

**Conceptual Rendering*

CONTACT FOR MORE INFORMATION



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Class A Industrial Buildings

9195 Brinkman Court & 10050 Waterman Road

Groundbreaking Fall 2025

CBRE



ELK GROVE / CA 95624

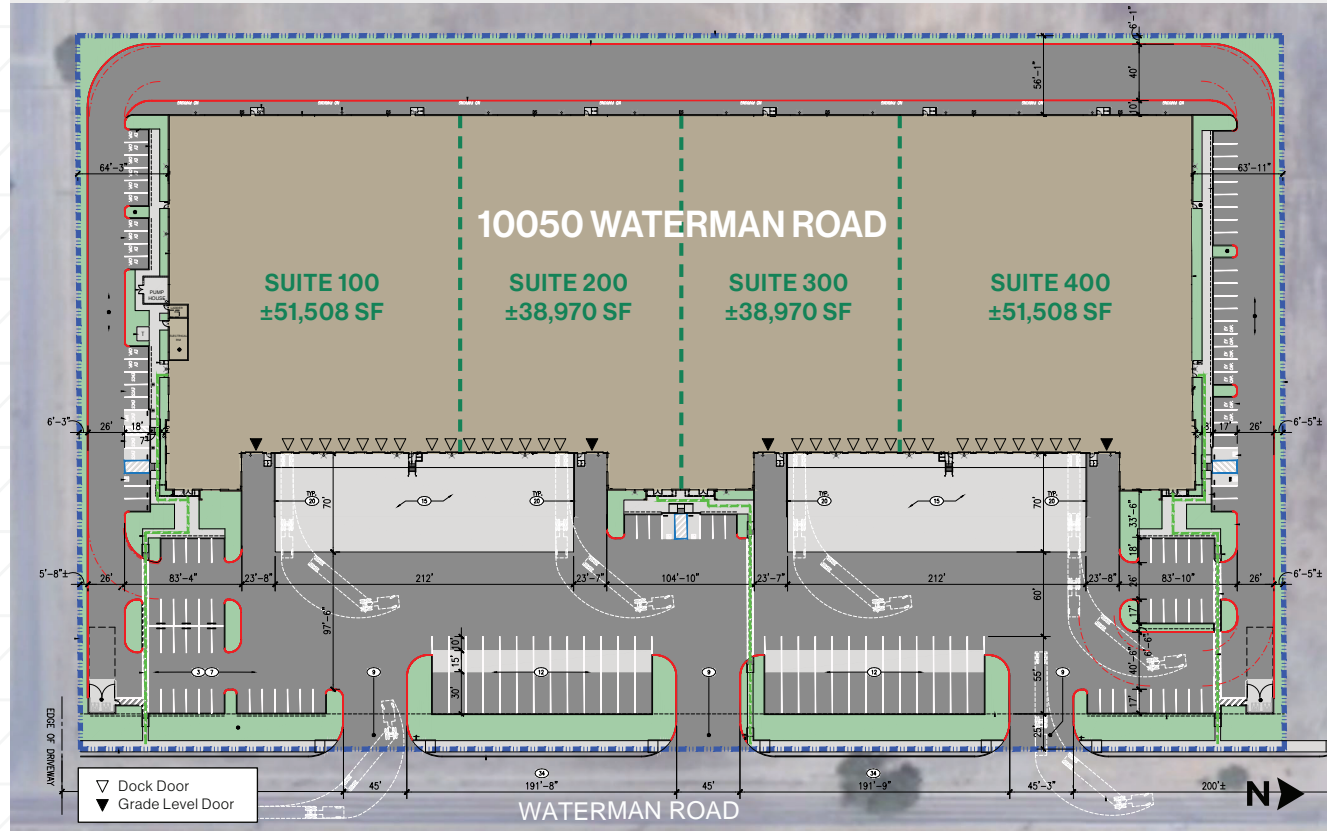
10050 Waterman Road

Site Details

BUILDING SIZE	±180,956 SF*
MINIMUM DIVISIBILITY	±38,970 SF*
LOT SIZE	±9.95 ACRES
CLEAR HEIGHT	32'
ZONING	HI Heavy Industrial*
GRADE DOORS	4
DOCK DOORS	30
COLUMN SPACING	min. 52' x 60'
ELECTRICAL	3,000 AMPS, 277/480V*
SPRINKLER DENSITY	ESFR
TRUCK COURTS	185'
TRAILER PARKING	26
AUTO PARKING	183

