

# WATERMAN BUSINESS PARK

ELK GROVE, CA

LOTS AVAILABLE FOR SALE OR BUILD-TO-SUITS FOR LEASE



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**NEWMARK**

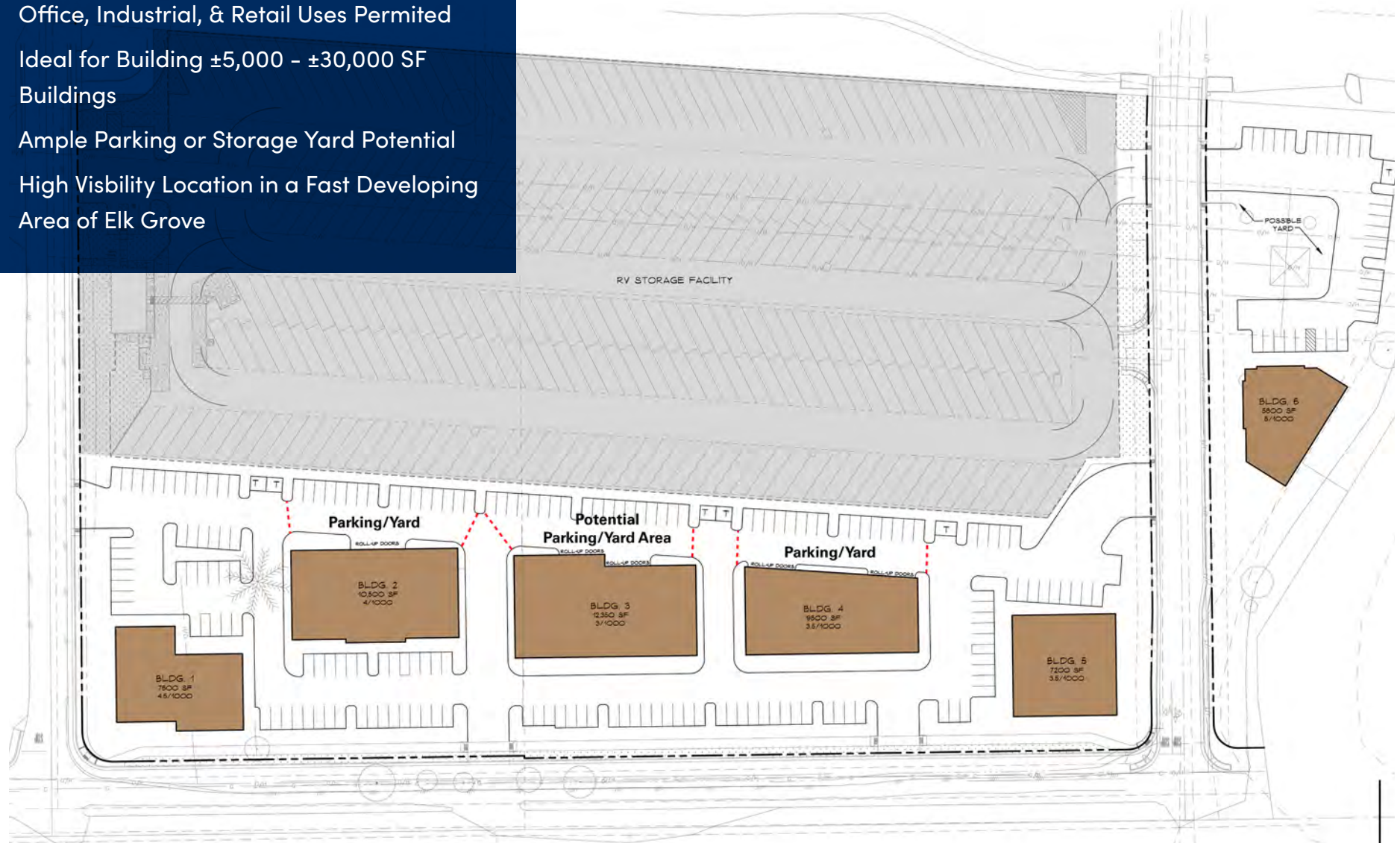
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## PROPERTY HIGHLIGHTS

