

**±200,852 SF
SPACE FOR LEASE**



WEST SACRAMENTO, CA 95691
YOLO COUNTY

CBRE



**N. CALIFORNIA HEADQUARTERS
3500 CARLIN DRIVE**

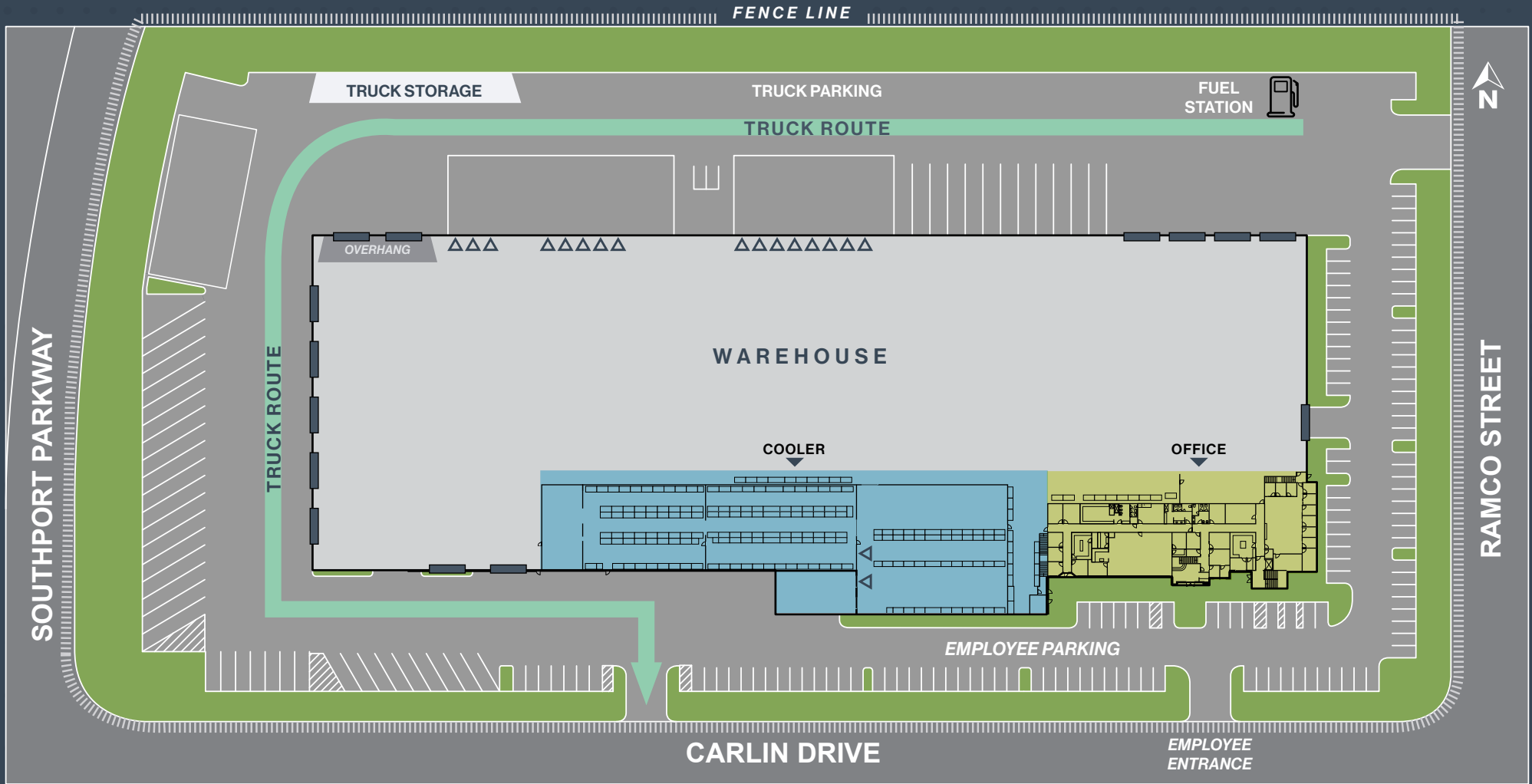
PROPERTY OVERVIEW

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, on-site fuel service stations, 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**