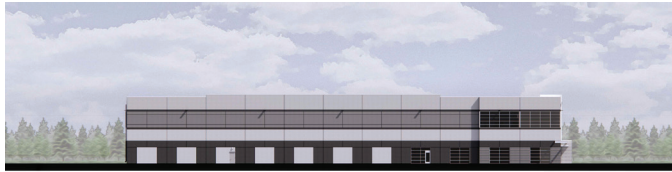
*Tenant to independently verify prior to entering any binding agreement

- **Skylights**
- **Office To Suit**
- **APN: 134-0181-041**
- **41.73% Coverage**



Proposed Elevations

10050 Waterman Road



B: SOUTH ELEVATION



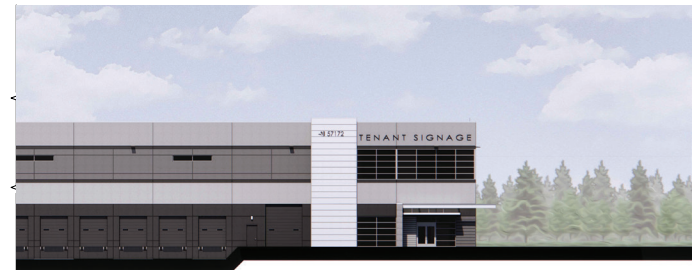
A: NORTH ELEVATION



C: WEST ELEVATION



D: EAST ELEVATION



ENLARGED EAST ELEVATION

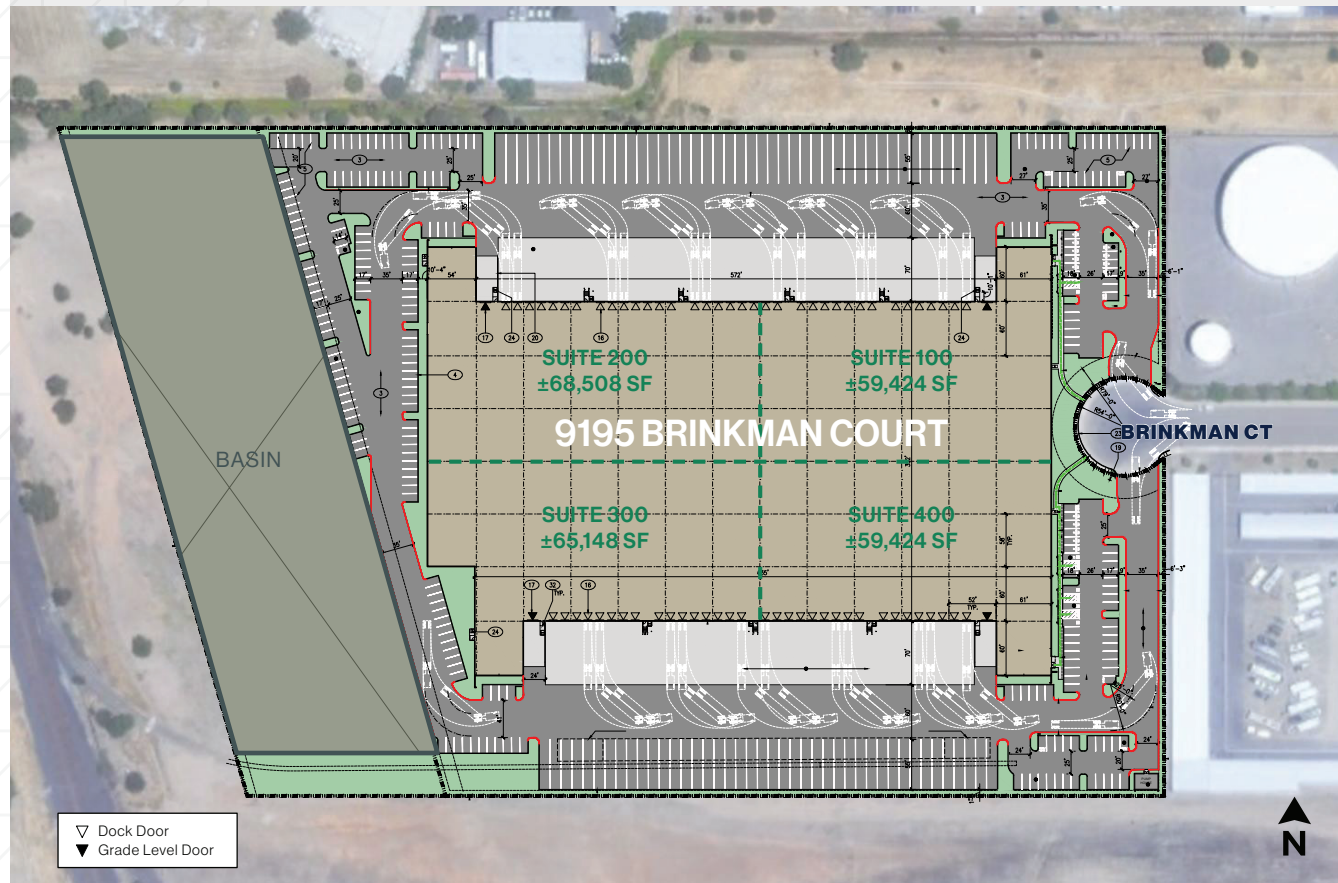
9195 Brinkman Court

Site Details

BUILDING SIZE	±252,503 SF*
MINIMUM DIVISIBILITY	±59,424 SF*
LOT SIZE	±18.57 ACRES
CLEAR HEIGHT	36'
ZONING	HI Heavy Industrial*
GRADE DOORS	4
DOCK DOORS	69
COLUMN SPACING	min. 52' x 58'
ELECTRICAL	4,000 AMPS, 277/480V*
SPRINKLERS	ESFR
TRUCK COURTS	185'
TRAILER PARKING	82
AUTO PARKING	198

*Tenant to independently verify prior to entering any binding agreement

- **Skylights**
- **Office To Suit**
- **APNS: 134-0100-084/134-0100-085**
- **38.94% Coverage**



Proposed Elevations

9195 Brinkman Court

ELK GROVE | CA



A: SOUTH ELEVATION



B: NORTH ELEVATION



C: EAST ELEVATION



D: WEST ELEVATION

Class A Industrial Buildings | For Lease

9195 BRINKMAN COURT
