

# METRO AIR PARK LOGISTICS CENTER



Built for Today's and Tomorrow's Needs

- Two Class A Buildings
- ±183,088 SF & ±125,692 SF
- Located at the forefront of the Western U.S. transportation corridor



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# LOCATION OVERVIEW



**THE PROMENADE**  
RETAIL CENTER | ±6.7 MI

**NATOMAS MARKETPLACE**  
RETAIL CENTER | ±7.4 MI

**DOWNTOWN**  
±9 MI

**NORTHLAKE COMMUNITIES**  
RESIDENTIAL DEVELOPMENT | 2,700 HOMES | ±0.7 MI

**METRO AIR PARK**  
LOGISTICS CENTER

**AMAZON**  
DISTRIBUTION CENTER

**AMAZON**  
DISTRIBUTION CENTER

**WALMART**  
DISTRIBUTION CENTER

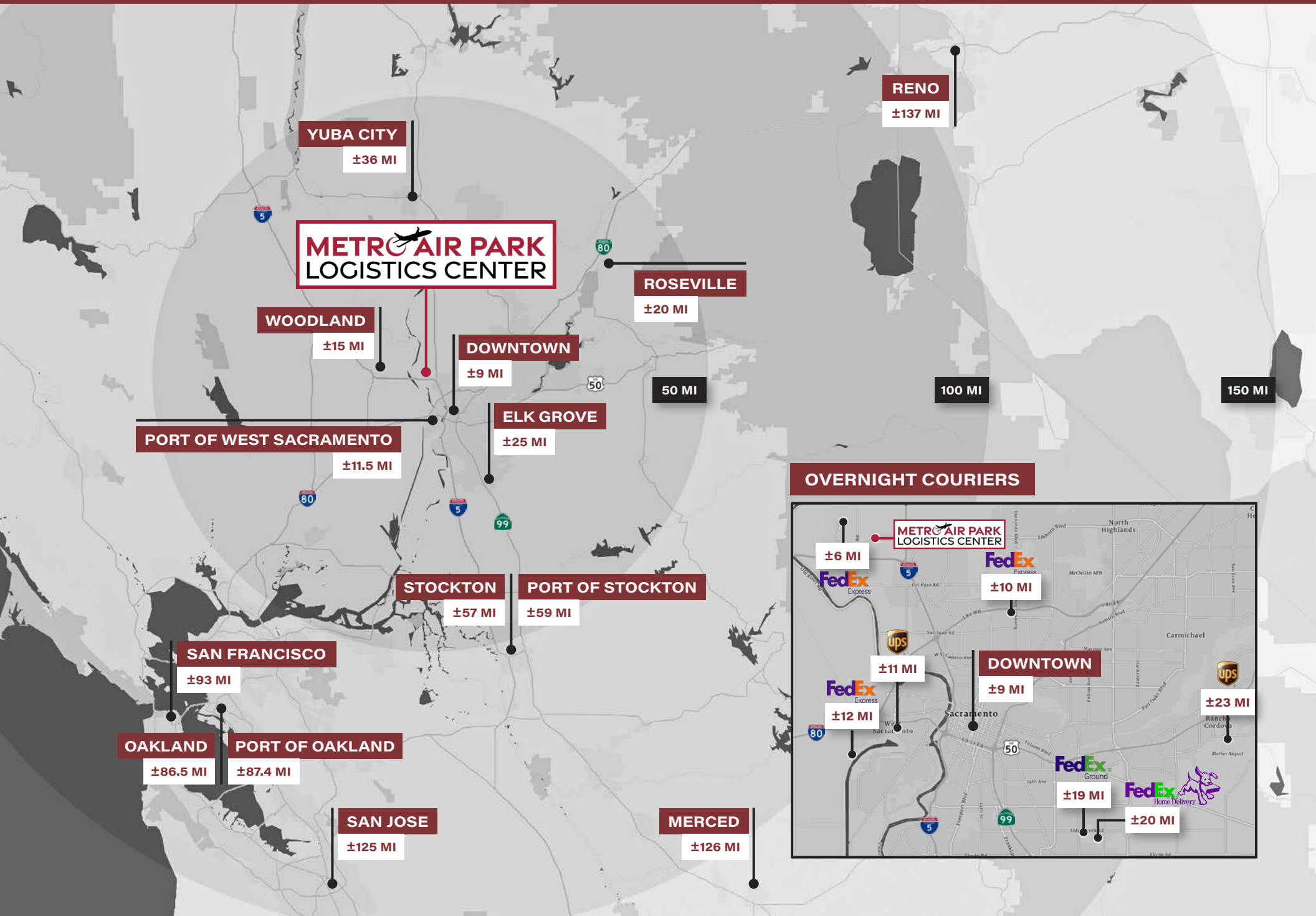
**AMAZON**  
DISTRIBUTION CENTER

