



7320 POWERLINE ROAD

NATOMAS/NORTHGATE INDUSTRIAL SUBMARKET



METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



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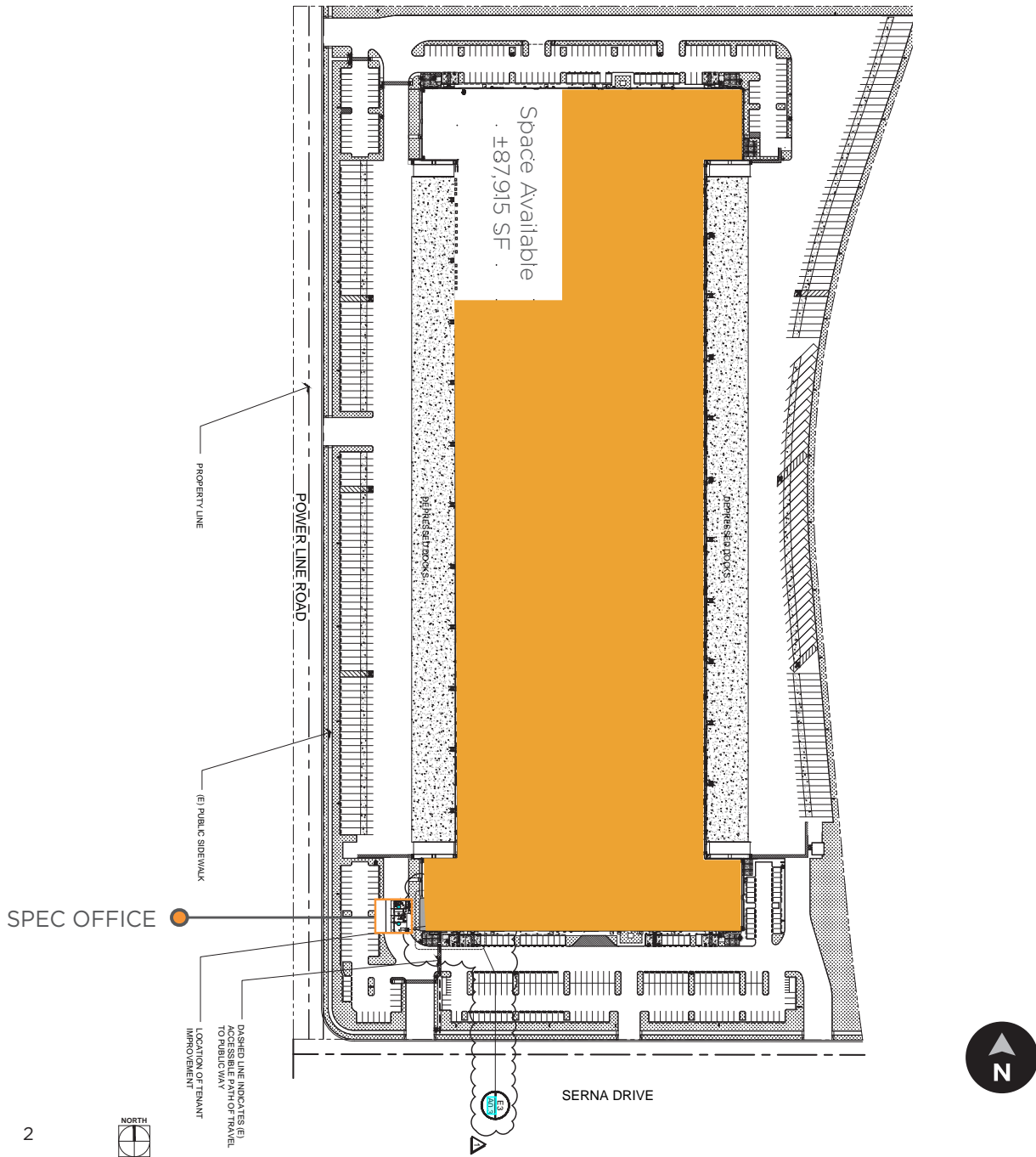
