 SF

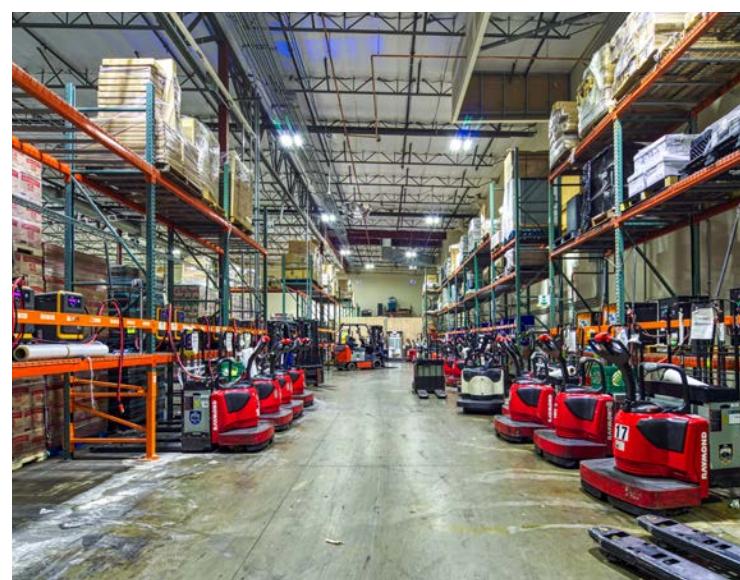
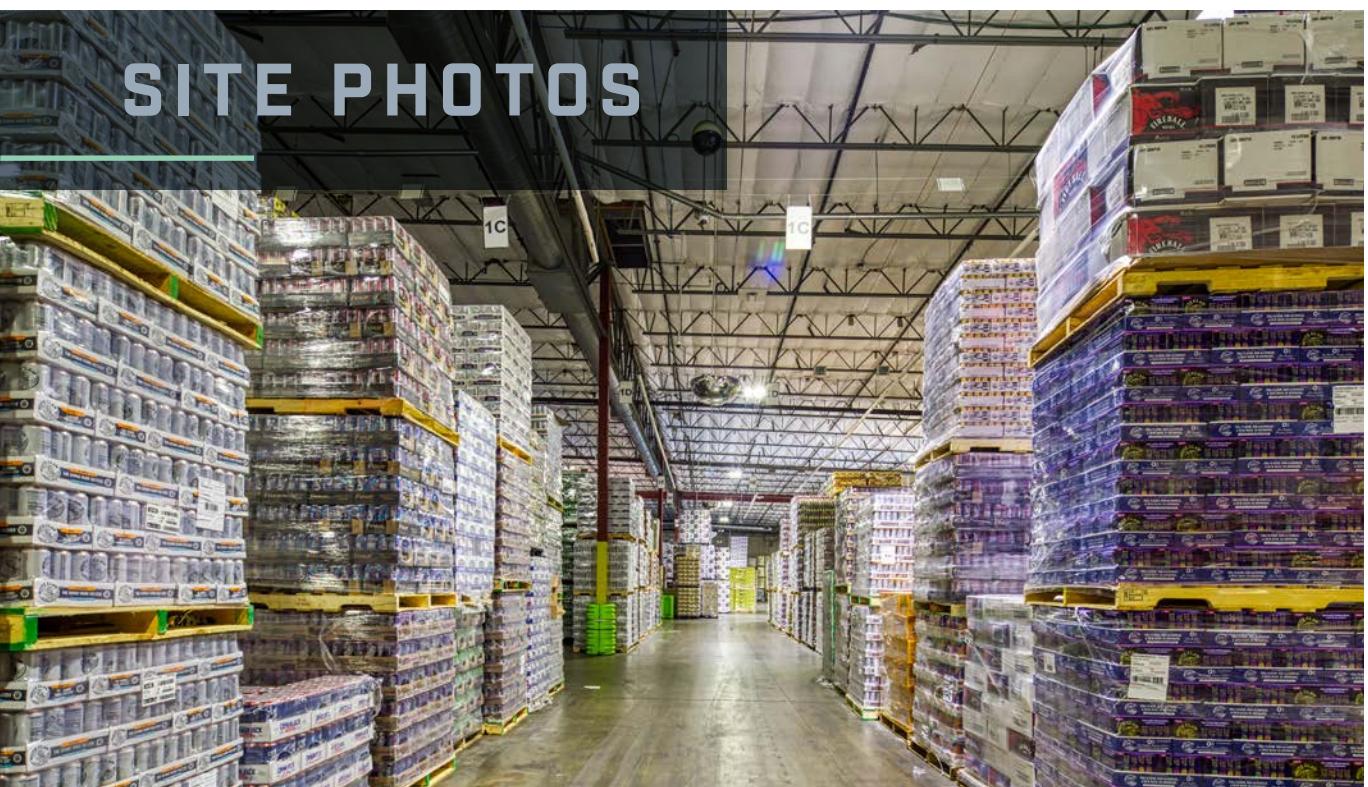
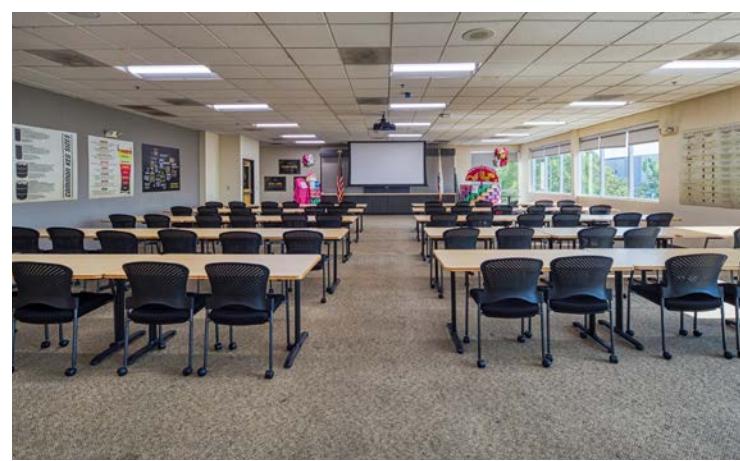
- Specialized equipment
- Distribution operation
- Former beverage distribution center
- Temperature-controlled cooler and insulation
- Multiple loading bays
- Parking for autos and trailers
- Well-suited to serve as a regional headquarters with ample office space for employees

