

**±200,852 SF
FOR SALE OR LEASE**



**WEST SACRAMENTO, CA 95691
YOLO COUNTY**

CBRE



**N. CALIFORNIA HEADQUARTERS
3500 CARLIN DRIVE**

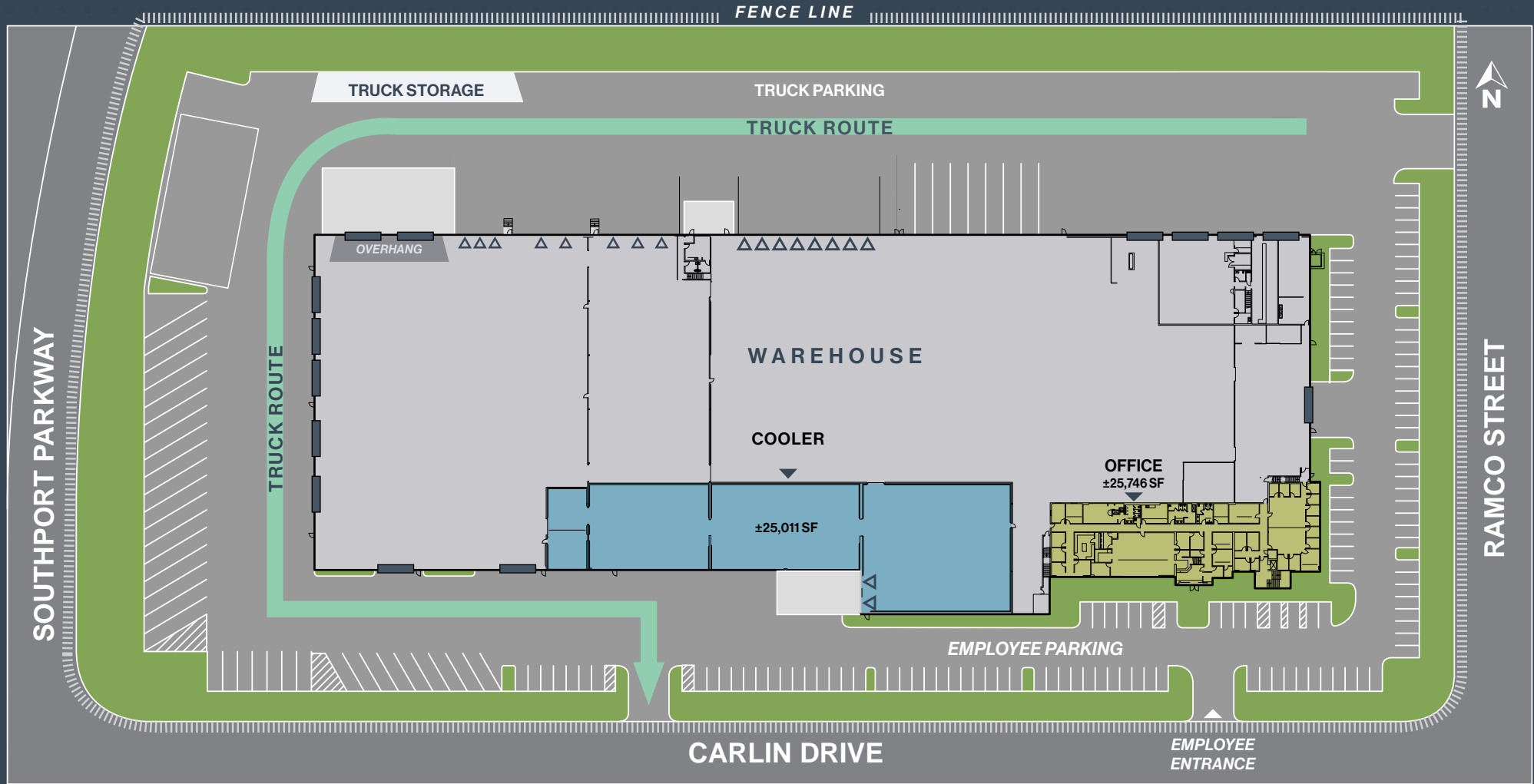
PROPERTY OVERVIEW

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

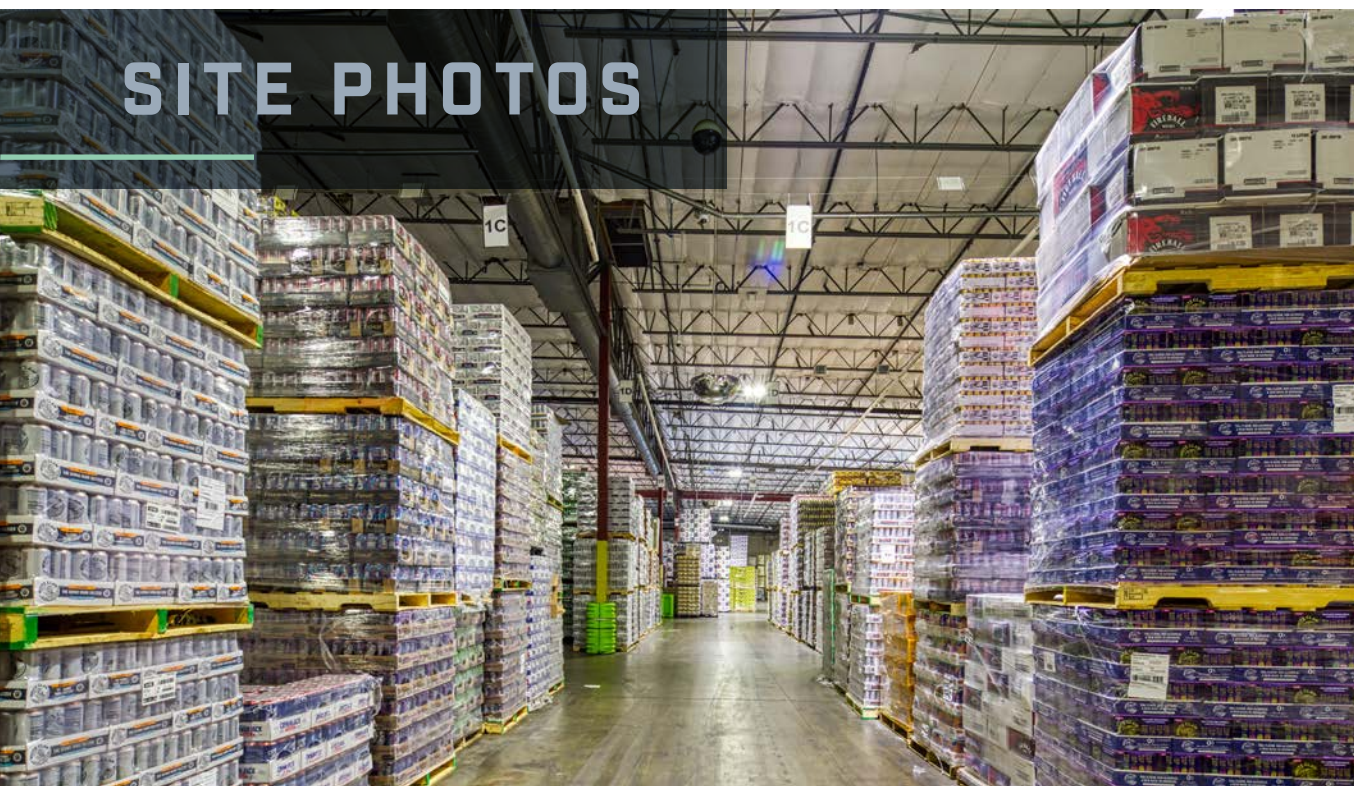