JIMMY LANDIS
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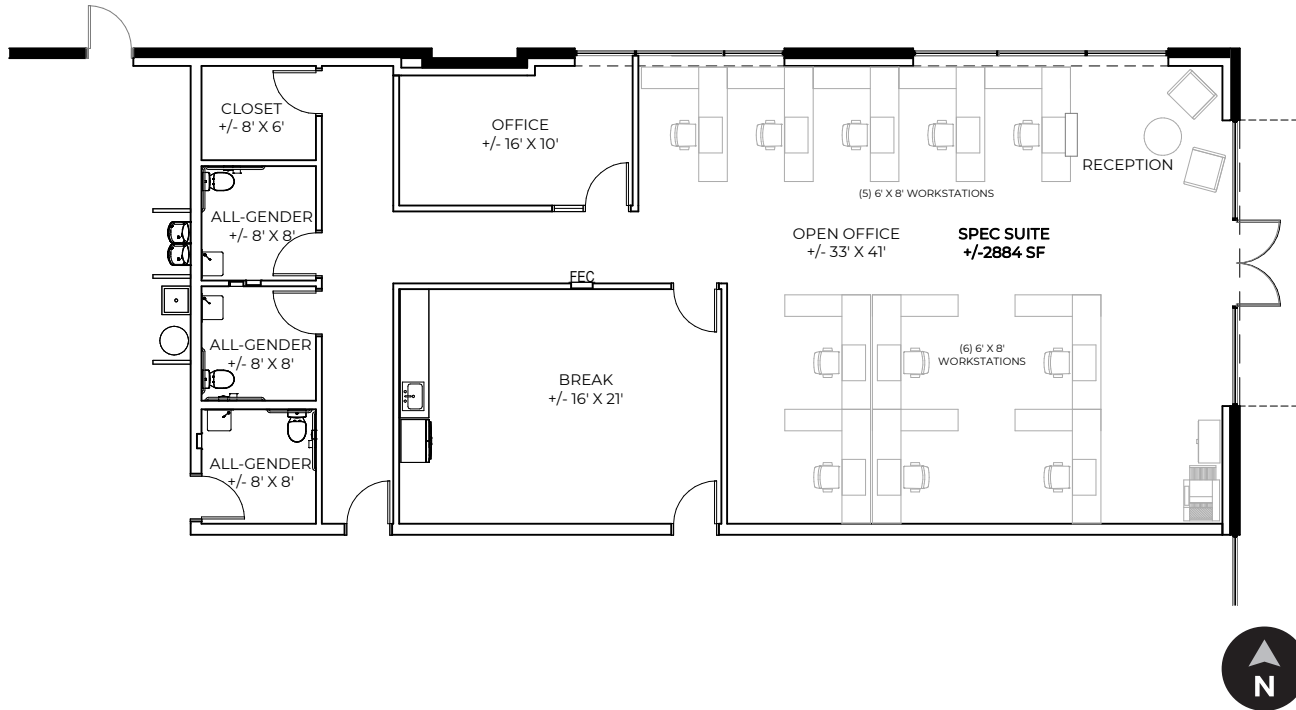
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SITE