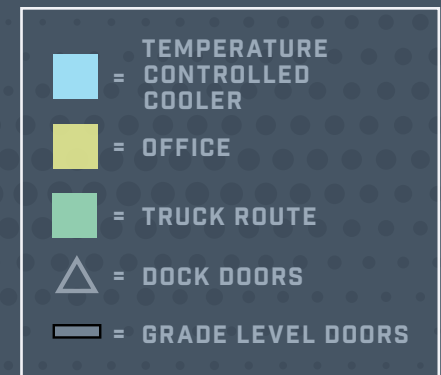




SITE PLAN

BUILDING SIZE: ±200,852 SF

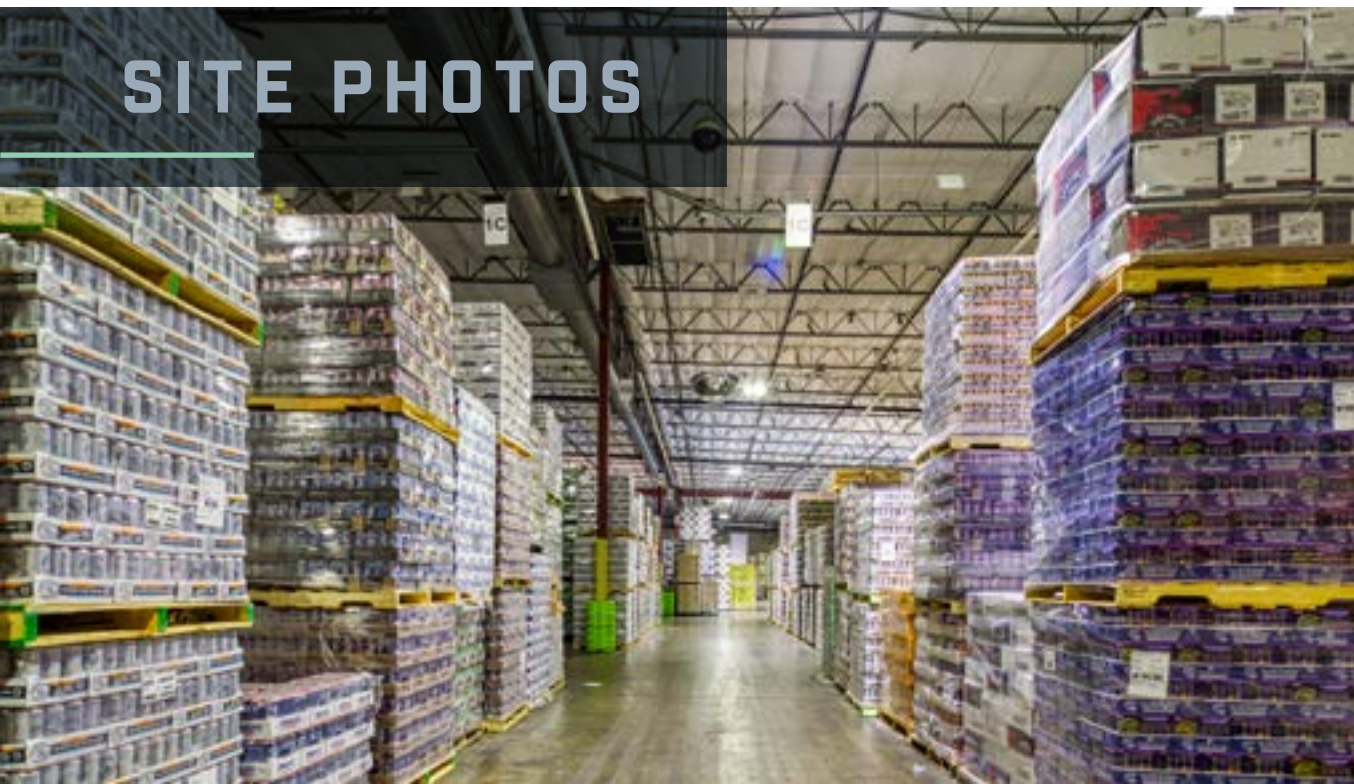
- Specialized equipment
- Distribution operation
- Former beverage distribution center
- Temperature-controlled cooler and insulation
- On-site fuel service station
- Multiple loading bays
- Parking for autos and trailers
- Well-suited to serve as a regional headquarters with ample office space for employees



