

WATERMAN BUSINESS PARK

ELK GROVE, CA

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



SEAN MAHONEY, SIOR | *Senior Managing Director* | 916.950.5750 | sean.mahoney@nrmk.com | CA RE License #01332661

KEVIN JASPER, SIOR | *Senior Managing Director* | 916.826.7276 | kevin.jasper@nrmk.com | CA RE License #01164925

NEWMARK

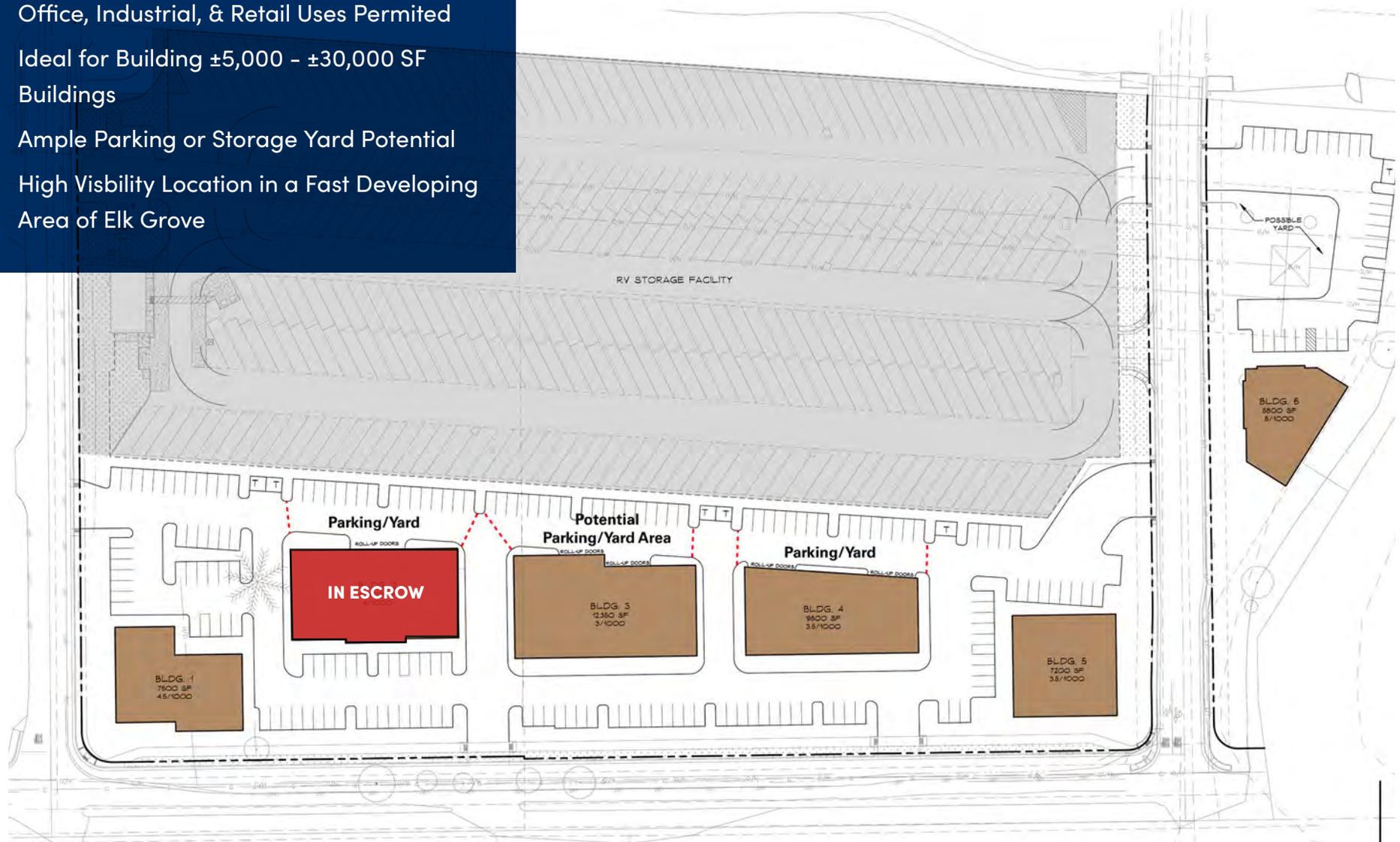
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PROPERTY HIGHLIGHTS