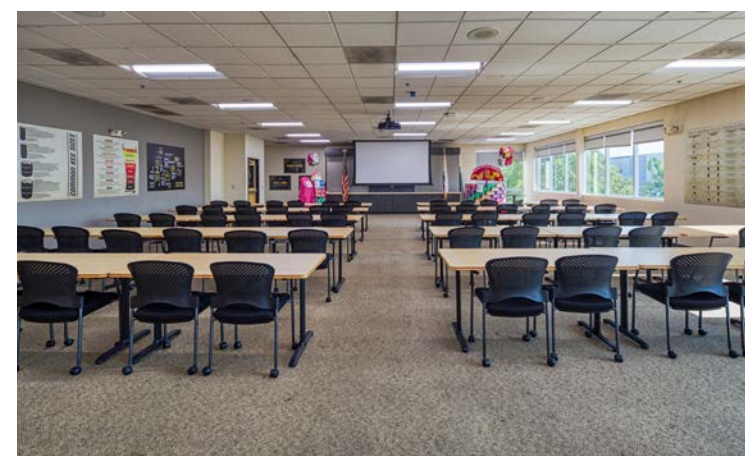
- Specialized equipment
- Distribution operation
- Former beverage distribution center
- Temperature-controlled cooler and insulation
- Multiple loading bays
- Parking for autos and trailers
- Well-suited to serve as a regional headquarters with ample office space for employees