10050 WATERMAN ROAD
ELK GROVE / CA

Retail Amenities

- + Target
- + Home Depot
- + Sprouts
- + Hilton
- + Scandinavian Designs
- + Mikuni
- + Panera Bread
- + In-N-Out Burger
- + Chick fil-A
- + Green Acres
- + Total Wine & More
- + Chipotle
- + Chase Bank
- + Jack's Urban Eats
- + Fedex
- + Chevys
- + Old Spaghetti Factory
- + BJ's Brewhouse

Retail Amenities

- + Walmart
- + Starbucks
- + UPS
- + Quick Quack Car Wash
- + RAW Superfood
- + Fogao Gaucho Steakhouse
- + CVS
- + Crunch Fitness
- + Dutch Bros Coffee
- + Taco Bell
- + Nothing Bundt Cakes
- + McDonald's

SouthEast Connector Expressway

- + Highway improvement project extends ±34 miles and connects Elk Grove, Rancho Cordova, Folsom and El Dorado Hills.
- + In 2024, the project was granted \$25 million to transform 3.6 miles of Grant Line Road into a four-lane highway.

Elk Grove Auto Mall

- + Toyota
- + Honda
- + Hyundai
- + Ford
- + BMW
- + Jeep
- + Subaru
- + Audi

The Preserve

- + ±28-acre, \$15 million nature park completed in 2021

New Residential Construction

- + ±3,800 housing units projected by 2035
- + ±1,200 acre Southeast Policy Master Plan