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

CONCEPTUAL SITE PLAN

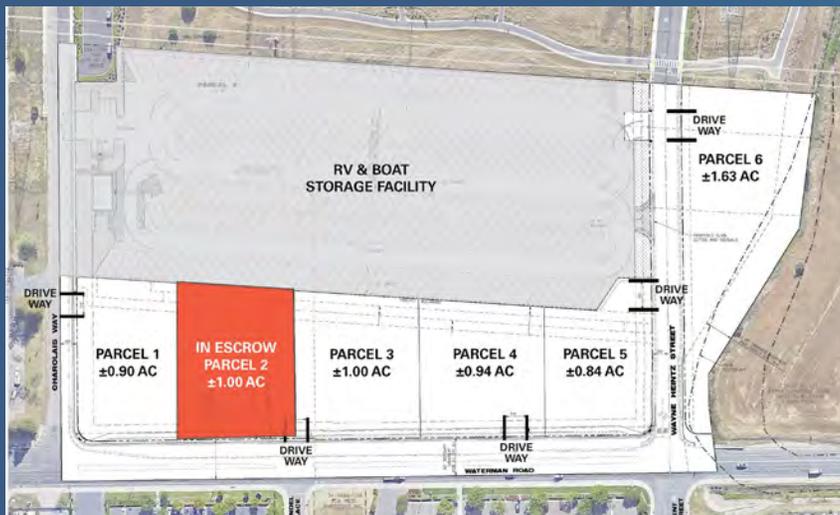


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SITE IMPROVEMENTS

- Curbs, Gutter and 7.5 foot wide sidewalk all along Waterman Road, plus improvements along Charolais Way and Wayne Heintz Street
- New, professionally designed landscaping to be installed along Waterman Road, Charolais Way and Wayne Heintz Street
- Concrete aprons to be installed at pre-determined ingress and egress locations along Waterman Road, Charolais Way and Wayne Heintz Street.
- New state-of-the-art signalized intersection to be installed at the corner of Waterman and Wayne Heintz Street
- ±22-foot road widening of Waterman Road with new asphalt and turn-in lanes into site. This well designed/engineered widening will allow for easy and safe access into the development
- High-end 8-foot wall (along the split face block, design enhancing pilasters & top cap) installed full length of the east parcel line
- Each parcel will be very near "finish grade" with approved/inspected compaction from front area of parcel all the way to the back wall
- Water connection stubbed to each parcel
- Sewer connection stubbed to each parcel
- SMUD connections stubbed to each parcel
- Cable/internet available to each parcel (Comcast & Frontier)
- New street lighting
- Manholes installed and drainage lines installed
- The latest model of new SMUD power poles installed along Waterman
- Environmental fees paid (Wetlands and Swainson Hawk mitigation fees paid)
- Historical/Cultural inspection cleared and fees paid
- Renderings of prospective new buildings already designed with a high-end look and a standard that will lead to a cohesive, aesthetically pleasing overall project
- An Association will be in place to ensure proper maintenance that will ensure the project remains looking top-notch
- Property values enhanced through these site improvements with the idea of maintaining and increasing value long term for buyers



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PRICE LIST

Parcel	Acreage	Price	Price/SF
1	±0.90	\$980,100	\$25.00
2**	±1.00		
3	±1.00	\$958,320	\$22.00
4	±0.94	\$900,821	\$22.00
5	±0.84	\$987,941	\$27.00
6	±1.63	\$1,065,042	\$15.00

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

** Parcel in Escrow

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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NEARBY AMENITIES