BUILDING SPECIFICATIONS

Type	Spec Details
Building Size	±200,852 SF (250' D X 750' W)
Office	Existing
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 Ready
Power	3,000 Amps; 277 Phase; 480 Volt
Pump Spec Details	2,000 Gpm Upgrade to Accommodate K17 & K25 Install
Roof	Insulated Deck
Warehouse Lights	LED
Yard	Fenced, Paved and Secured
Shop	Maintenance for Trucks





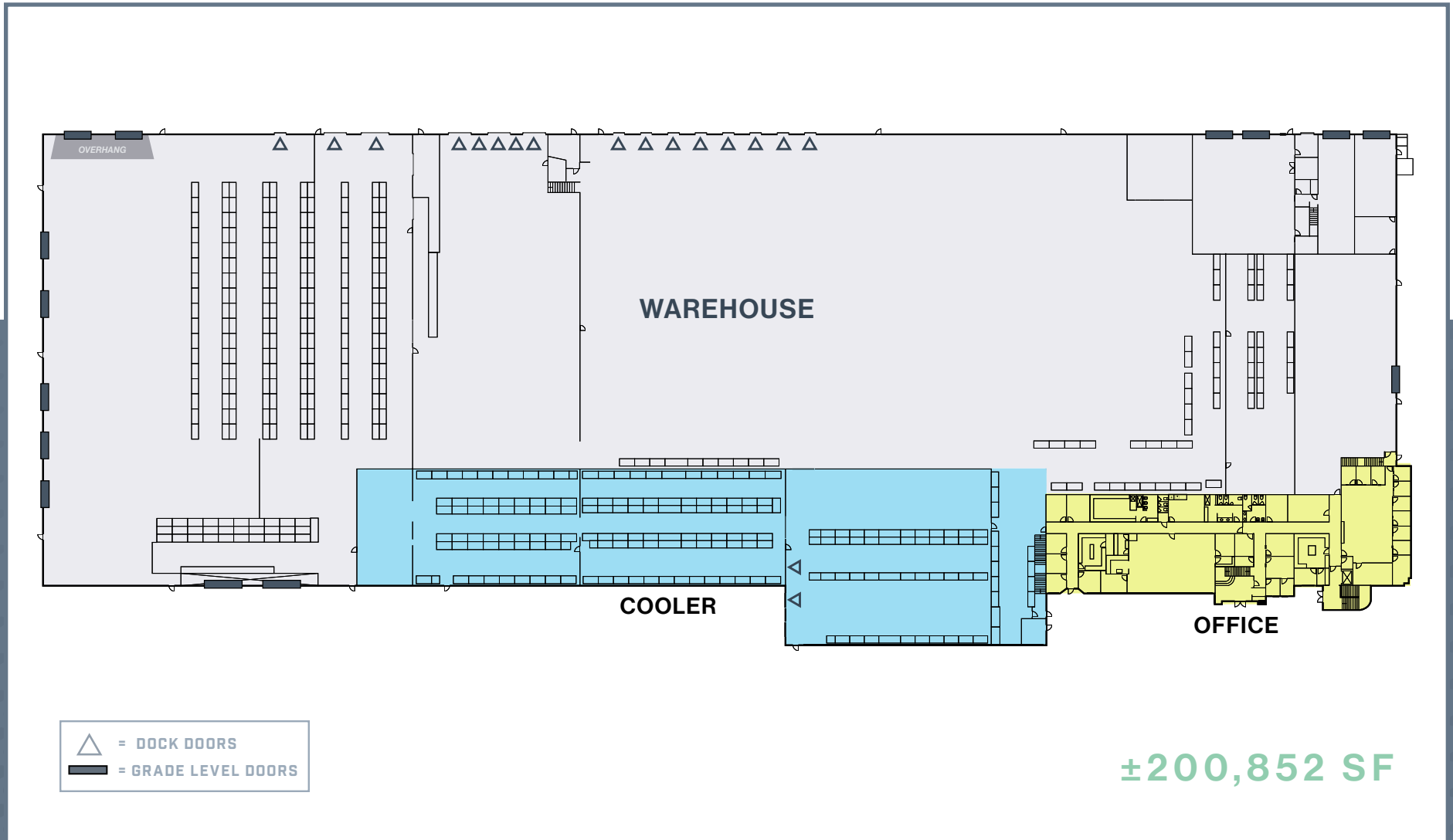
SITE PHOTOS



BUILDING FLOOR PLAN



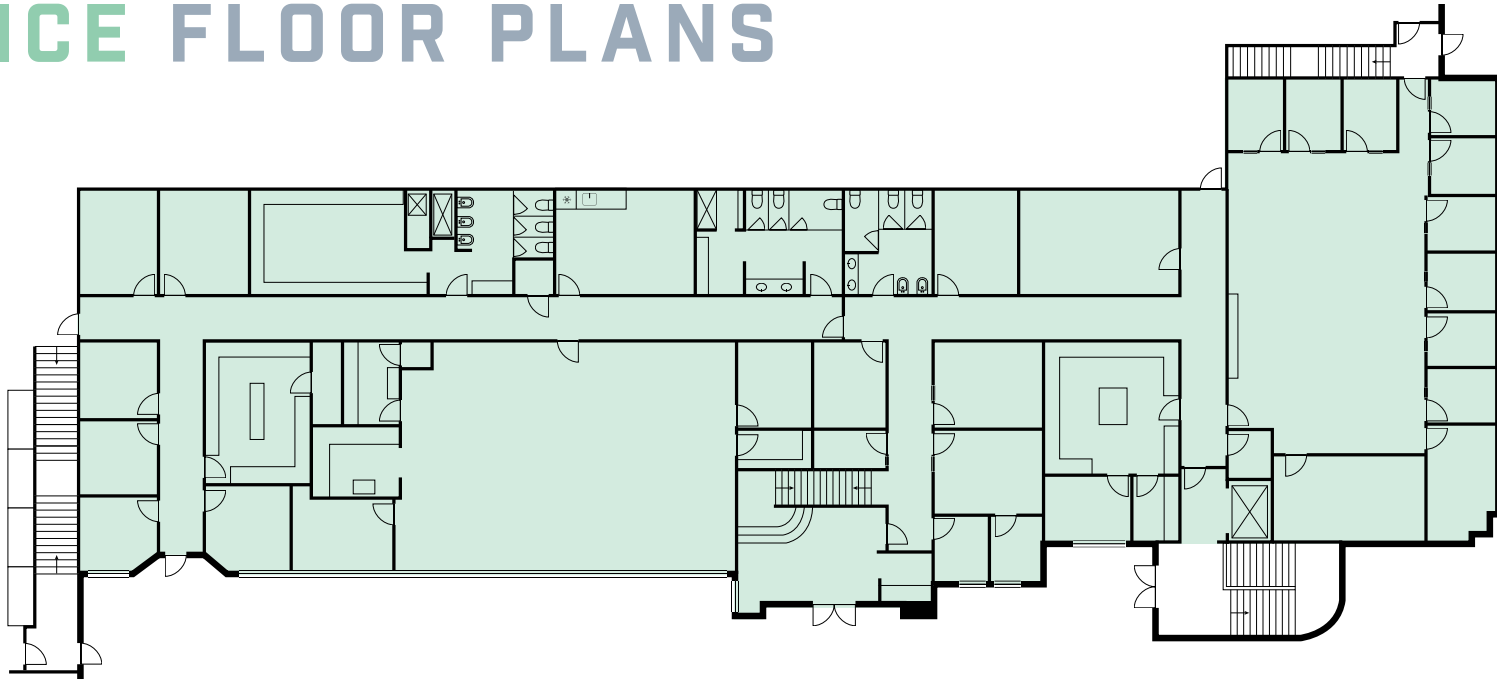
Warehouse | Office | Cooler



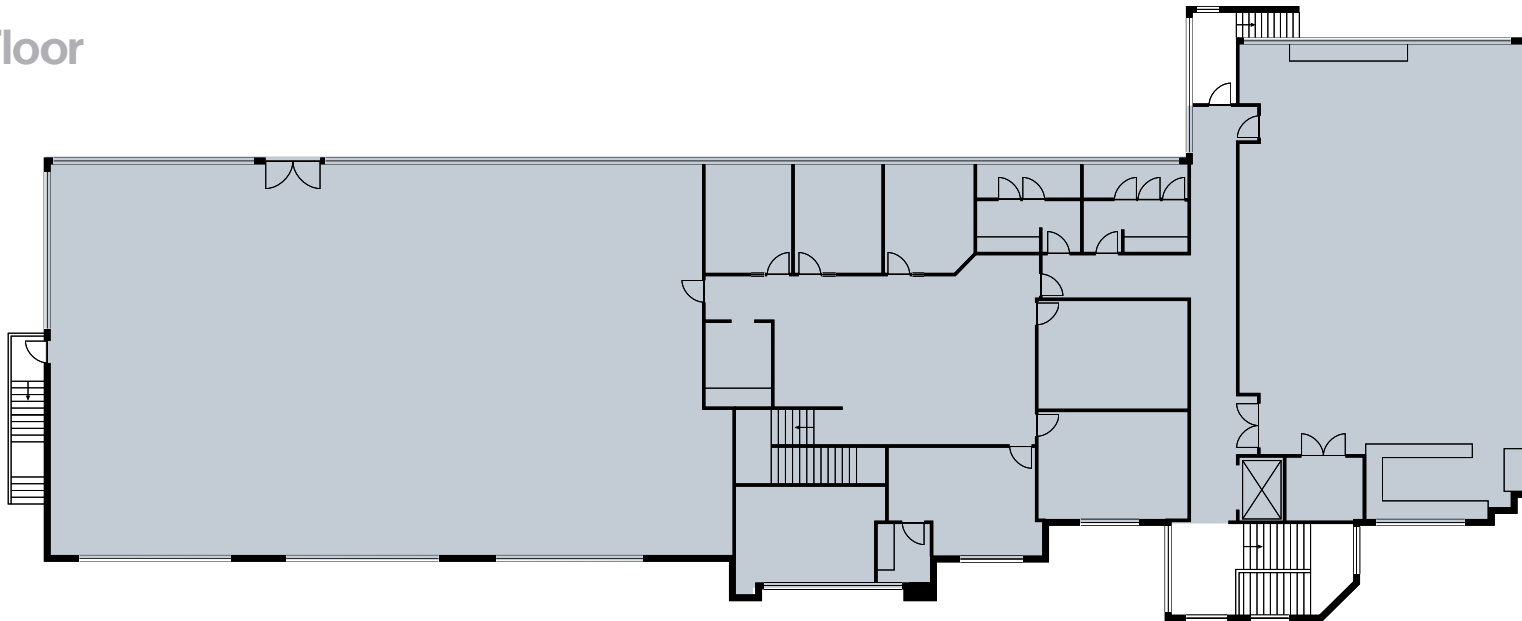
OFFICE FLOOR PLANS