<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	TEMPERATURE CONTROLLED COOLER
<span style="background-color: lightyellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	OFFICE
<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	TRUCK ROUTE
<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	DOCK DOORS
<span style="background-color: black; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	GRADE LEVEL DOORS

# 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
Roof	Insulated Deck
Warehouse Lights	LED
Yard	Fenced, Paved and Secured
Shop	Maintenance for Trucks

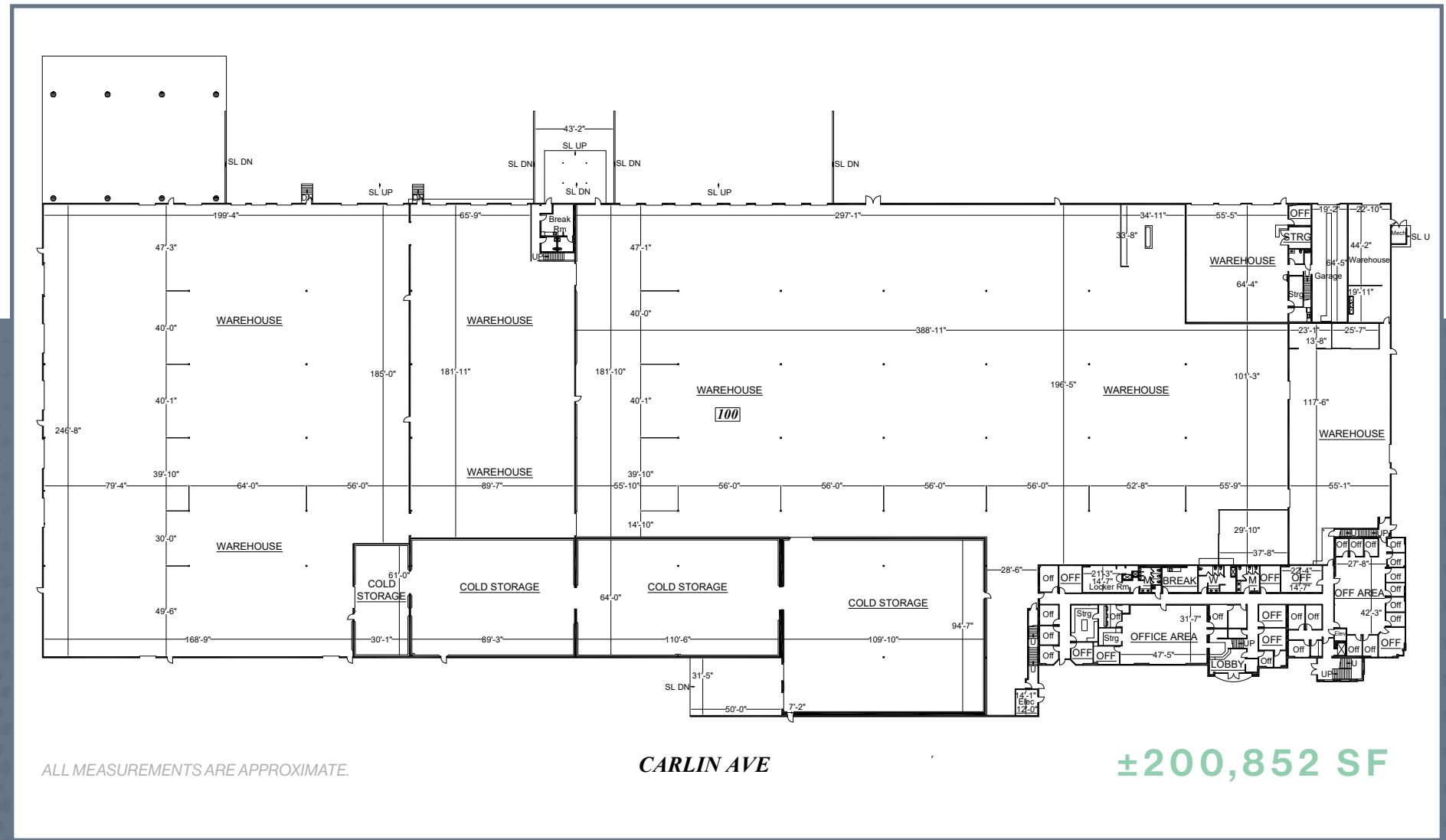