Mi Rancho

Mondelez International / Nabisco

Amazon

Sky River Casino

- + ±100,000 SF casino constructed in 2022

Kubota

- + ±640,000 SF distribution center completed in 2023

International Paper

Amenities New Developments Corporate Users

Major Distribution

Drive Times

LOCAL DISTRIBUTION

±DRIVE TIME

FED EX OVERNIGHT HUB	25-MINS
UPS HUB	26-MINS
SACRAMENTO	27-MINS
FED EX GROUND HUB	37-MINS

REGIONAL DISTRIBUTION

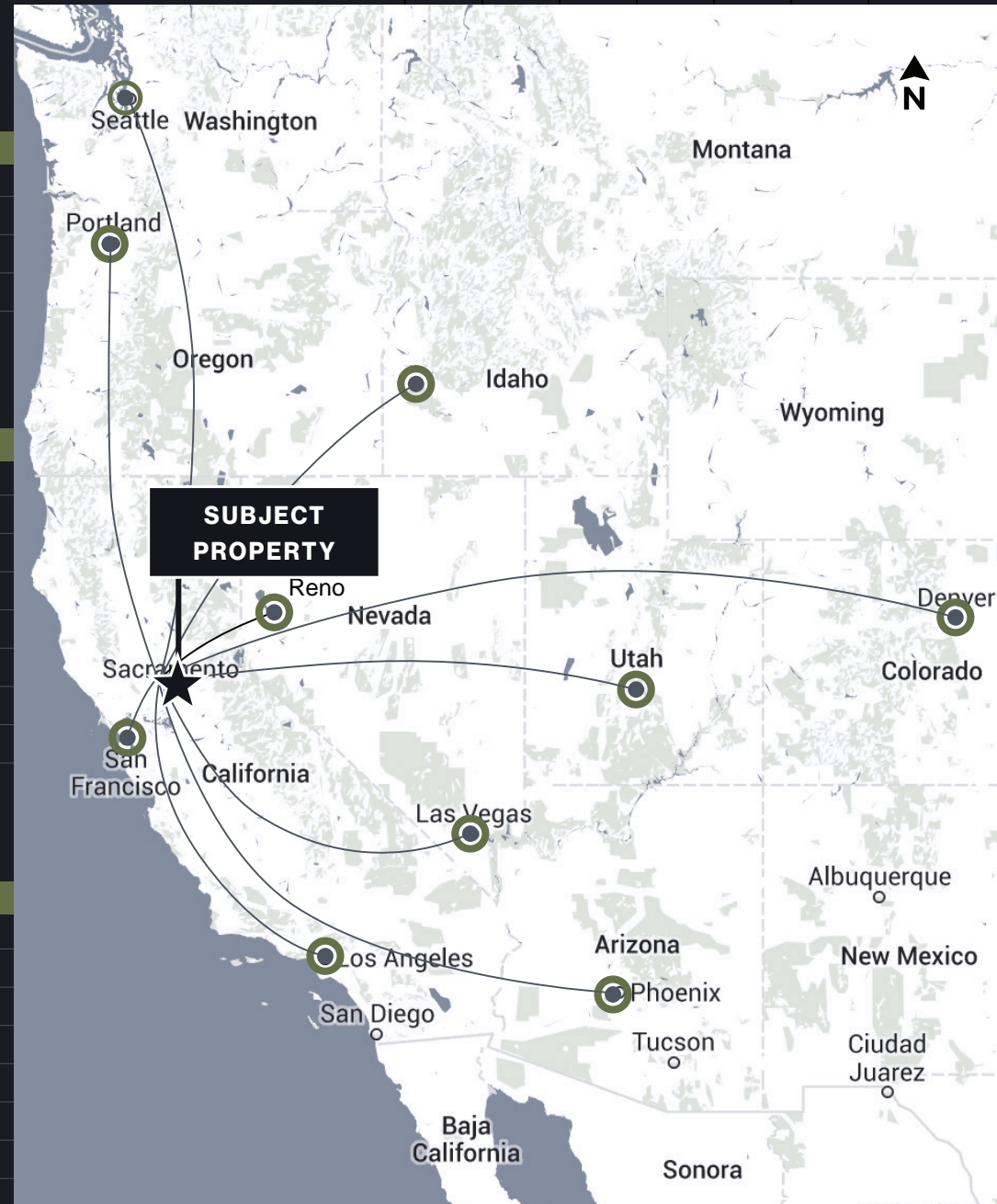
±DRIVE TIME

STOCKTON	1 HR, 8-MINS
PORT OF OAKLAND	1 HR, 33-MINS
SAN FRANCISCO	1 HR, 51-MINS
SFO	1 HR, 56-MINS
SAN JOSE	2 HR, 16-MINS
FRESNO	3 HR, 3-MINS
LOS ANGELES	6 HR, 16-MINS
RENO	2 HR, 22-MINS

WESTERN U.S. DISTRIBUTION

±DRIVE TIME

DENVER, CO	17 HR, 11-MINS
PHOENIX, AZ	12 HR, 7-MINS
SEATTLE, WA	11 HR, 20-MINS
SALT LAKE CITY, UT	9 HR, 27-MINS
LAS VEGAS, NV	8 HR, 42-MINS
PORTLAND, OR	8 HR, 39-MINS
BOISE, ID	8 HR, 31-MINS





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10050 WATERMAN ROAD
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