**SC JOHNSON**  
DISTRIBUTION CENTER

**SMF**  
INTERNATIONAL AIRPORT | ±5.7 MI



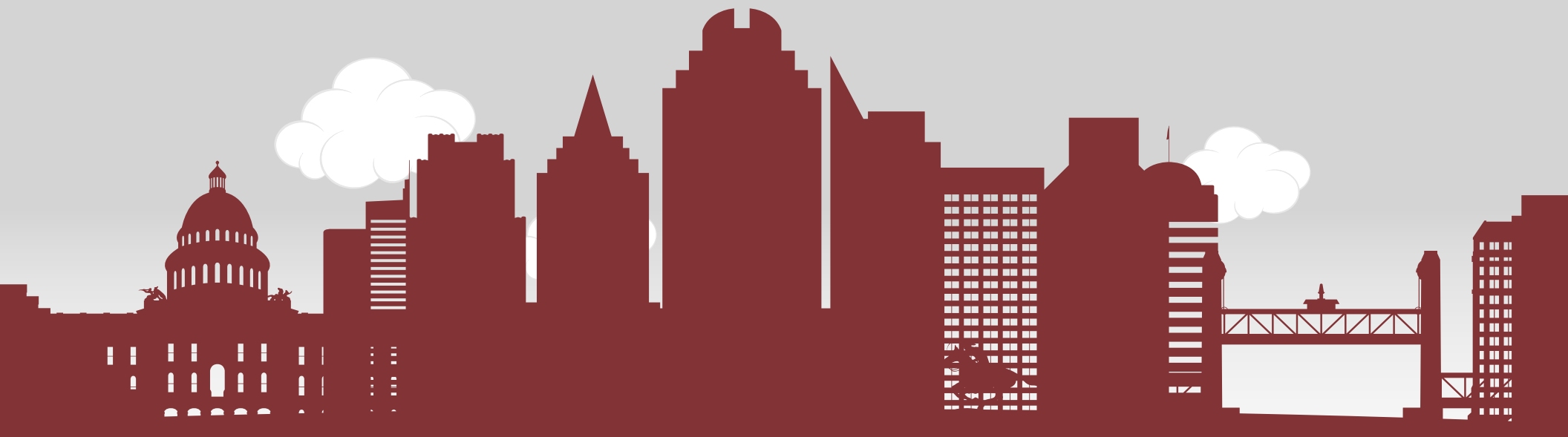
# TRANSPORTATION OVERVIEW



## OVERNIGHT COURIERS



# WHY SACRAMENTO



**2.4M** RESIDENTS



**6.3%**



UNEMPLOYMENT RATE

**5TH**

FASTEST PRIVATE SECTOR JOB GROWTH RATE AMONG THE TOP US METRO AREAS




**RANKS 4TH**

AMONGST UCS IN RESEARCH FUNDING WITH A RECORDING OF \$750 MILLION IN 2012



**3RD FASTEST GROWING**

METRO AREA IN CALIFORNIA WITH PROJECTED GROWTH OF 55.4% IN THE NEXT 30 YEARS



**"VERY HIGH TECH"**

SACRAMENTO IS IN THE TOP 25 US METRO AREAS FOR TECH MANUFACTURING JOBS

**±1.4M**

SQUARE FEET OF NEW ARENA & ENTERTAINMENT DISTRICT



