



±37,561 SF Available

LogistiCenter® at Southport

3520 Carlin Drive | West Sacramento, CA



CBRE

Dermody.com

Building Specifications

LogistiCenter® at Southport



Property Specifications

- Land Area: ±23 Acres
- Total Area: ±37,561 SF
- Office Area: ±1,990 SF
- Clear Height: 36'
- Column Spacing: 56' x 50'
- Column Spacing Loading Bay: 60' x 50'
- Speed Bay: 60'
- Dock High Doors: 5
- Grade Level Doors: 2 (one 20' x 16')
- Power: 200 Amps*
- Car Parking: ±214 Stalls
- Trailer Parking: ±10 Stalls

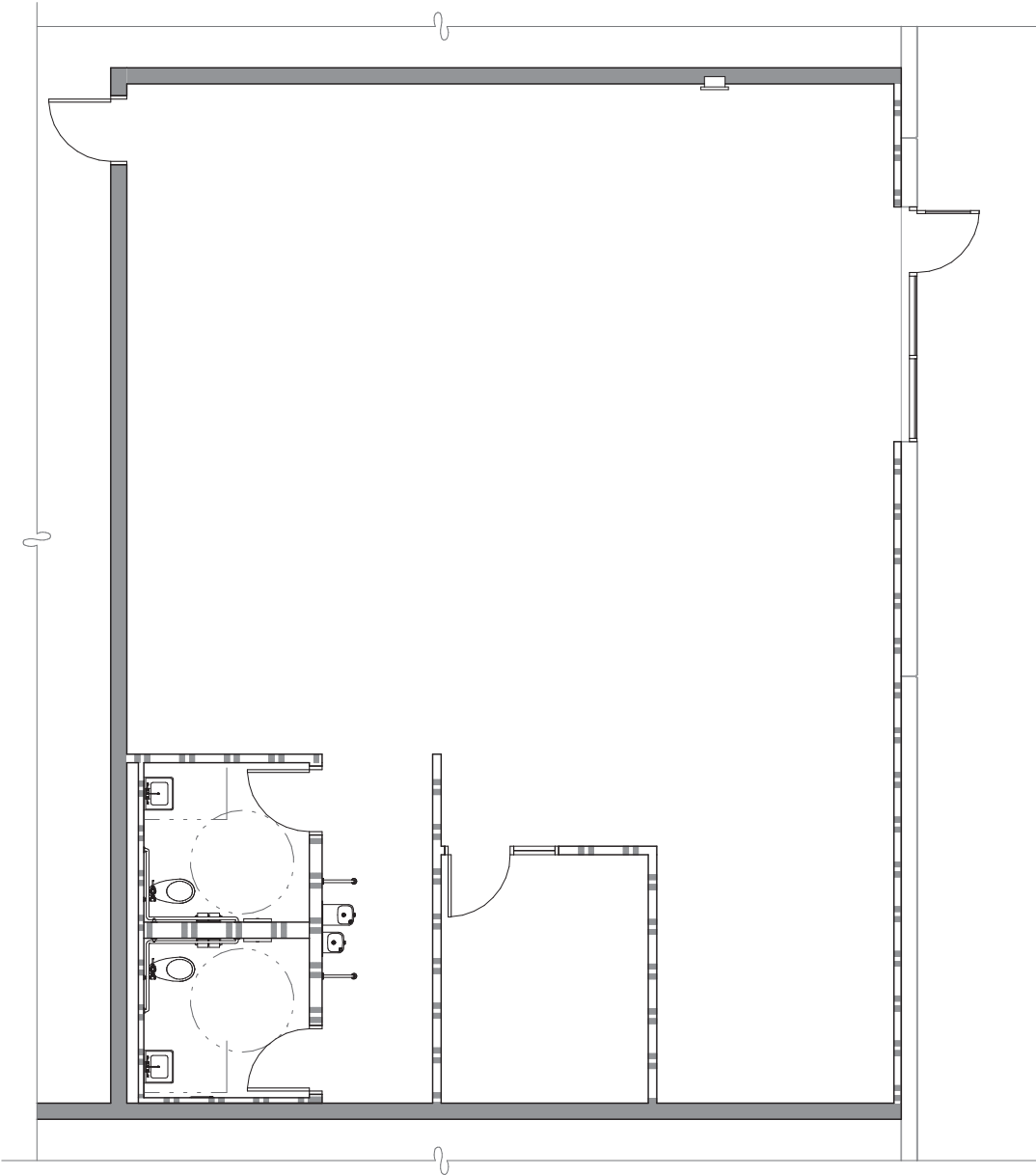
*tenant to independently verify prior to entering binding agreement

Property Features

- 36' Clear Height, Ideal for High Pile Storage
- ±135' Truck Courts, Great for Maneuvering
- Available Trailer Storage
- Immediate Access To Interstate 5, Interstate 80, Highway 99 and Highway 50

