

CBRE



ELK GROVE / CA 95624

Under Construction | August 2026 Delivery

10050 Waterman Road

Class A Industrial Building

CONTACT FOR MORE INFORMATION



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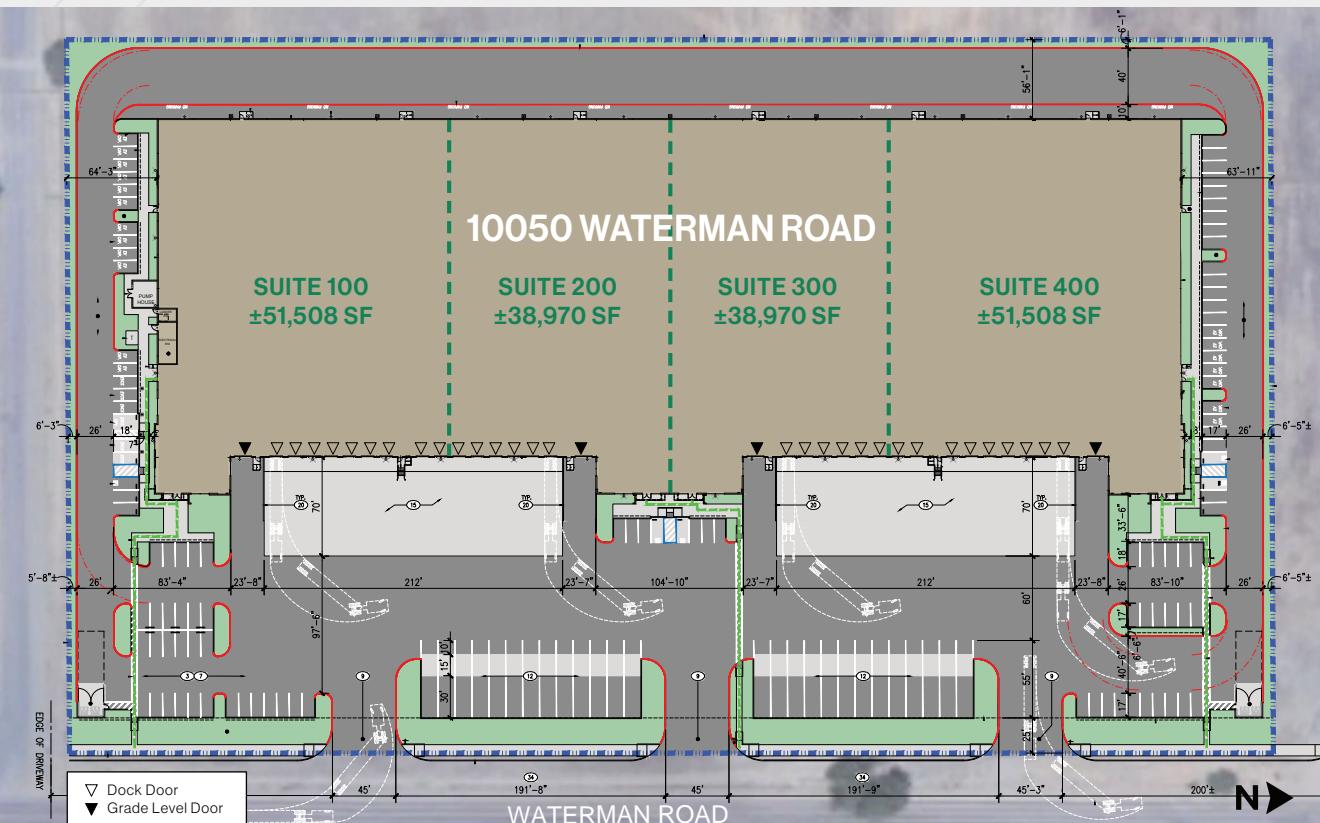
Site Details

10050 Waterman Road

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**



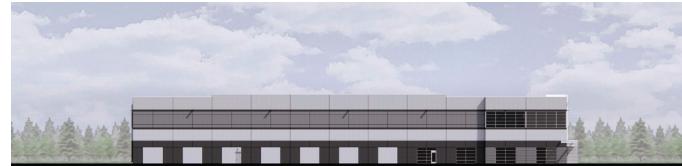
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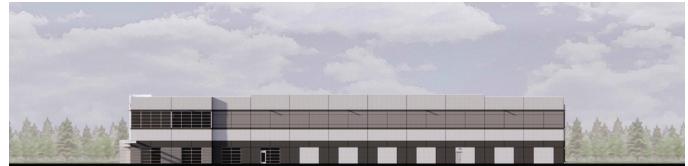