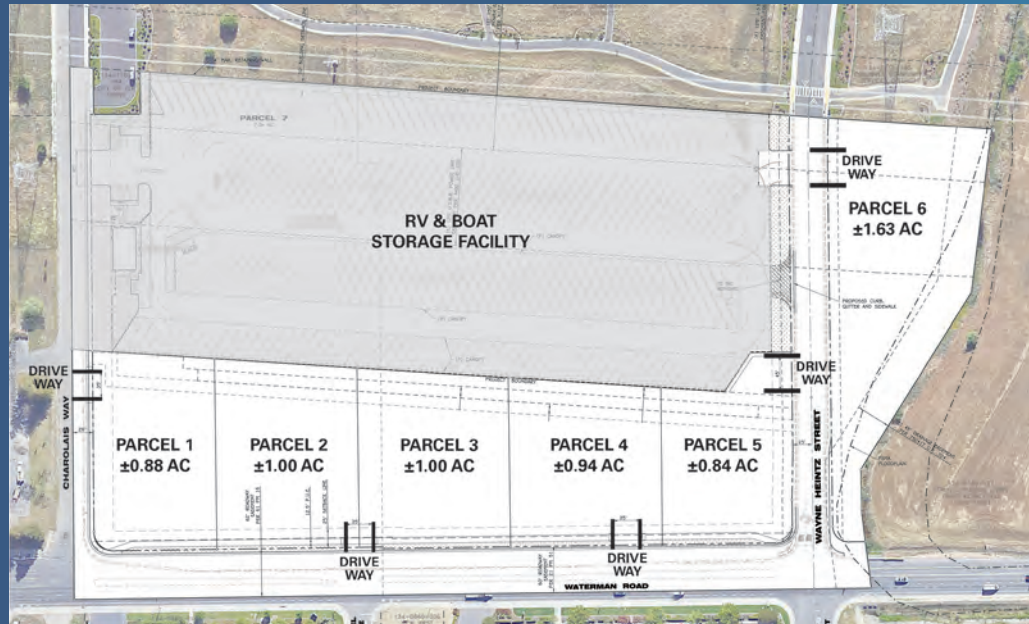
- Six (6) Parcels from  $\pm 0.84$  AC to  $\pm 2.78$  AC
- Office, Industrial, & Retail Uses Permitted
- Ideal for Building  $\pm 5,000$  -  $\pm 30,000$  SF Buildings
- Ample Parking or Storage Yard Potential
- High Visibility Location in a Fast Developing Area of Elk Grove

## CONCEPTUAL SITE PLAN



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## SITE IMPROVEMENTS

- Sites 1-5 to be delivered with new curb gutter, sidewalk, and utility access
- New lighted intersection at Waterman Road and Wayne Heintz Street
- 6' tall block wall separating RV & Boat Storage facility
- Multiple points of access on three streets
- No improvement bonds



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## PRICE LIST

Parcel	Acreage	Price	Price/SF
1	±0.88	\$843,322	\$22.00
2	±1.00	\$871,200	\$20.00
3	±1.00	\$871,200	\$20.00
4	±0.94	\$818,928	\$20.00
5	±0.84	\$804,989	\$22.00
6	±1.63	\$1,065,042	\$15.00

\* Prices are subject to change at any time without notice.

## ZONING

MP Zoned land allows for but is not limited to:

- » Day Care
- » Medical
- » Kennels
- » Training Schools
- » Parking Facilities
- » Banks
- » Call Centers
- » Restaurants
- » Auto Rental
- » Research and Development
- » Wineries
- » Vet
- » Fitness Center

[Click HERE for Elk Grove Zoning Descriptions](#)



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## LOCATION & AMENITIES



DISTANCE TO MAJOR CITIES	
Stockton, CA	35 Miles
San Francisco, CA	104 Miles
Reno, NV	147 Miles
Fresno, CA	155 Miles
Los Angeles, CA	377 Miles
Las Vegas, NV	548 Miles
Boise, ID	568 Miles
Portland, OR	598 Miles
Salt Lake City, UT	665 Miles
Phoenix, AZ	748 Miles
Seattle, WA	771 Miles
Denver, CO	1,181 Miles

TRAFFIC COUNTS	
Waterman Rd @ Grant Line Rd	8,671 ADT
Waterman Rd @ Elk Grove Blvd	13,288 ADT
Grant Line Rd @ Hwy 99	159,300 ADT
Elk Grove Blvd @ Hwy 99	189,000 ADT



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