

7200

METRO AIR PARKWAY

SACRAMENTO, CA



±11.69 GROSS (±10.12 NET) ACRES AVAILABLE
DEVELOPMENT READY INDUSTRIAL OPPORTUNITY | METRO AIR PARK LAND



ONE SITE. MULTIPLE OPPORTUNITIES.

LAND SALE & BUILD-TO-SUIT

Acquire ± 11.69 gross (± 10.12 net) usable acres or work with ownership to create a custom industrial facility tailored to your business needs.

Plans demonstrate the ability to accommodate up to $\pm 193,600$ SF of Class A industrial space.

GROUND UP DEVELOPMENT

Development ready land with infrastructure in place and flexible execution options.

JOINT VENTURE

Partnership opportunities available for qualified users, developers, and investors.

GROUND LEASE

Long-term land control while minimizing upfront capital investment.

TURNKEY BTS LEASE

Occupy a custom facility delivered to your specifications.



WHY COMPANIES CHOOSE METRO AIR PARK

AVAILABLE
FOR SALE OR BUILD-TO-SUIT



SACRAMENTO
INTERNATIONAL AIRPORT

STRATEGIC LOCATION

- 2.7 miles to Sacramento International Airport
- Access to I-5 and Hwy 99
- Established industrial hub

DEVELOPMENT READY INFRASTRUCTURE

- Utilities available
- Master Planned business park
- Proven industrial environment

ESTABLISHED. EXPANDING.

- 9.6M SF Existing
- 3.7M SF Planned

WELKHORN BLVD

METRO AIR PKWY

ALLBAUGH DR

LONE TREE RD

POWER LINE RD

W ELVERTA RD

SITE OVERVIEW

GROSS AC (NET AC)	±11.69 (±10.12)
--------------------------	-----------------

BUILDING SF	±193,600
--------------------	----------

BUILDING DIMENSIONS	±250' X ±760'
----------------------------	---------------

COLUMN SPACING	52' X 52'
-----------------------	-----------

CLEAR HEIGHT	32'
---------------------	-----

POWER	3,000A 480V
--------------	-------------

DOCKS	33
--------------	----

GRADE LEVEL DOORS	4
--------------------------	---

AUTO PARKING	202 Stalls
---------------------	------------

TRAILER PARKING	19 Stalls
------------------------	-----------

PLANNED RESTAURANT W/ DRIVE-THRU,
GAS STATION & RETAIL



COSTCO
WHOLESALE



Approximately \$602,000 in fee credits
available to offset development costs.

STRATEGIC LOCATION & TRANSPORTATION



2.7 MILES
To Sacramento
International
Airport



11 MILES
To
Port of West
Sacramento



87 MILES
To
Port of
Oakland



**DIRECT
ACCESS**
To
I-5 & Hwy 99

**AVAILABLE
FOR SALE OR BUILD-TO-SUIT**

DIRECTLY SERVING METRO AIR PARK

Coming soon: Multiple fuel stations (including Chevron, Arco, 76), Auto service and convenience retail, Drive-thru car washes, EV charging with Tesla Superchargers, Drive-thru restaurants and truck centers



