

Under Construction | August 2026 Delivery

10050 Waterman Road

Class A Industrial Building

±180,956 SF

(Divisible to ±38,970 SF)

CONTACT FOR MORE INFORMATION 

ZAC SWEET, SIOR
Senior Vice President

P: +1 916 717 4768
zac.sweet@cbre.com
Lic. 01352800

JEFF KVARME
First Vice President

P: +1 916 203 5257
jeff.kvarme@cbre.com
Lic. 01924968

TYLER HOWELL
Senior Associate

P: +1 916 781 4835
tyler.howell1@cbre.com
Lic. 02100245

COURTNEY LEE
Associate

P: +1 916 906 5544
courtney.lee@cbre.com
Lic. 02031694

MICHAEL REED
Asset Manager, Buzz Oates

P: +1 916 379 3859
michaelreed@buzzoates.com
Lic. 01477117

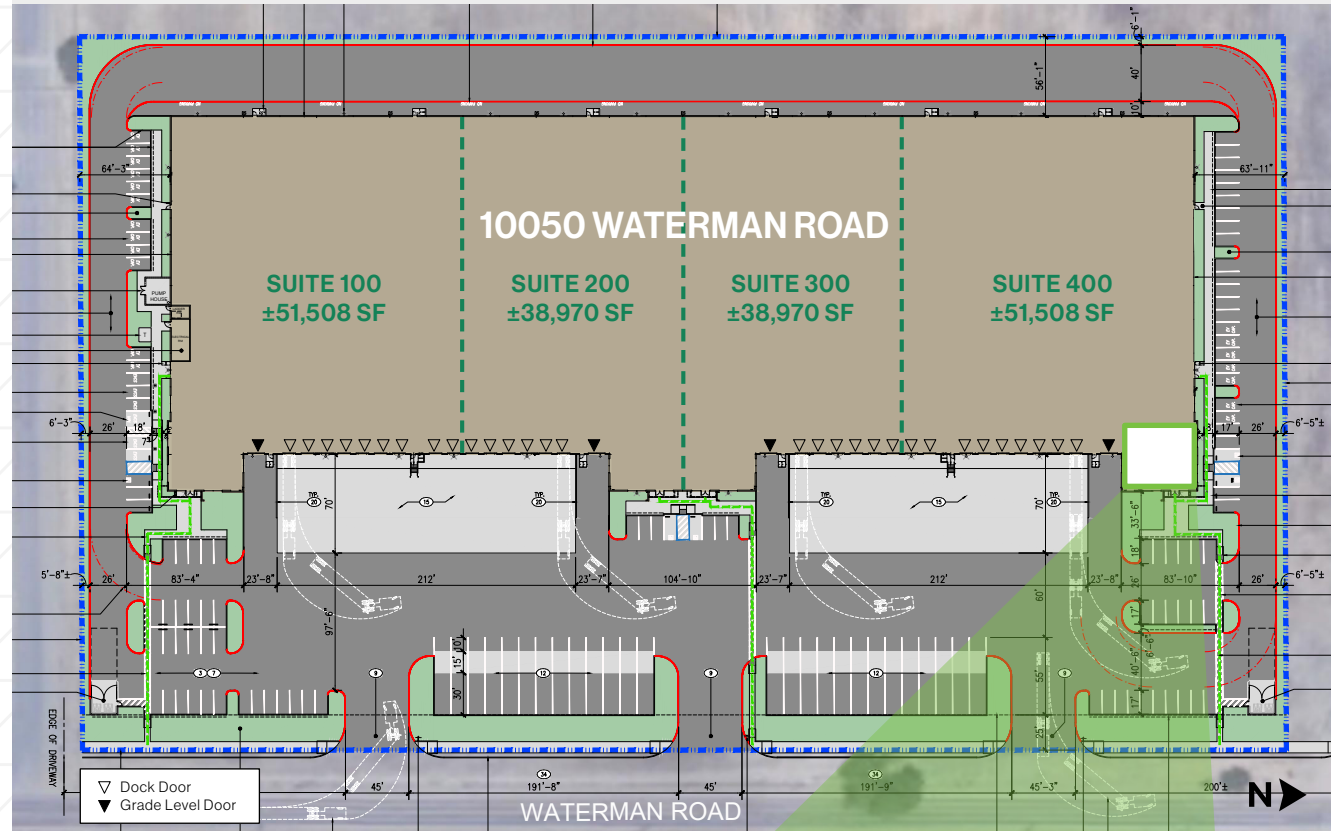
Site Details

10050 Waterman Road

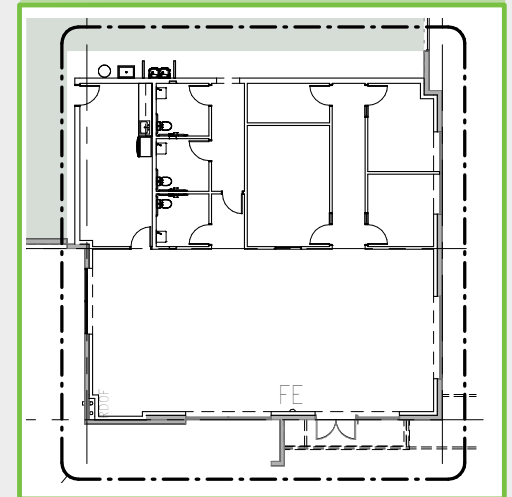
BUILDING SIZE	±180,956 SF*
MINIMUM DIVISIBILITY	±38,970 SF*