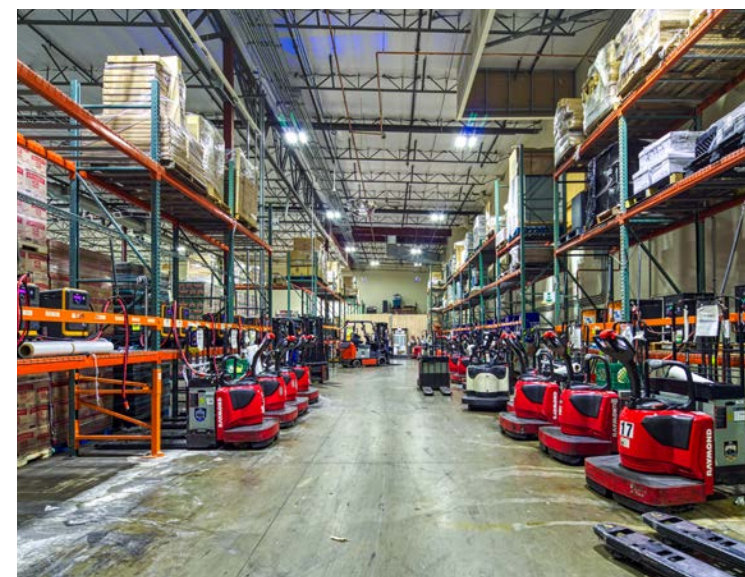
BUILDING SPECIFICATIONS

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





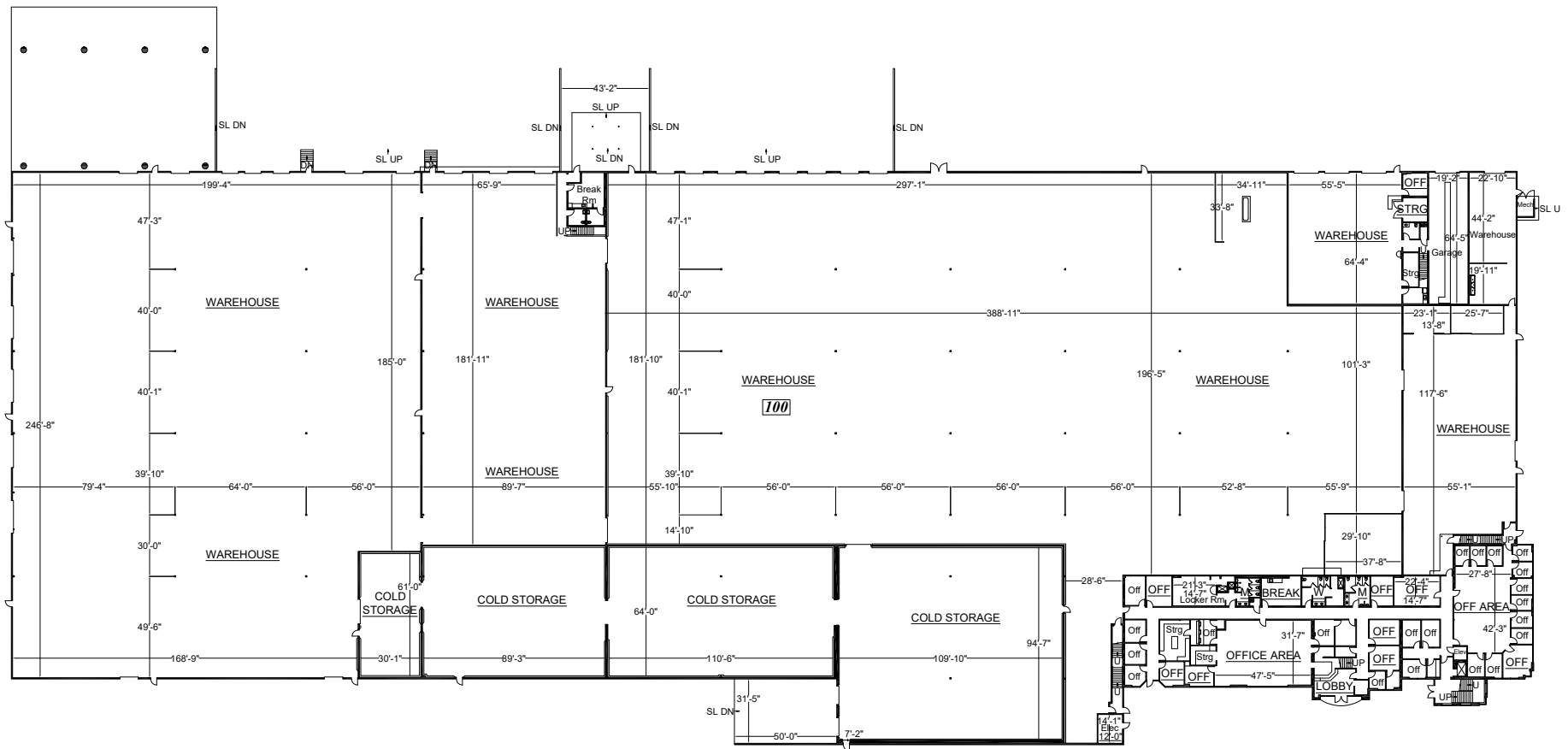
SITE PHOTOS



DETAILED FLOOR PLAN



Warehouse | Office | Cooler



ALL MEASUREMENTS ARE APPROXIMATE.