ARCO



DEL PASO MARKETPLACE - 4.3 MILES

Ono Hawaiian BBQ
EST. 2002



SUBWAY



Holiday Inn



PARK PLACE 2 CENTER - 5.3 MILES

Raley's



Round Table
PIZZA



Little Caesars

KOHL'S



Tuesday Morning

Marshalls

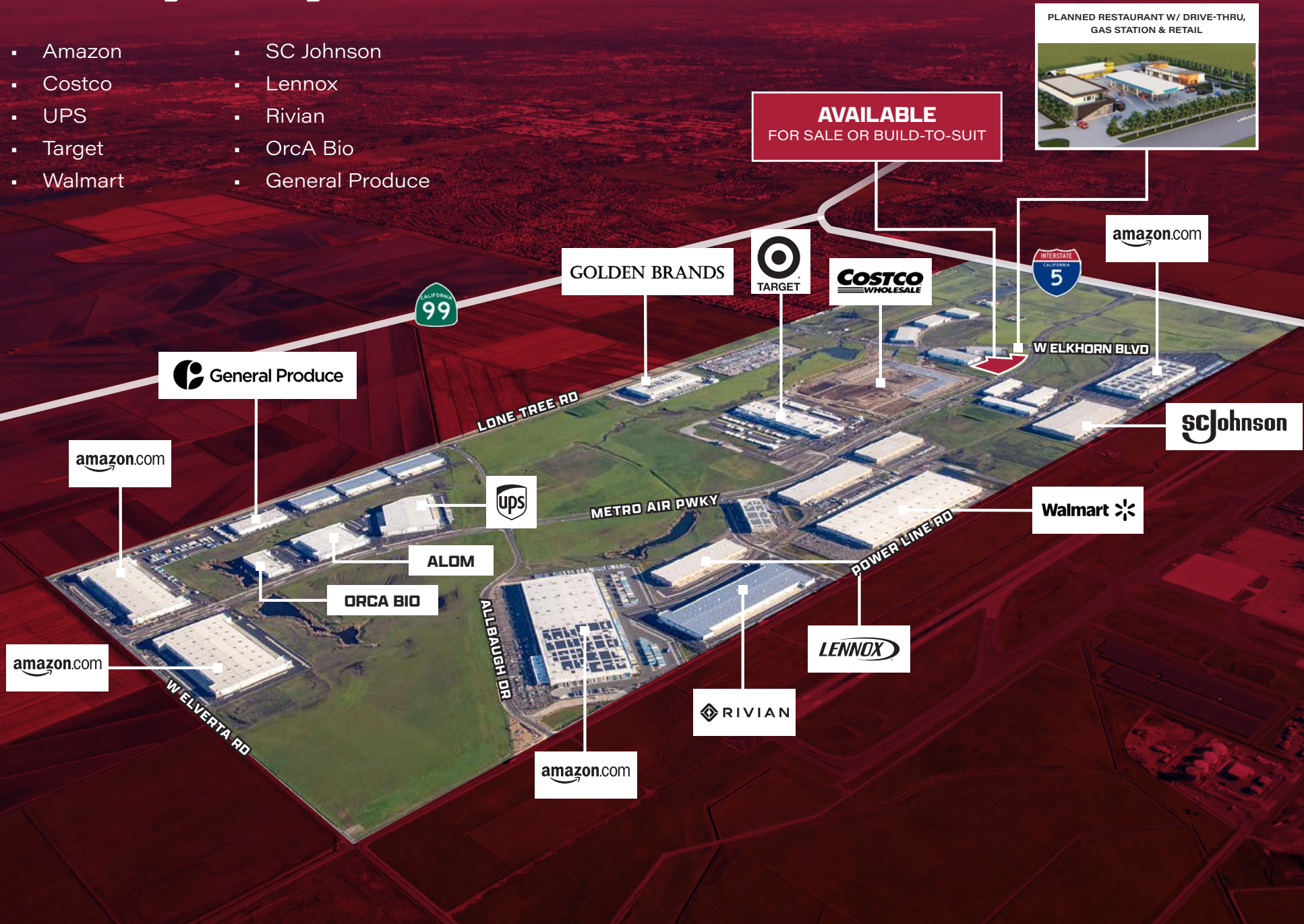
FIVE GUYS
FAMOUS
BURGERS and FRIES

Peet's Coffee & Tea

MAJOR AREA OCCUPIERS

Trusted by Industry Leaders

- Amazon
- Costco
- UPS
- Target
- Walmart
- SC Johnson
- Lennox
- Rivian
- OrcA Bio
- General Produce



METRO PARK INFRASTRUCTURE

612
ACRES

Total acreage designed
for manufacturing and
distribution

#5
WATER ZONE

And purchases water from
the city of Sacramento

12"
WATER MAIN

Sacramento County
Water Agency

1 MIL
GALLONS/DAY

Initial water allotment with
potential for up to 9.3 MGD at
full capacity

12kV
ELECTRICAL LINE

Sacramento Municipal
Utility District

8"
**NATURAL
GAS LINE**

PG&E

18"
MAIN, 8"
DISTRIBUTION

Sacramento Area Sewer
District

**REGIONAL
STORM WATER
BASIN**

No on-site stormwater
detention required

METRO AIR PARK

7200

METRO AIR PARKWAY

SACRAMENTO, CA

MARK DEMETRE, SIOR

Vice Chair

+1 916 563 3010

mark.demetre@colliers.com

CA Llc. 00852871

MICHAEL HOO, MBA

Vice President

+1 916 563 3087

michael.hoo@colliers.com

CA Llc. 01989521