Elevations

10050 Waterman Road



B: SOUTH ELEVATION



A: NORTH ELEVATION



C: WEST ELEVATION



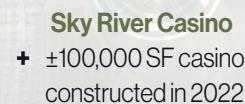
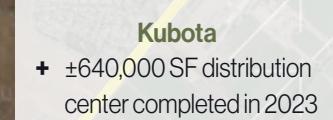
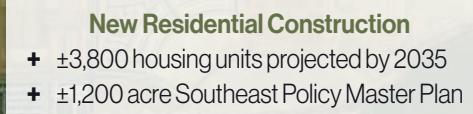
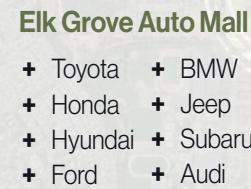
D: EAST ELEVATION



ENLARGED EAST ELEVATION

Class A Industrial Buildings | For Lease

10050 WATERMAN ROAD
9195 BRINKMAN COURT (PROPOSED)
ELK GROVE / CA



Amenities New Developments Corporate Users

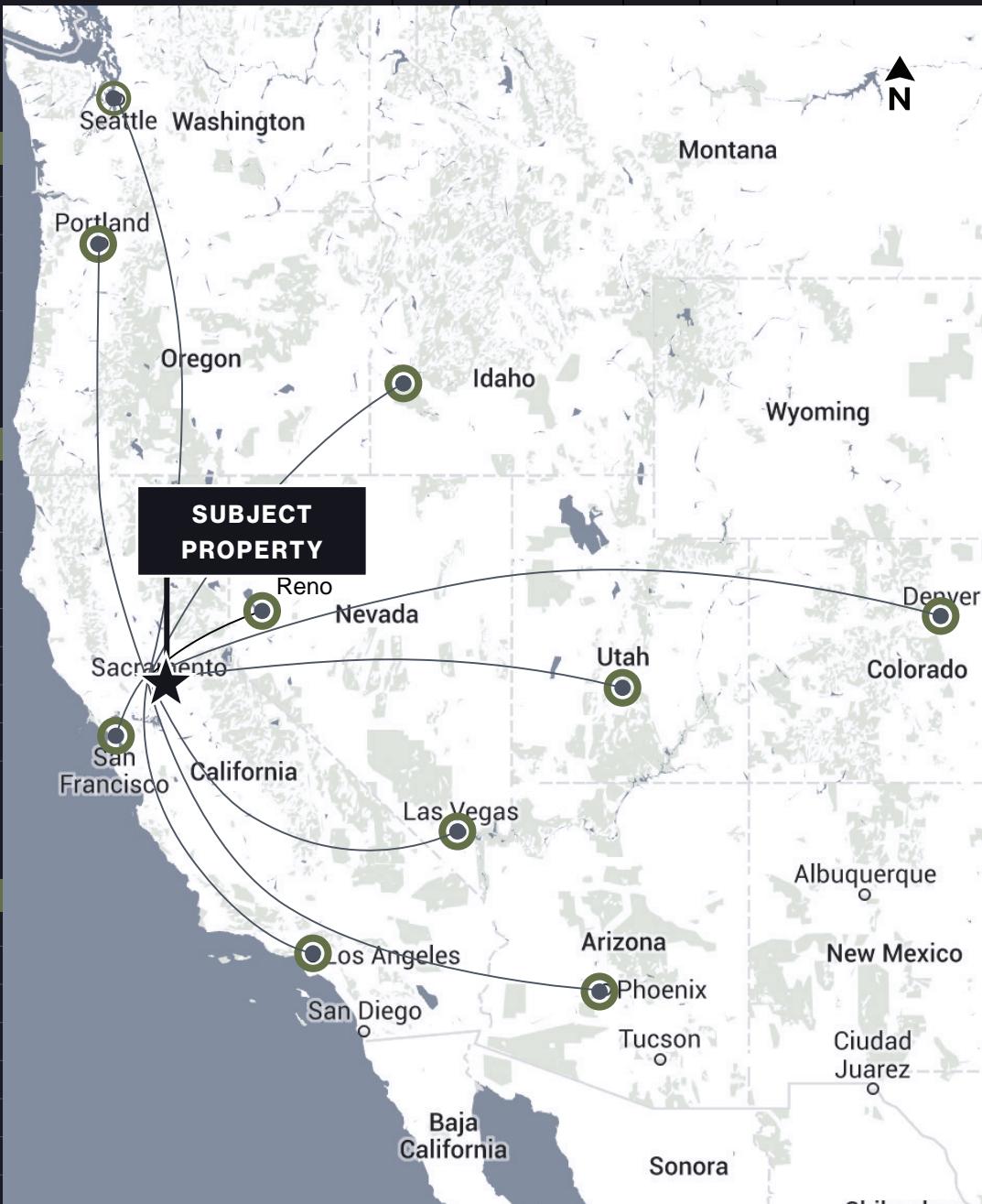
Major Distribution

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