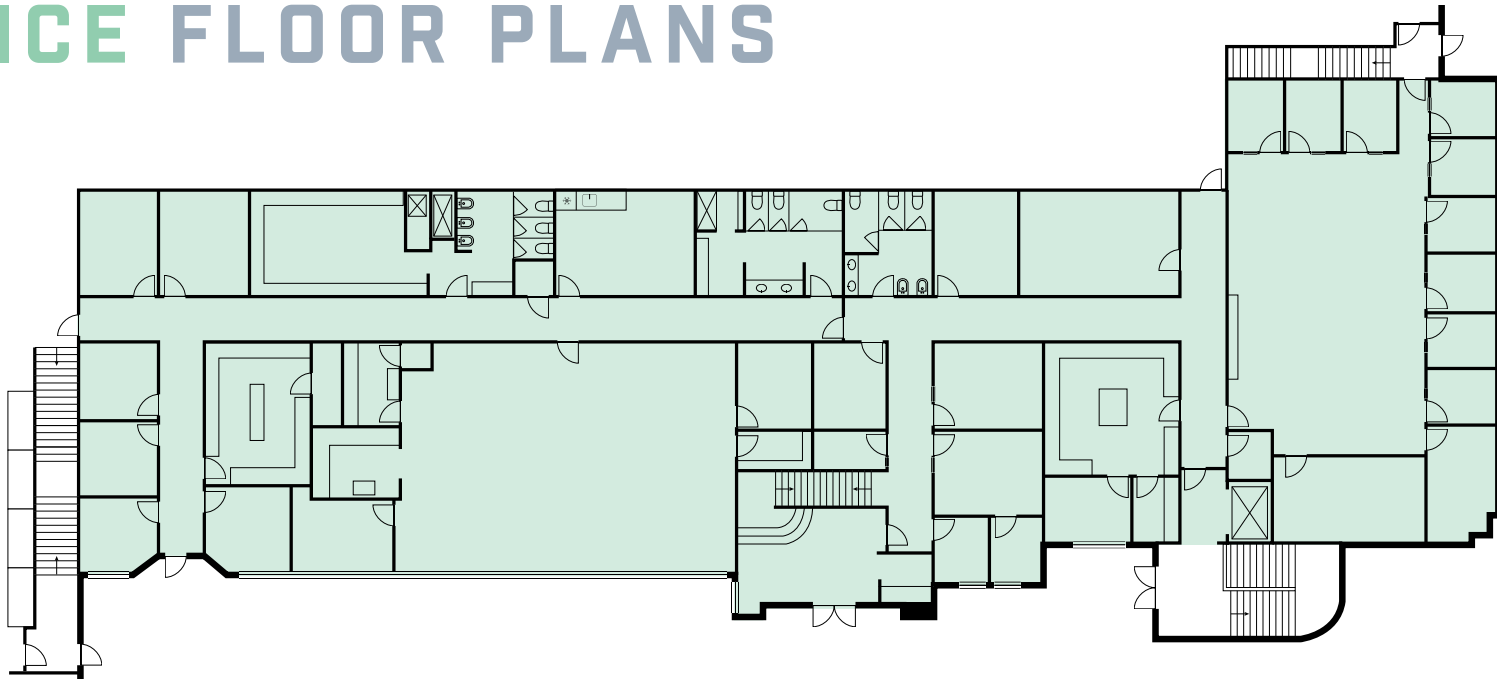
CARLIN AVE

±200,852 SF

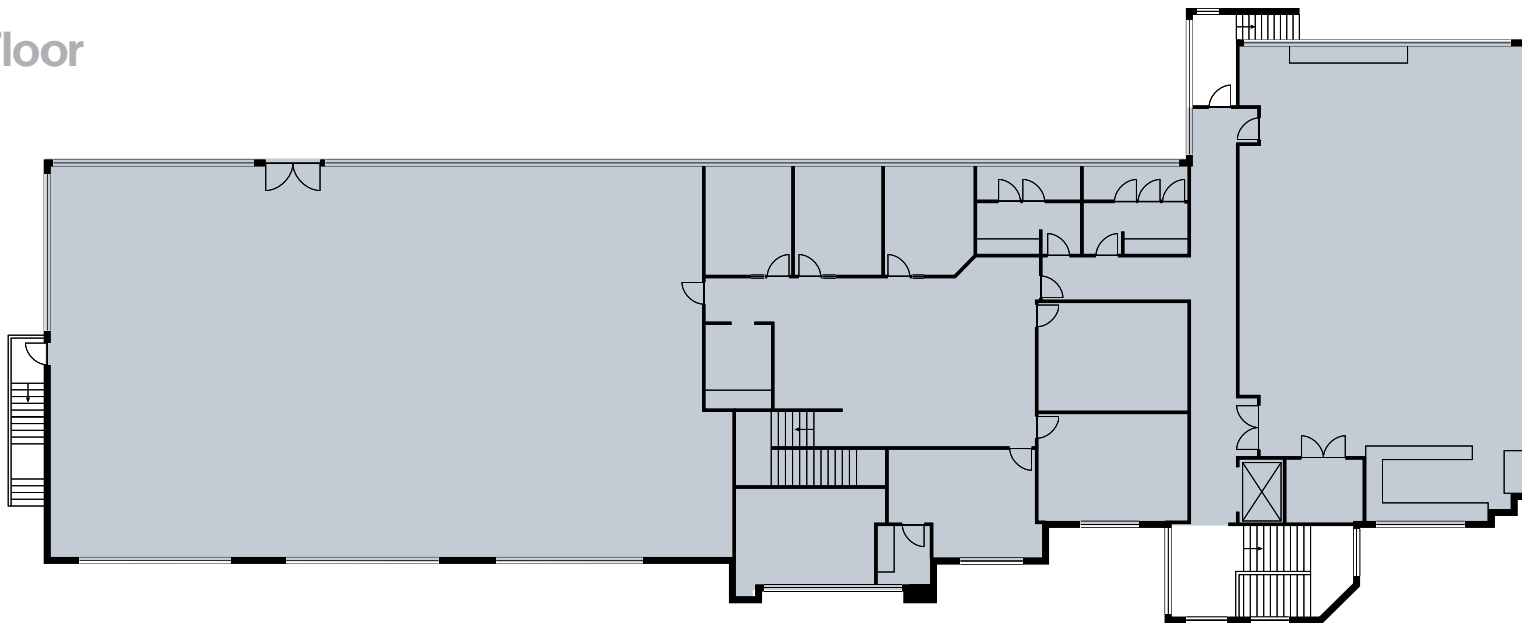
OFFICE FLOOR PLANS