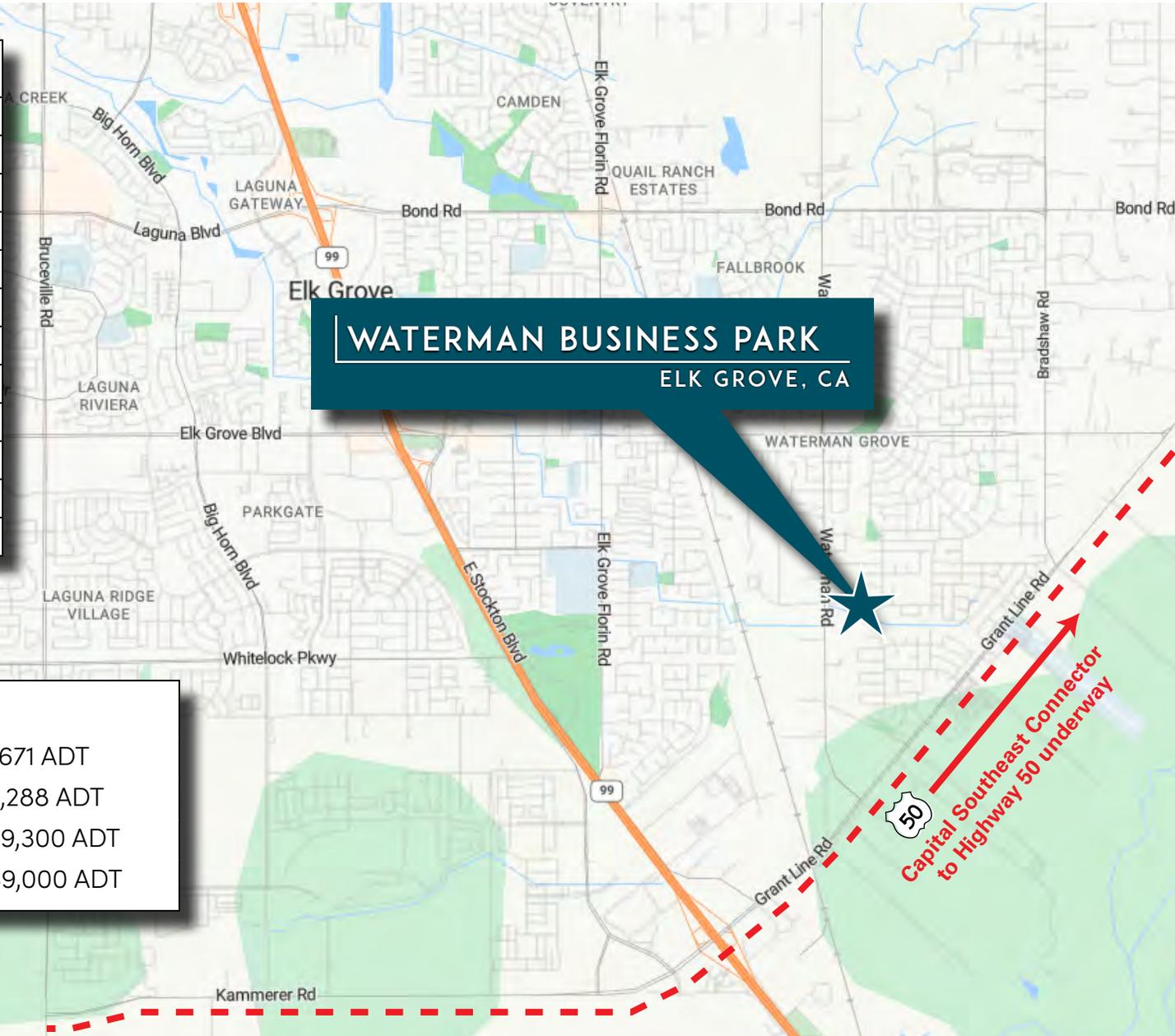
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LOCATION MAP

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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980 NINTH STREET, SUITE 2500
SACRAMENTO, CA 95814
916.920.4400

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