LOT SIZE	±9.95 ACRES
SPEC OFFICE	±2,667 SF*
CLEAR HEIGHT	32'
ZONING	HI Heavy Industrial*
GRADE DOORS	4
DOCK DOORS	30
COLUMN SPACING	min. 52' x 60'
ELECTRICAL	3,000 AMPS, 277/480V*
SPRINKLER DENSITY	ESFR (K 25.2)
TRUCK COURTS	185'
TRAILER PARKING	26
AUTO PARKING	183

*Tenant to independently verify prior to entering any binding agreement

- **Skylights**
- **APN: 134-0181-041**
- **41.73% Coverage**



SPEC OFFICE
±2,667 SF



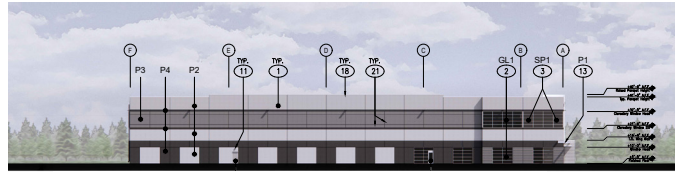
Under Construction

10050 Waterman Road

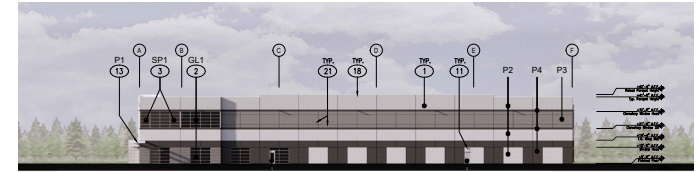


Elevations

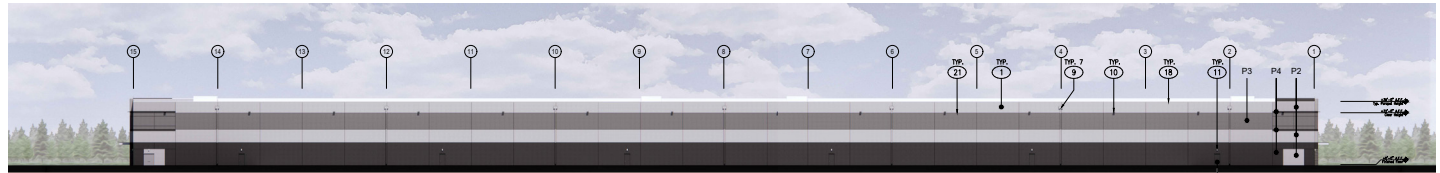
10050 Waterman Road



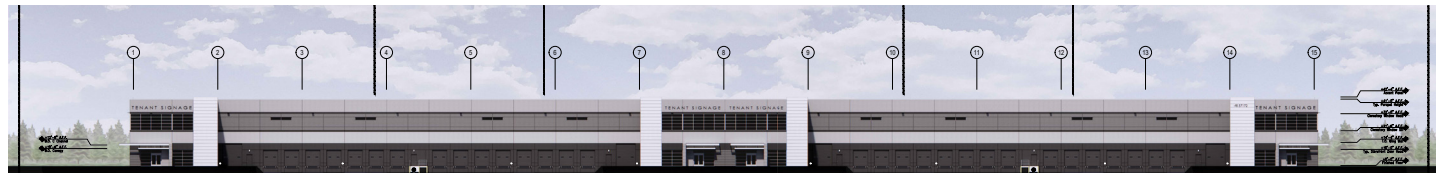
B: SOUTH ELEVATION



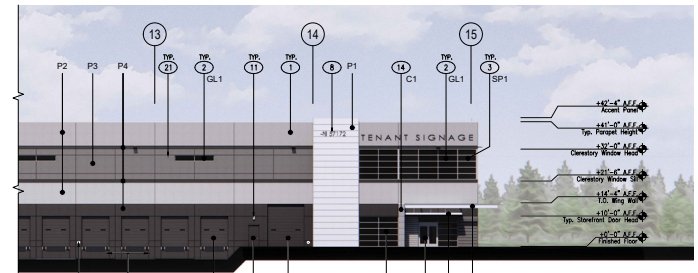
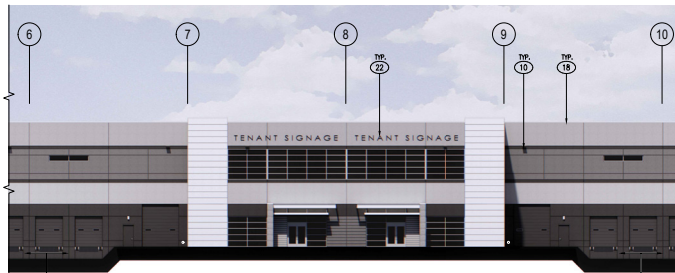
A: NORTH ELEVATION