# DETAILED FLOOR PLAN



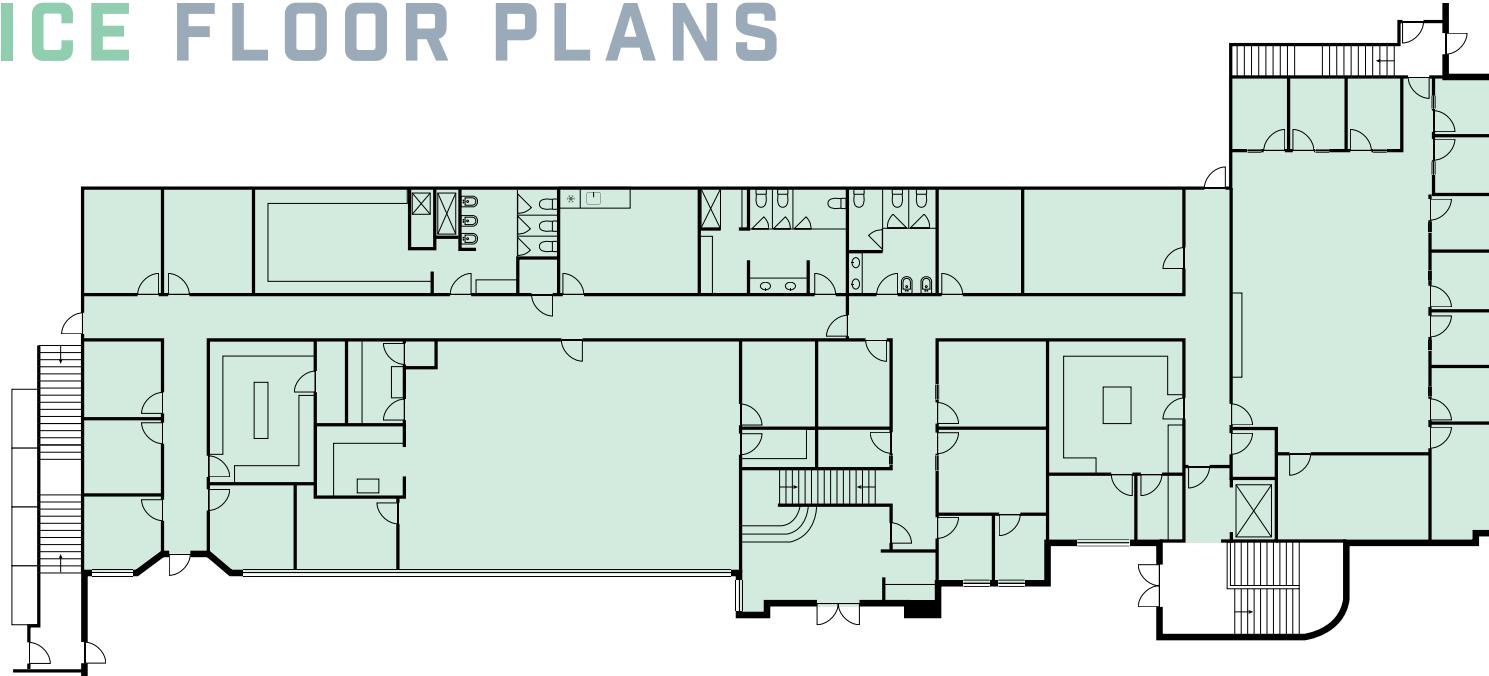
# Warehouse | Office | Cooler



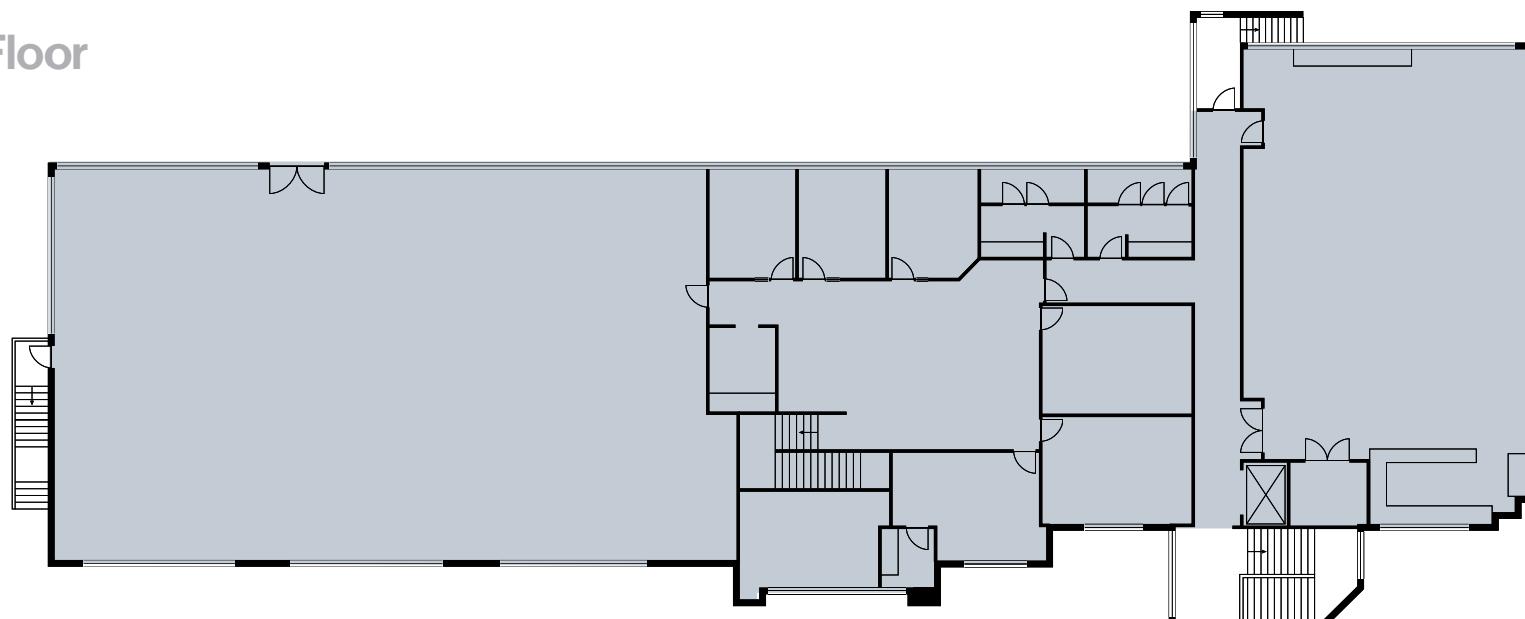
# OFFICE FLOOR PLANS

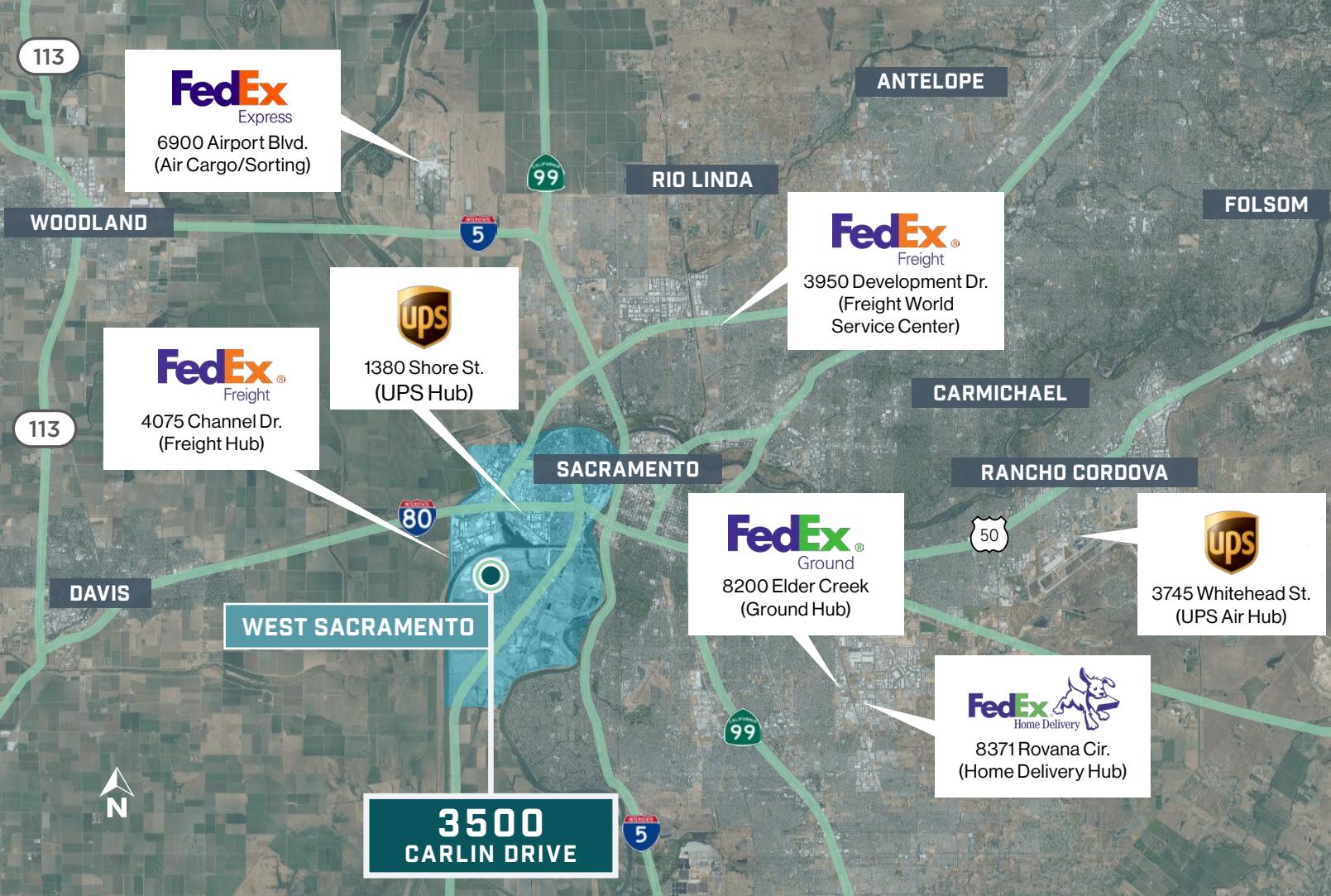


1st Floor



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	50
4.6 Miles to Interstate	80
5.1 Miles to Interstate	5
7.3 Miles to Highway	99