PLAN

AVAILABLE:	±87,915 SF
PARCEL SIZE:	31.7 ACRES
COVERAGE:	38.5%
CLEAR HEIGHT:	36'
COLUMN SPACING:	56' x 60'
GRADE LEVEL	1 - 12' X 14'
DOCK DOORS:	19 - 9' x 10' W/4 PIT LEVELERS
SLAB:	7" CONCRETE
ROOF:	METAL W/ R-13 INSULATION
ELECTRICAL:	400A
FIRE SUPPRESSION:	ESFR
SKYLIGHTS:	1 PER 2,000 SF
BUILDING DEPTH:	517'
AUTO STALLS:	±55
TRAILER STALLS:	±29
LIGHTING:	LED MOTION SENSOR WAREHOUSE





OFFICE

SPEC

SPEC SUITE:	±2,884 SF
OPEN OFFICE:	±33' X 41'
OFFICE:	±16' X 10'
BREAK ROOM:	±16' X 21'
WORK STATIONS:	11 - ±6' X 8'
ALL GENDER RE-	3 - ±8' X 8'
CLOSET:	±8' X 6'

SUBJECT PROPERTY:
Building 8



Metro Air Park has ±1,320 developable acres, all of which are fully entitled. Located directly east of Sacramento International Airport, the master planned business park provides excellent access to Interstate 80, Highway 99, and the new Interstate 5 interchange at Metro Air Parkway. Zoned for industrial, manufacturing, distribution, and high-tech commercial use, the park has seen the steady new construction of modern distribution facilities and attracted occupiers such as Amazon, Walmart, SC Johnson, and McDonald’s, to name a few. Utilities at Metro Air Park include the following:



Metro Air Park is in the #5 Water Zone and purchases water from the City of Sacramento. There is an initial water allotment of one million gallons per day with a potential for up to 9.3 MGD at full capacity. Water is supplied by a 12” water main.



The Sacramento Municipal Utility District provides a 12 kV electrical line. Located within the Sacramento Area Sewer District, there is an 18” main and 8” distribution.

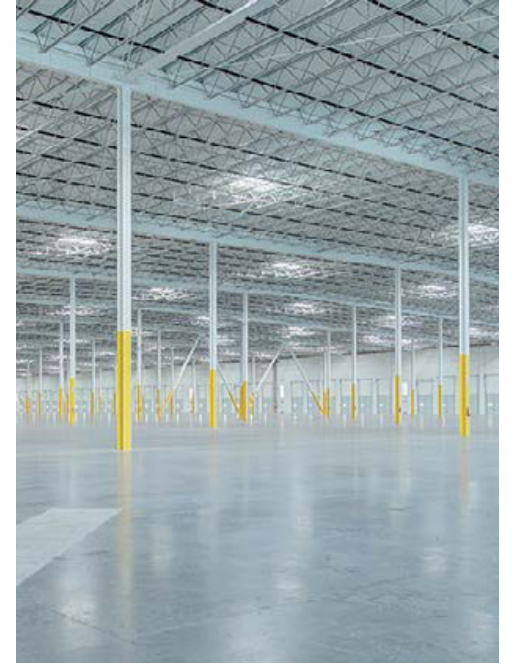


PG&E provides an 8” line for natural gas.