Office Specifications

LogistiCenter® at Southport



Location Map

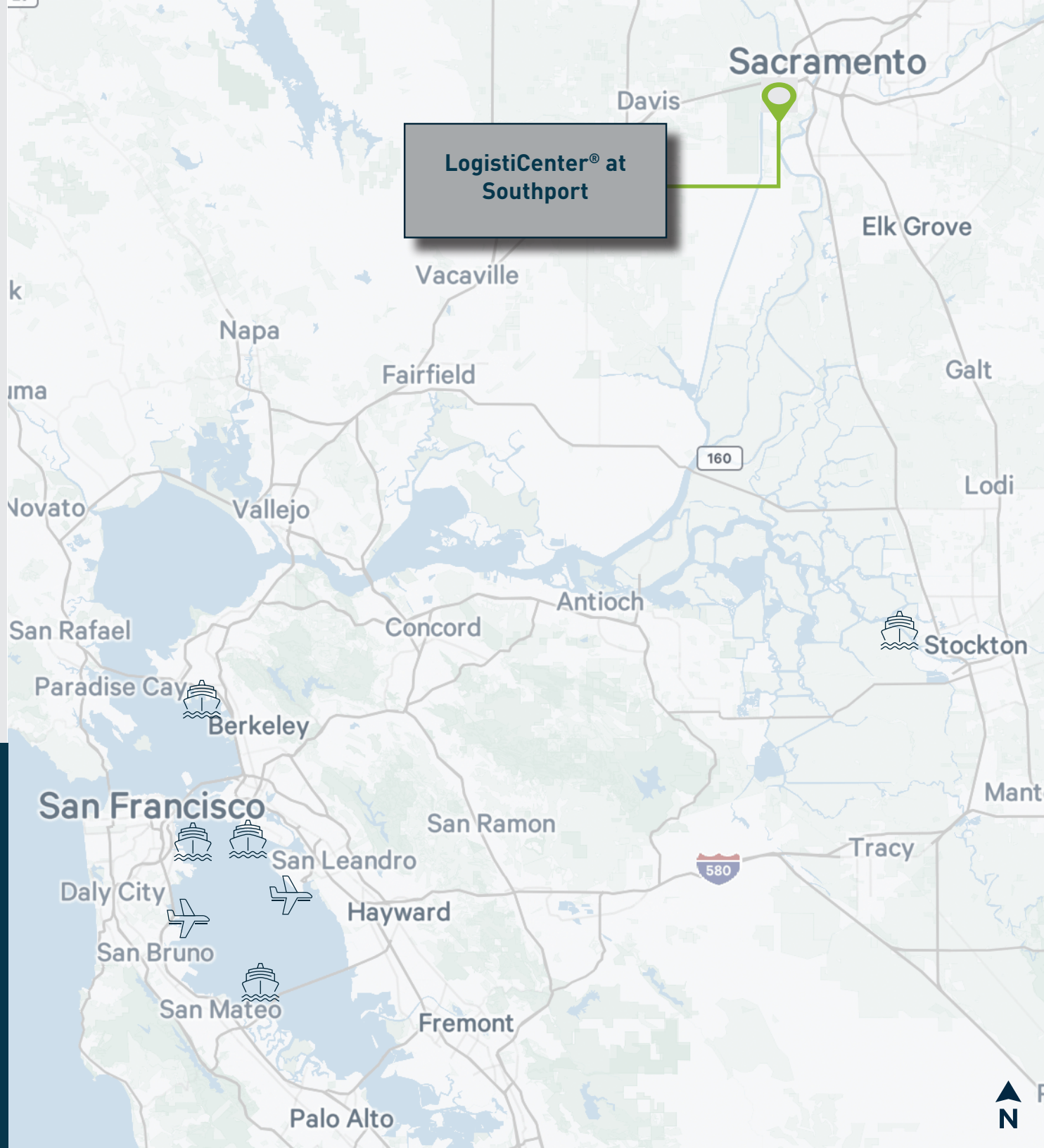
Sacramento and Bay Area Access

Immediate access to I-5, I-80,
Highways 99 & 50

Convenient access to Sacramento
International Airport & Downtown
Sacramento

Direct access to the Greater Bay
Area via I-80

Ports & Transportation	Miles
Sacramento Airport	19
Port of Stockton	54
Port of Richmond	78
Port of Oakland	85
Oakland Airport	94
San Francisco International Airport	101