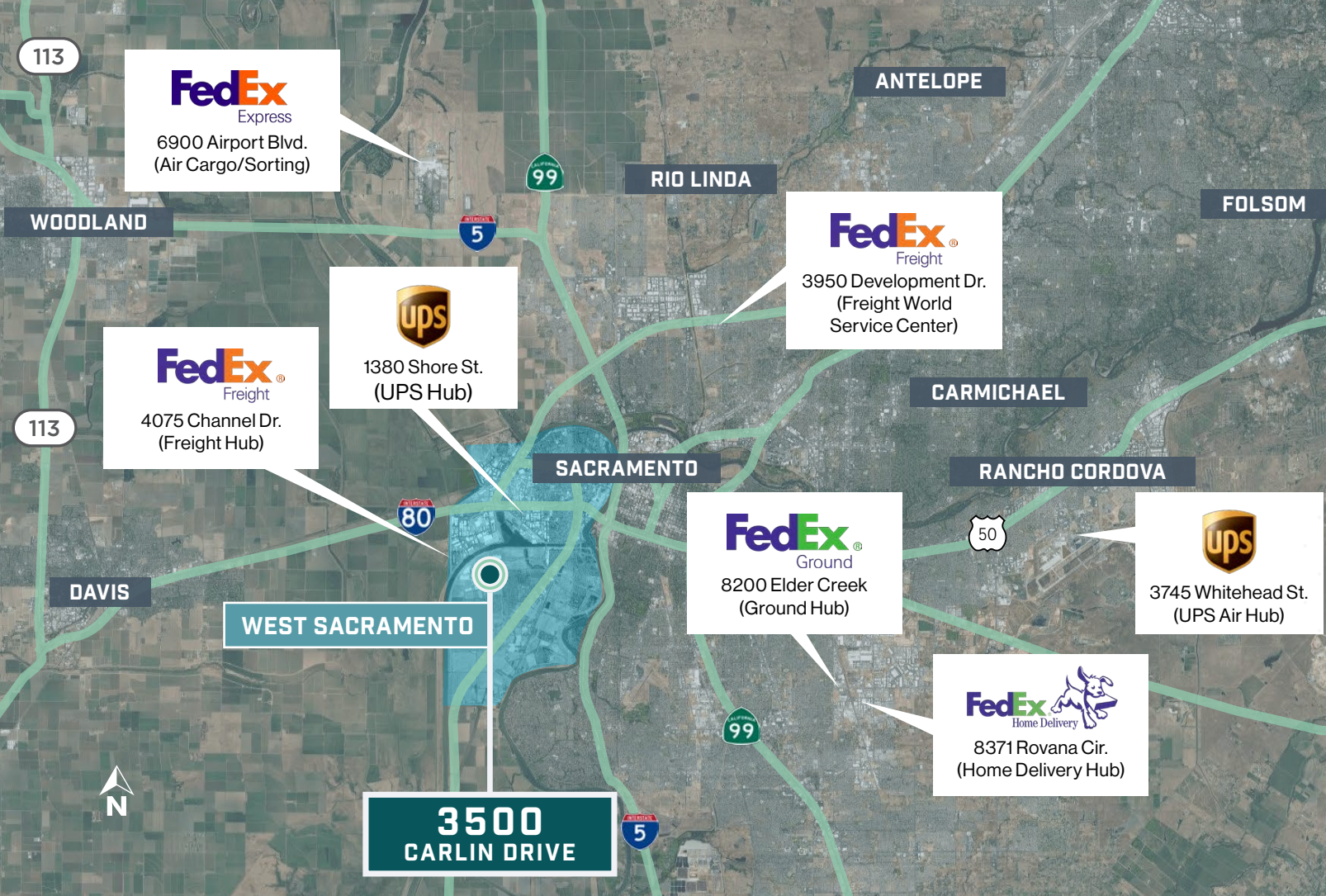


1st Floor



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