## WEST SACRAMENTO OVERVIEW STATS



### RBA

25,482,192 SF



### Net Absorption

10,142 SF



### Vacancy Rate

6.2%



### Asking Rent

\$0.82



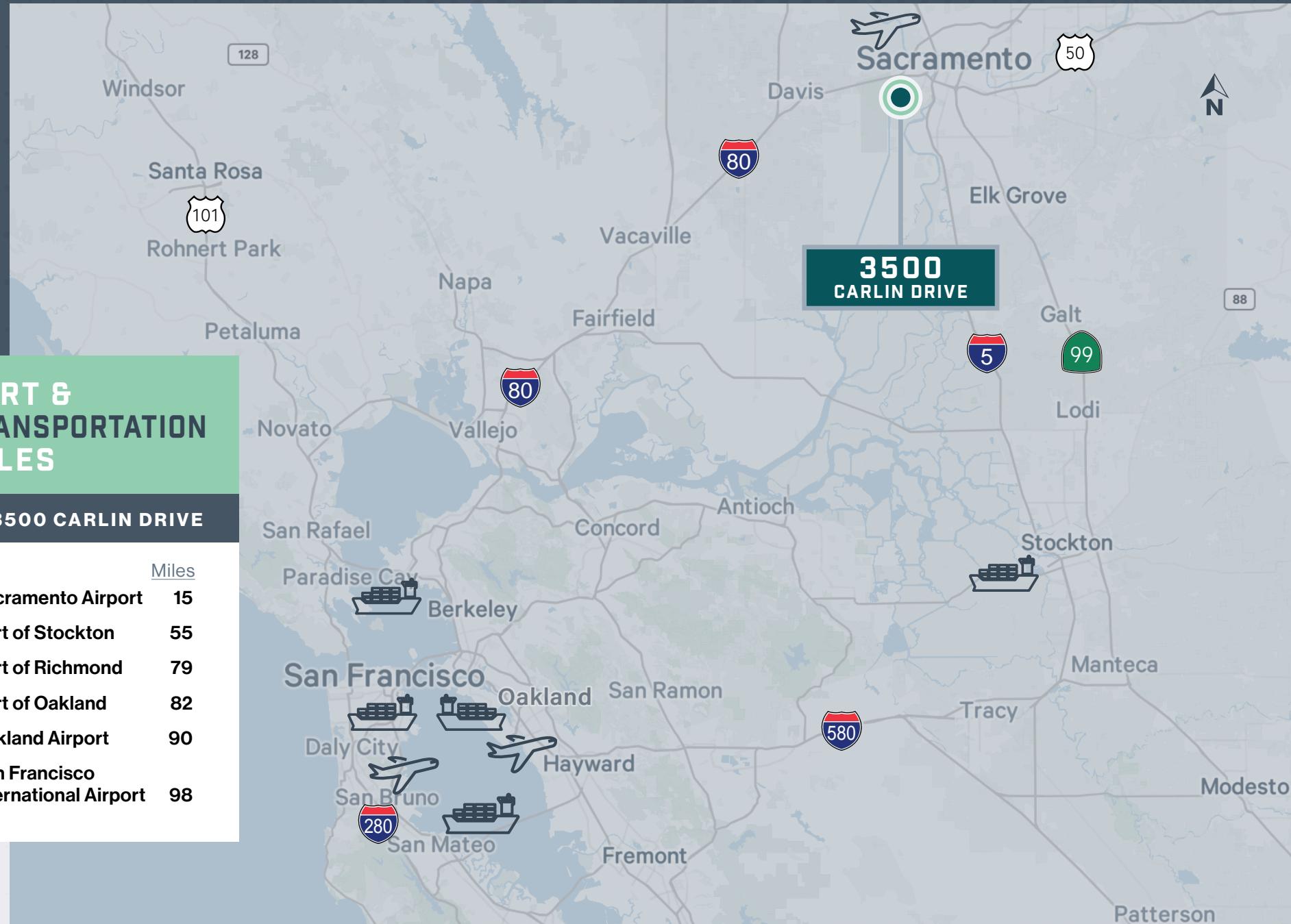
### Under Construction

0 SF

# CORPORATE NEIGHBORS



# LOCATION/ACCESS MAP

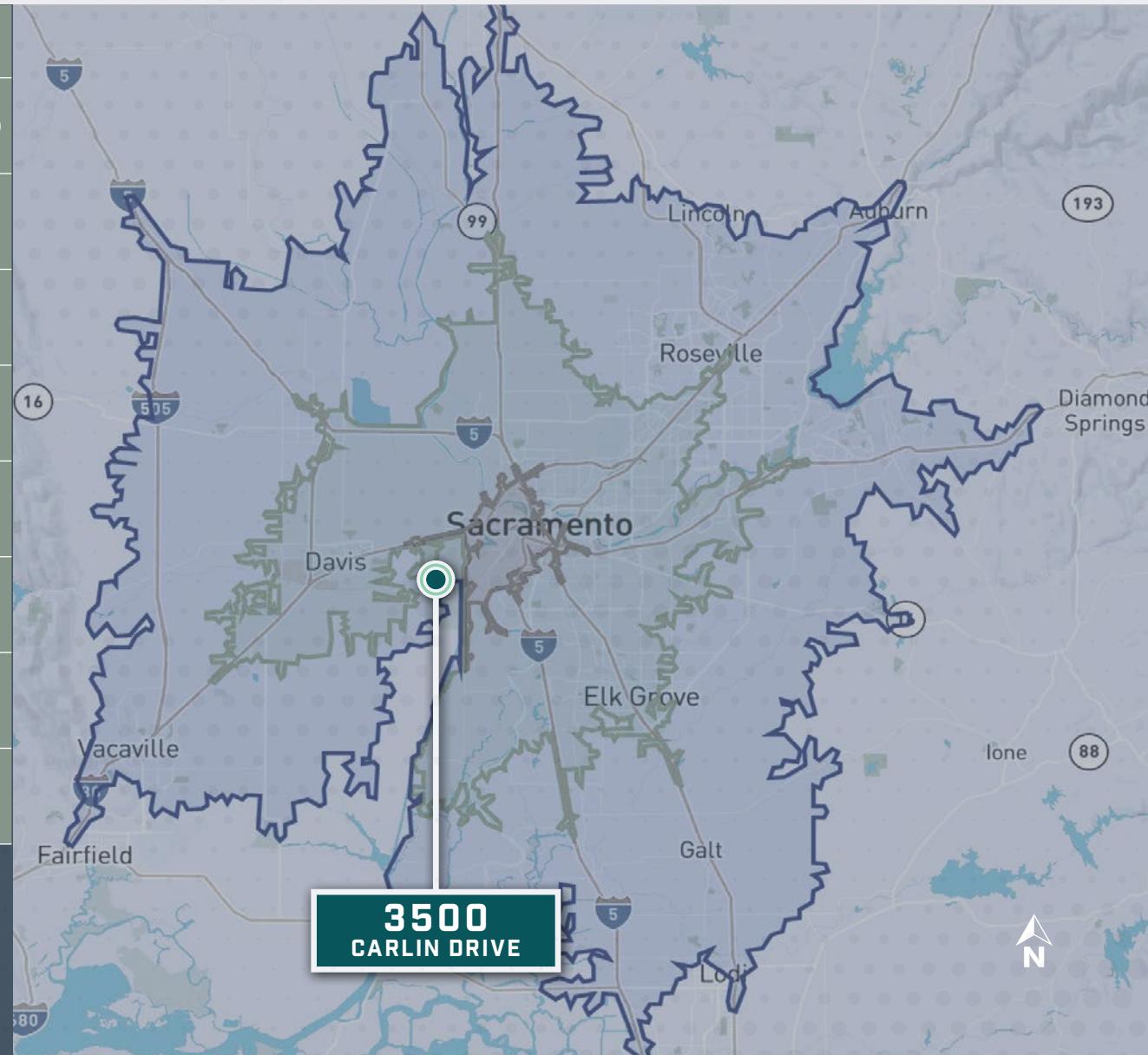


# AREA DEMOGRAPHICS | DRIVE-TIME

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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# 3500 CARLIN DRIVE

## CONTACT US

**MIKE ZIMMERMAN, SIOR**  
Senior Vice President  
+1 916 446 8702  
[mike.zimmerman1@cbre.com](mailto:mike.zimmerman1@cbre.com)  
Lic. 01514055

**SEAN MEROLD, SIOR**  
Senior Vice President  
+1 916 446 8701  
[sean.merold@cbre.com](mailto:sean.merold@cbre.com)  
Lic. 01803204

**RYAN DEANGELIS, SIOR**  
Executive Vice President  
+1 916 871 3714  
[ryan.deangelis@cbre.com](mailto:ryan.deangelis@cbre.com)  
Lic. 01280330

**JIMMY LANDIS**  
Senior Associate  
+1 916 446 8280  
[jimmy.landis@cbre.com](mailto:jimmy.landis@cbre.com)  
Lic. 02130311



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