**FARM-TO-FORK CAPITAL**

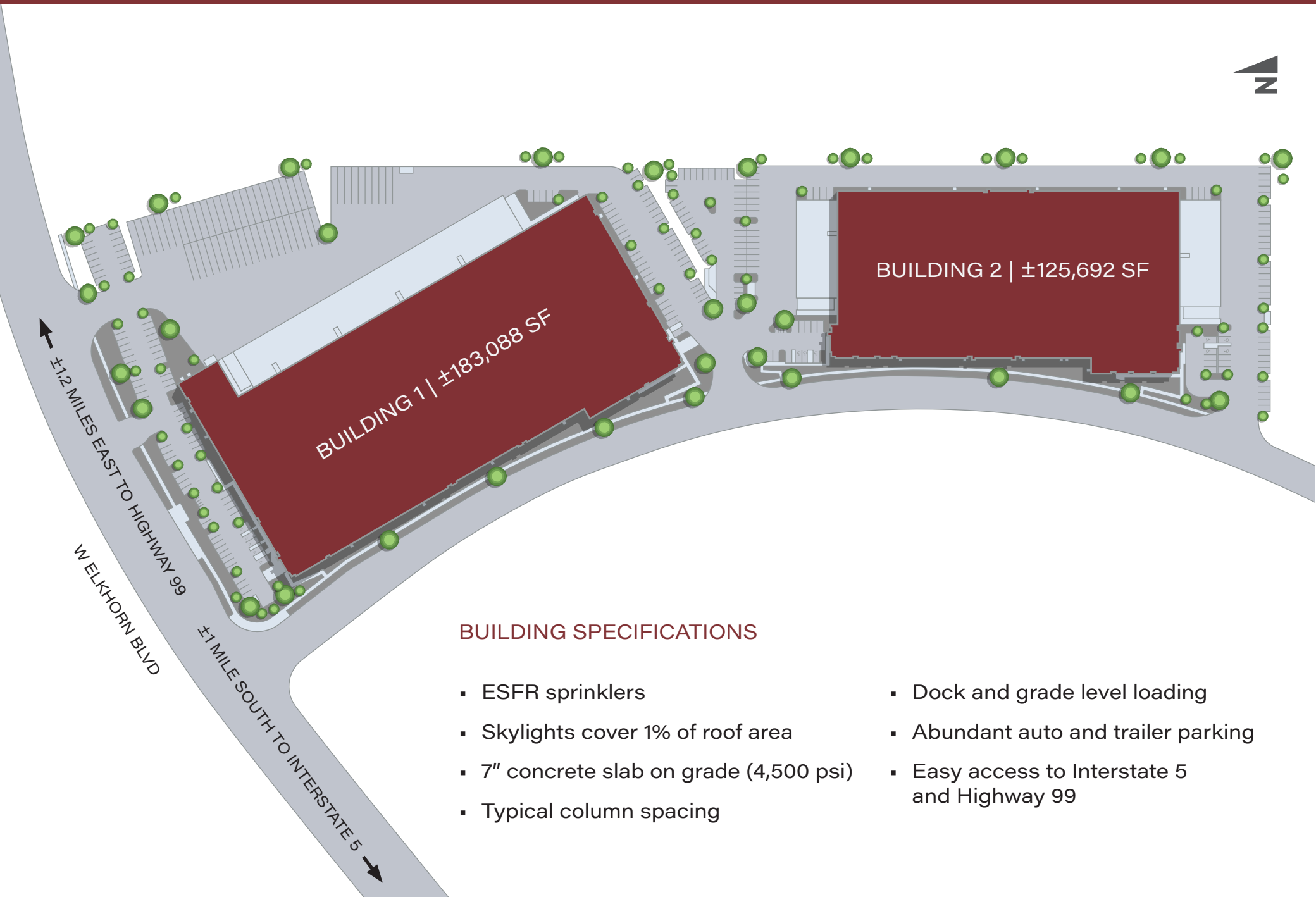
Sacramento sits among 1.5 million acres of farms and ranches that grow more than 160 crops for markets here and abroad. The region is also home to more than 40 regional farmers markets - including the largest California Certified Farmers' Market in the state.



**1 OF 6**

US CITIES ON BOTH FORD'S AND GE'S MOST ELECTRIC VEHICLE READY CITIES

# SITE PLAN



## BUILDING SPECIFICATIONS

- ESFR sprinklers
- Skylights cover 1% of roof area
- 7" concrete slab on grade (4,500 psi)
- Typical column spacing
- Dock and grade level loading
- Abundant auto and trailer parking
- Easy access to Interstate 5 and Highway 99