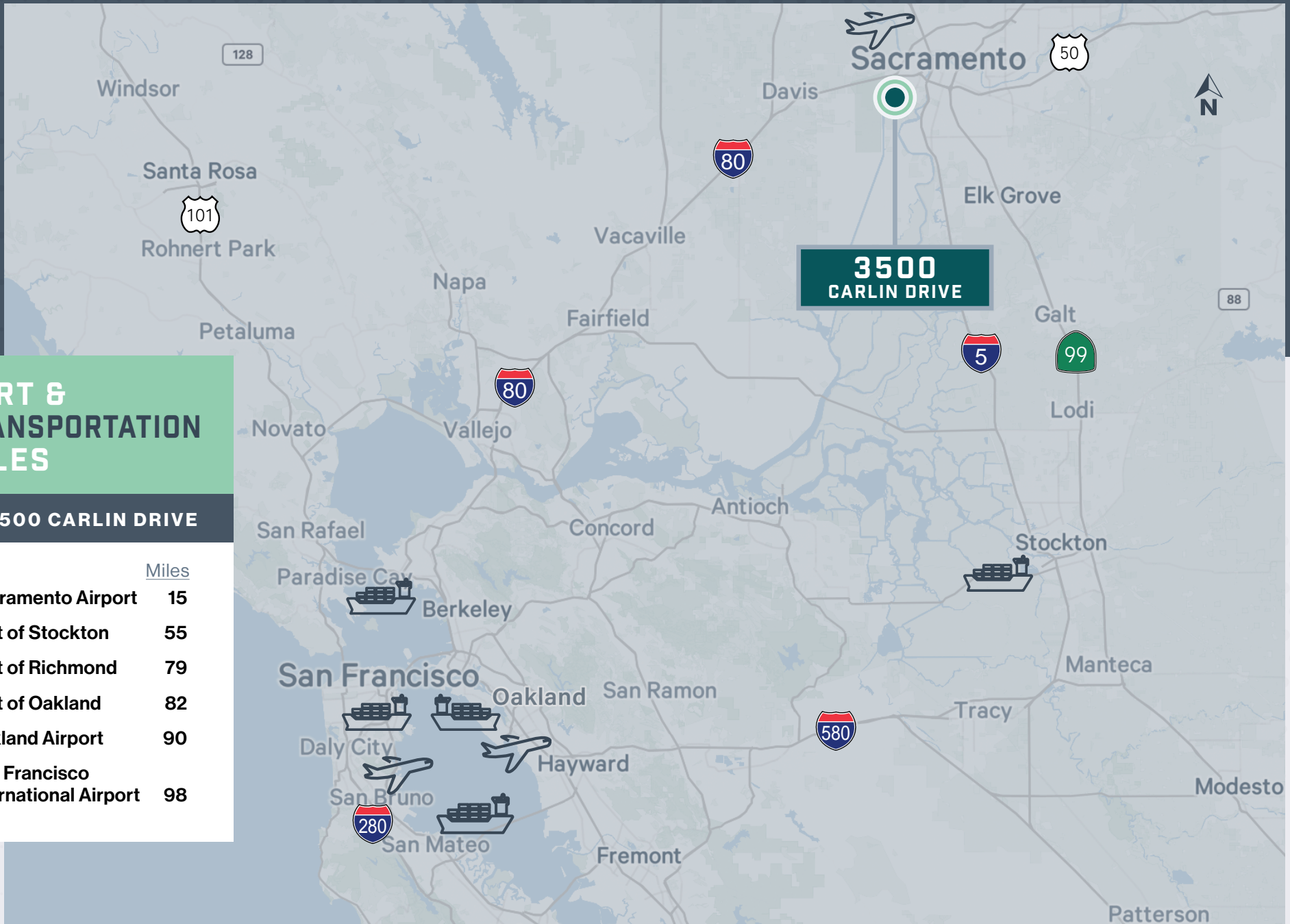
WEST SACRAMENTO OVERVIEW STATS

| | | | | |
|---------------|----------------|--------------|-------------|--------------------|
| | | | | |
| 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