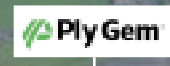
1st Floor



2nd Floor



CORPORATE NEIGHBORS



Ramco St

Carlin Dr

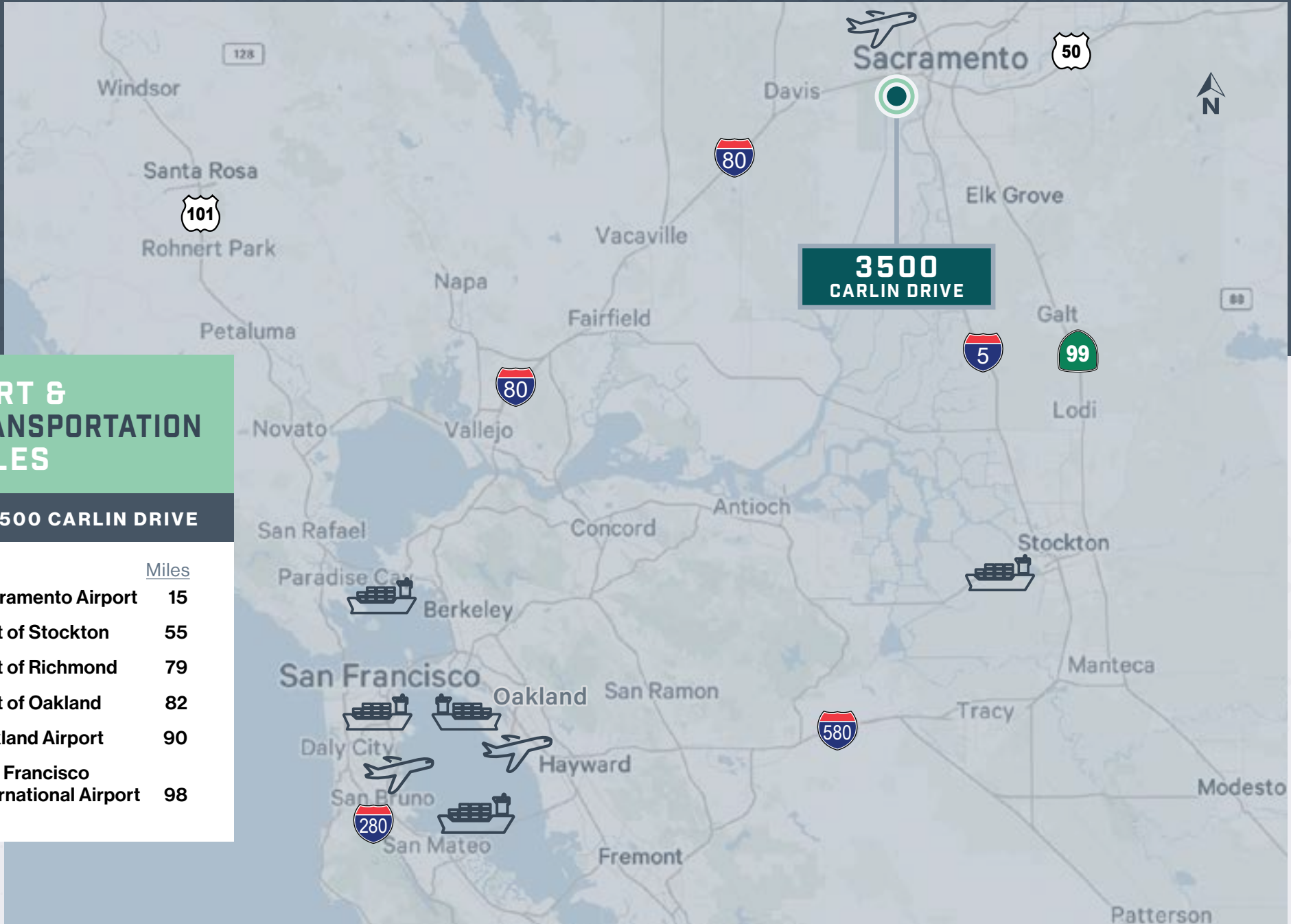
Southport Pkwy

Ramco St



**3500
CARLIN DRIVE**

LOCATION/ACCESS MAP



PORT & TRANSPORTATION MILES

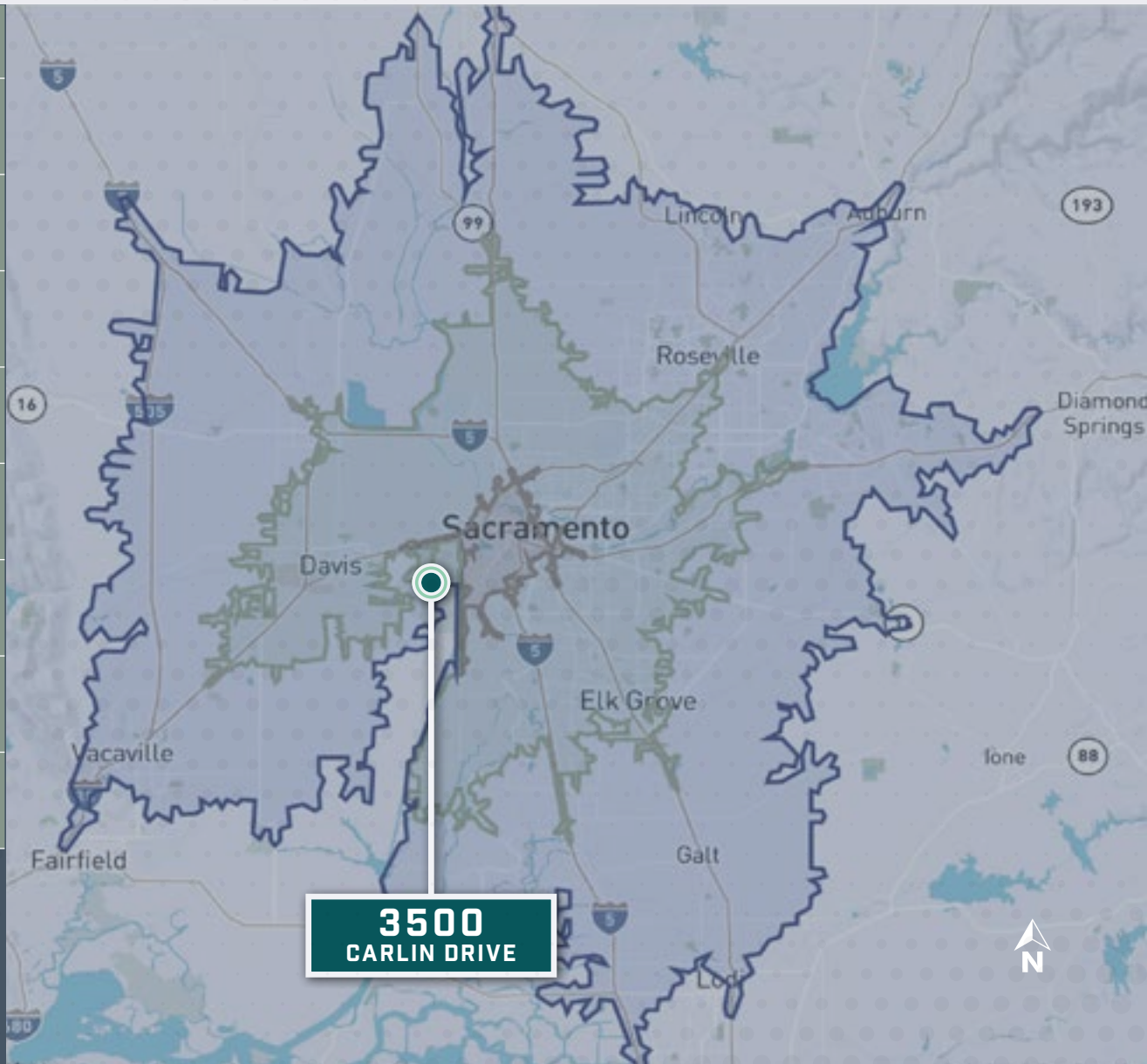
TO 3500 CARLIN DRIVE

	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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YOLO COUNTY

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SPACE FOR LEASE

3500
CARLIN
DRIVE

CONTACT US

MIKE ZIMMERMAN, SIOR
Senior Vice President

+1 916 446 8702
mike.zimmerman1@cbre.com

Lic. 01514055

SEAN MEROLD, SIOR
Senior Vice President

+1 916 446 8701
sean.merold@cbre.com

Lic. 01803204

SEAN O'KEEFE
Associate

+1 916 446 8706
sean.okeefe@cbre.com

Lic. 02158942



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