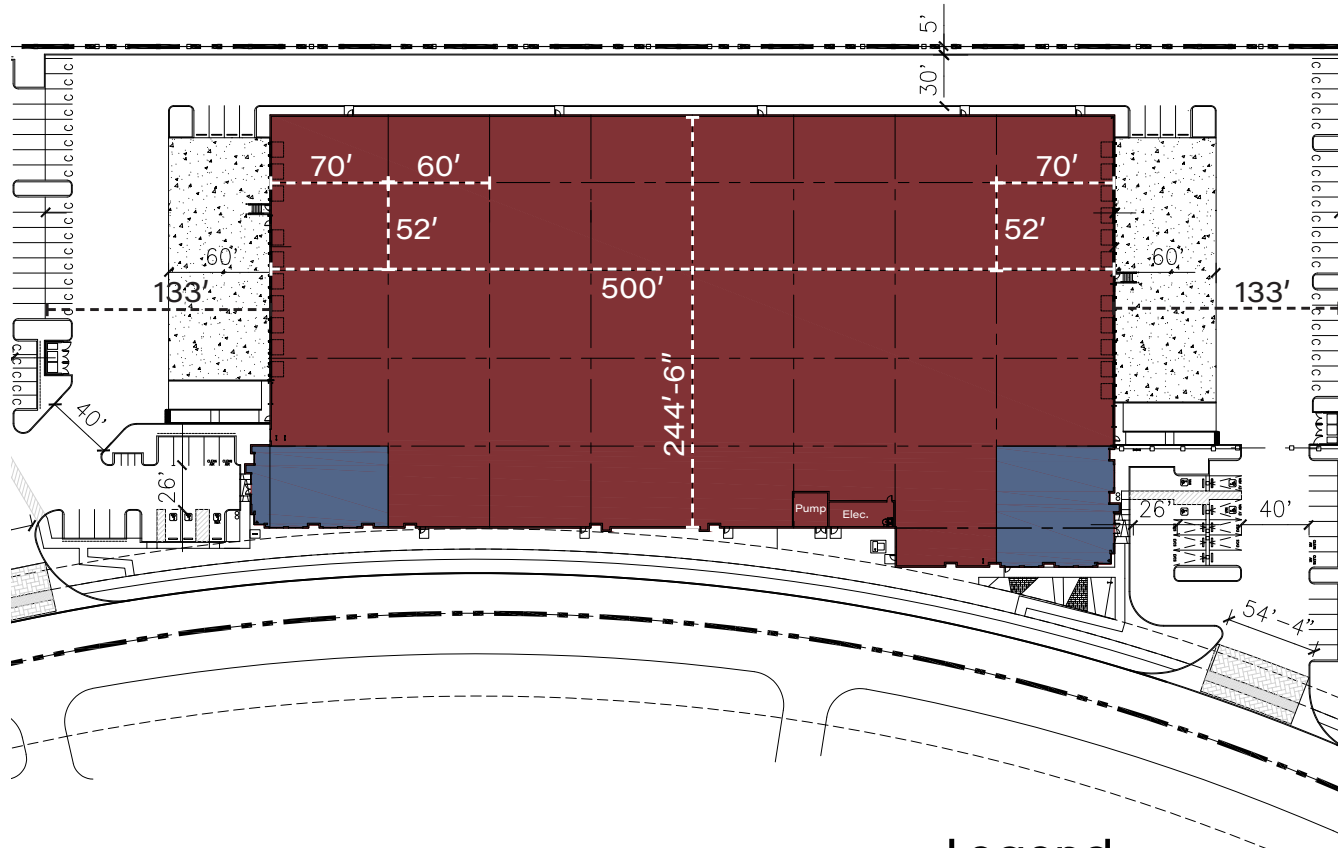
# BUILDING 1 SPECIFICATIONS



Total Available SF	±183,088 SF (divisible ±40,000 SF)	Available Parking	56 trailer; 155 auto
Office SF	To suit	Concrete Slab	7" concrete slab on grade (4,500 psi)
Column Spacing	50'x56' typ, 60'x56' speed bay	Truck Court	110' - 185' (60' concrete apron)
Clear Height	36'	Fire Protection	ESFR
Dock Doors	31	Skylights	1% of roof area
Grade Level Doors	2	Power	4,000 amps, 277/480v 3-phase

# BUILDING 2 SPECIFICATIONS

Warehouse
  Potential Office
  Dock High Doors
  Grade Level Doors



**Total Available SF** ±125,692 SF (divisible ±60,000 SF)

**Office SF** To suit

**Column Spacing** 60'x52' typ, 70'x52' speed bay

**Clear Height** 32'

**Dock Doors** 21

**Grade Level Doors** 2

**Available Parking** 103 auto

**Concrete Slab** 7" concrete slab on grade (4,500 psi)

**Truck Court** 133' (60' concrete apron)

**Fire Protection** ESFR

**Skylights** 1% of roof area

**Power** 3,000 amps, 277/480v 3-phase

# METRO AIR PARK OVERVIEW

Metro Air Park is an emerging industrial submarket directly east of the Sacramento International Airport. Starting with Amazon's 855,000 square foot distribution center that opened in late 2017, the 1,900-acre master planned area, capable of having 22 million square feet of development and 32,000 jobs at full build-out, continues to welcome new companies to the area. Walmart has opened a  $\pm 1.1$  million square foot distribution center at the end of 2020 and SC Johnson has relocated from Woodland to a larger  $\pm 600,000$  square foot facility south of Walmart's new building in January of 2021. Developers like Buzz Oates and NorthPoint Development are starting to build large warehouse and distribution centers on a speculative basis to attract future industrial users to the area. Amazon has additionally taken another large building planned in Metro Air Park developed by Buzz Oates and other existing tenants throughout the Sacramento region will be attracted to the new construction that the park has to offer. Lowered development fees, a new interchange opening by the middle of 2021, and a strong and resilient local housing market will make Metro Air Park even more appealing to developers and tenants alike. With the expanding number of industrial users in Metro Air Park, retail and restaurants are in the process of being developed to service the area's increasing daytime population.





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