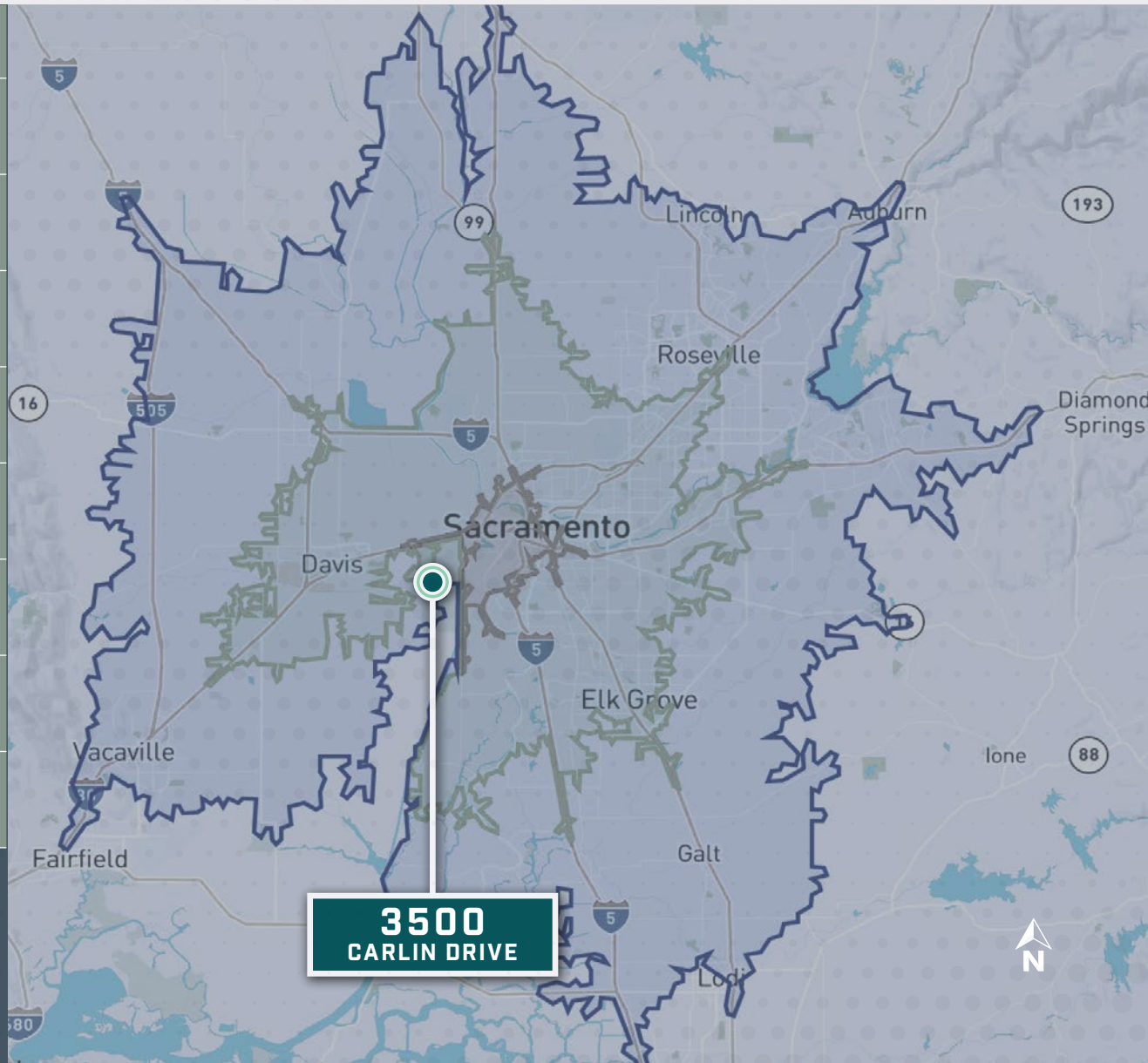
| | Miles |
|---------------------------------------|-------|
| • Sacramento Airport | 15 |
| • Port of Stockton | 55 |
| • Port of Richmond | 79 |
| • Port of Oakland | 82 |
| • Oakland Airport | 90 |
| • San Francisco International Airport | 98 |

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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CARLIN
DRIVE

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