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

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

Sky River Casino

- + ±100,000 SF casino constructed in 2022

Mi Rancho

Mondelez International / Nabisco

Amazon

Kubota

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

International Paper

Amenities New Developments Corporate Users

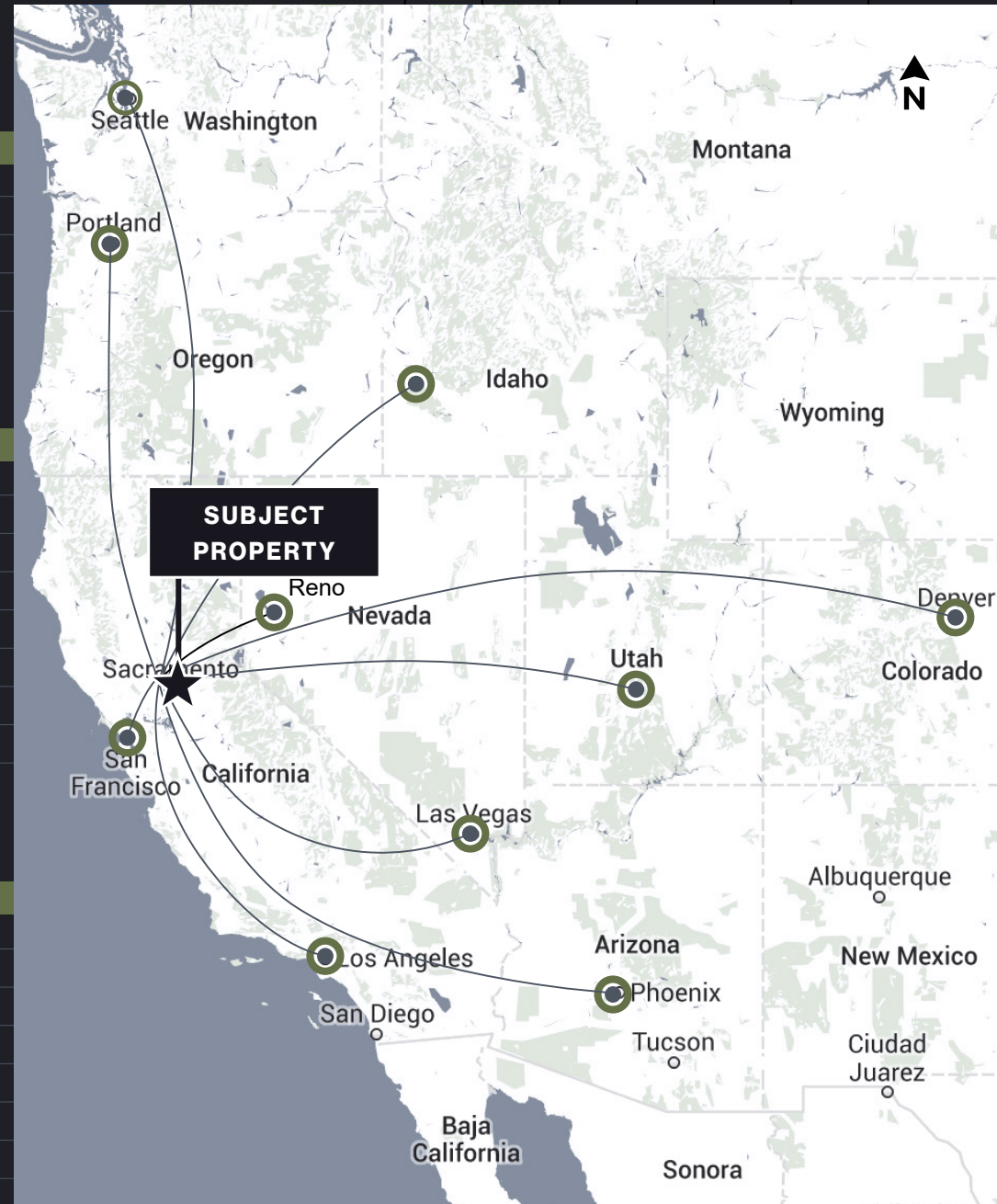
Major Distribution

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





10050 WATERMAN ROAD
ELK GROVE / CA



Class A Industrial Building For Lease

CONTACT FOR MORE INFORMATION



BUZZ OATES



CBRE



ZAC SWEET, SIOR
Senior Vice President

P: +1916 717 4768
zac.sweet@cbre.com
Lic. 01352800

JEFF KVARME
First Vice President

P: +1916 203 5257
jeff.kvarme@cbre.com
Lic. 01924968

TYLER HOWELL
Senior Associate

P: +1916 781 4835
tyler.howell1@cbre.com
Lic. 02100245

COURTNEY LEE
Associate

P: +1916 906 5544
courtney.lee@cbre.com
Lic. 02031694

MICHAEL REED
Asset Manager, Buzz Oates

P: +1916 379 3859
michaelreed@buzzoates.com
Lic. 01477117