Location Aerial

Highway Access within Minutes



LogistiCenter® at Southport

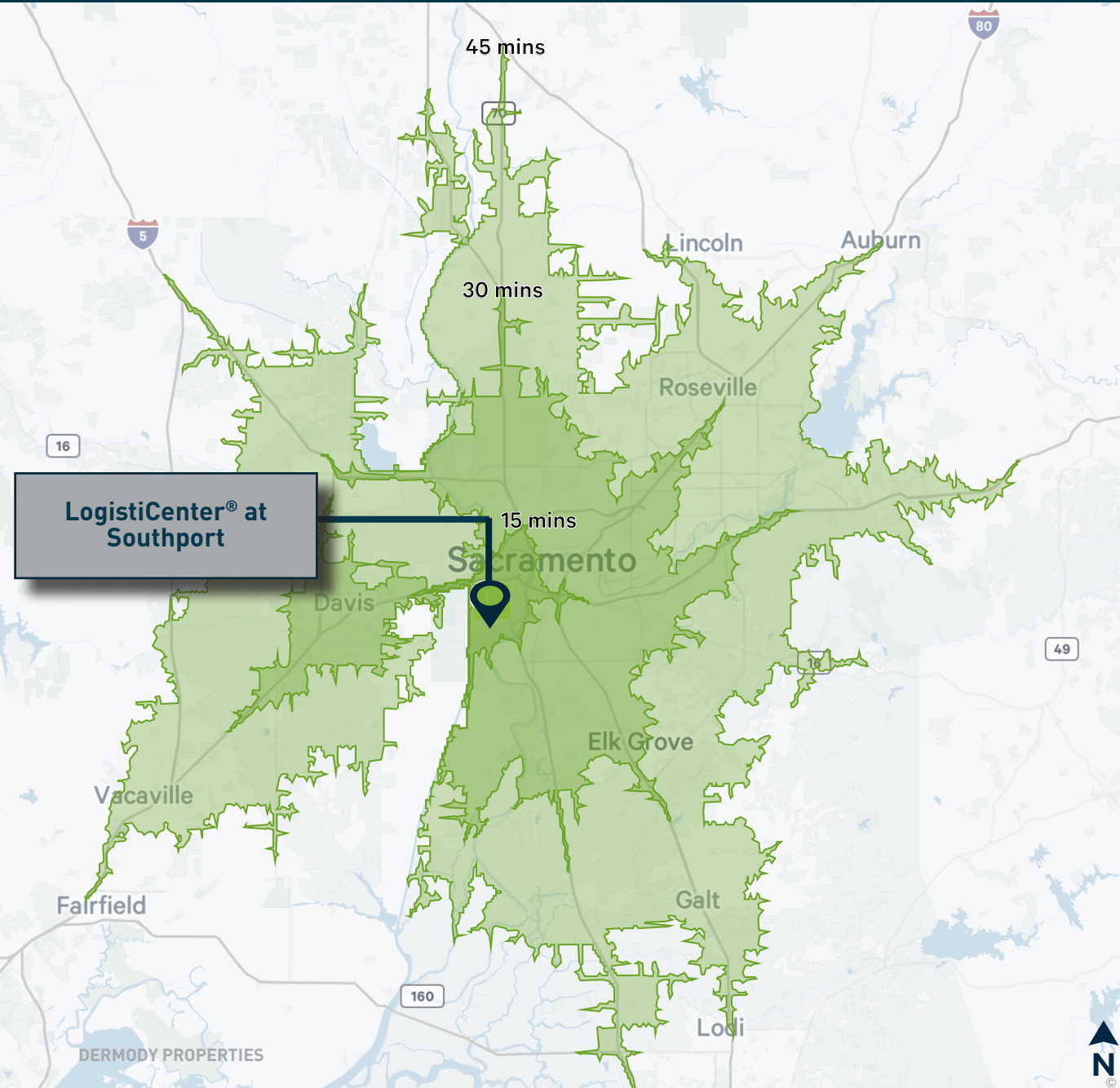
Highway Access

- 3.3 Miles to Highway 50
- 4.4 Miles to Interstate 80
- 5.1 Miles to Interstate 5
- 7 Miles to Highway 99



Demographics

Based on 15, 30 and 45 Minute Drive Time



2023 Drive Times

	15 Min	30 Min	45 Min
Population	176,283	1,576,526	2,523,980
Households	73,696	563,707	901,425
Average Household Income	\$112,004	\$109,771	\$123,297
Median Household Income	\$79,071	\$79,686	\$88,876
High School Degree and Associates	57,710	571,323	915,598
Bachelor's Degree or Higher	54,387	367,647	630,661
2023 Businesses	11,671	56,544	84,748
2023 Employees	180,490	666,357	939,602

Corporate Neighbors

West Sacramento





LogistiCenter® at Southport

3520 Carlin Drive
West Sacramento, CA

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



Michael Lyons

CBRE

Senior Vice President

(916) 446-8290

michael.lyons@cbre.com

Lic. 0839339

Sean Merold, SIOR

CBRE

Senior Vice President

(916) 446-8701

sean.merold@cbre.com

Lic. 01803204



**DERMODY
PROPERTIES**

Dermody.com