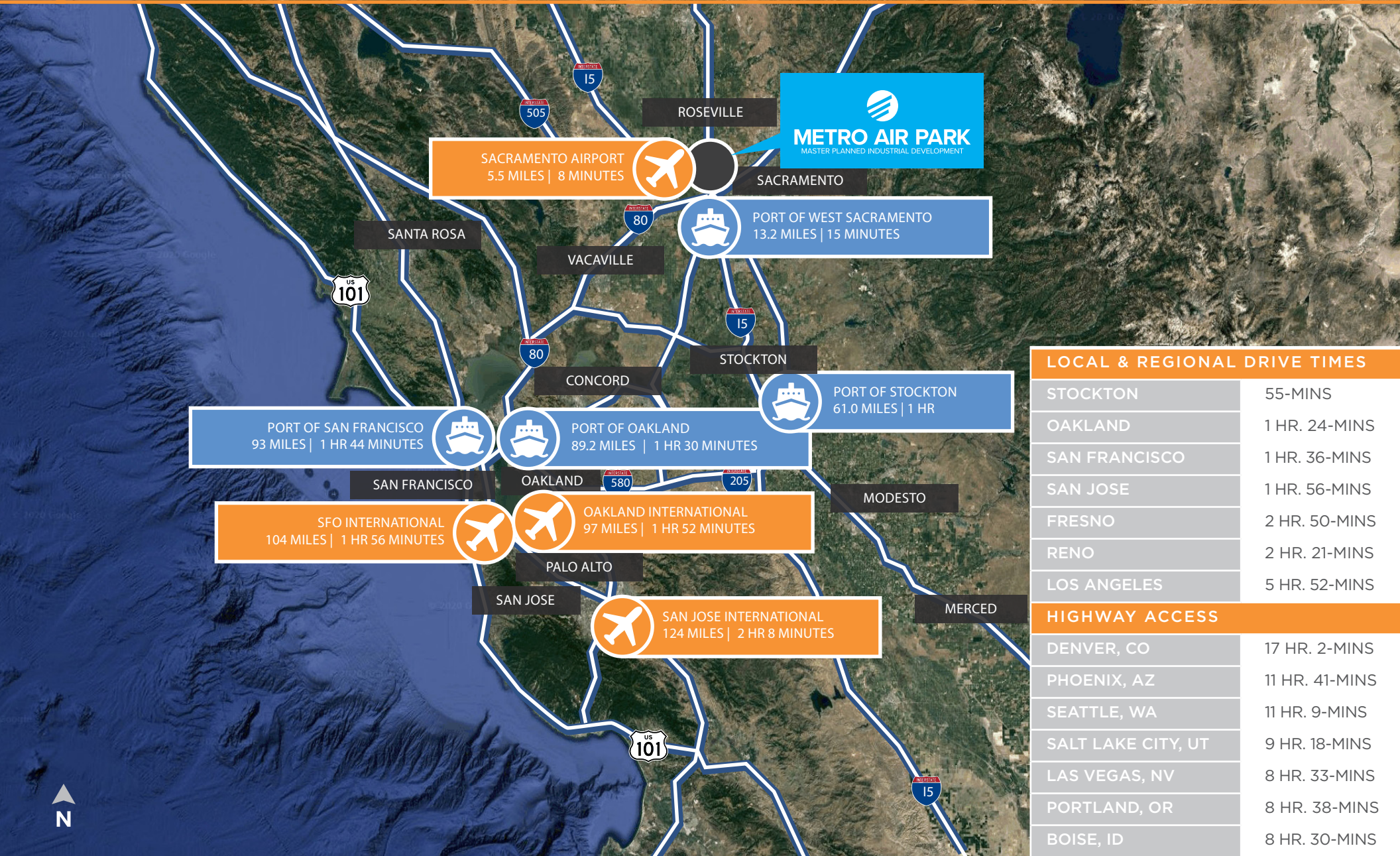


AT&T and Consolidated Communications provide fiber and phone services to the area.





METRO AIR PARK | SACRAMENTO, CA



LOCAL & REGIONAL DRIVE TIMES

STOCKTON	55-MINS
OAKLAND	1 HR. 24-MINS
SAN FRANCISCO	1 HR. 36-MINS
SAN JOSE	1 HR. 56-MINS
FRESNO	2 HR. 50-MINS
RENO	2 HR. 21-MINS
LOS ANGELES	5 HR. 52-MINS

HIGHWAY ACCESS

DENVER, CO	17 HR. 2-MINS
PHOENIX, AZ	11 HR. 41-MINS
SEATTLE, WA	11 HR. 9-MINS
SALT LAKE CITY, UT	9 HR. 18-MINS
LAS VEGAS, NV	8 HR. 33-MINS
PORTLAND, OR	8 HR. 38-MINS
BOISE, ID	8 HR. 30-MINS





SELECT AMENITIES

& SERVICES

RESTAURANTS

- BJ's Restaurant & Brewhouse - 6 mi.
- Starbucks - 5.25 mi.
- Oshima Sushi - 5.25 mi.
- In-N-Out - 5.8 mi.
- Chipotle - 5.8 mi.
- Buffalo Wild Wings - 6 mi.

RETAIL STORES

- Target - 6 mi.
- Walmart - 5.8 mi.
- Home Depot - 5.8 mi.
- Barnes & Noble - 6 mi.

FINANCIAL INSTITUTIONS

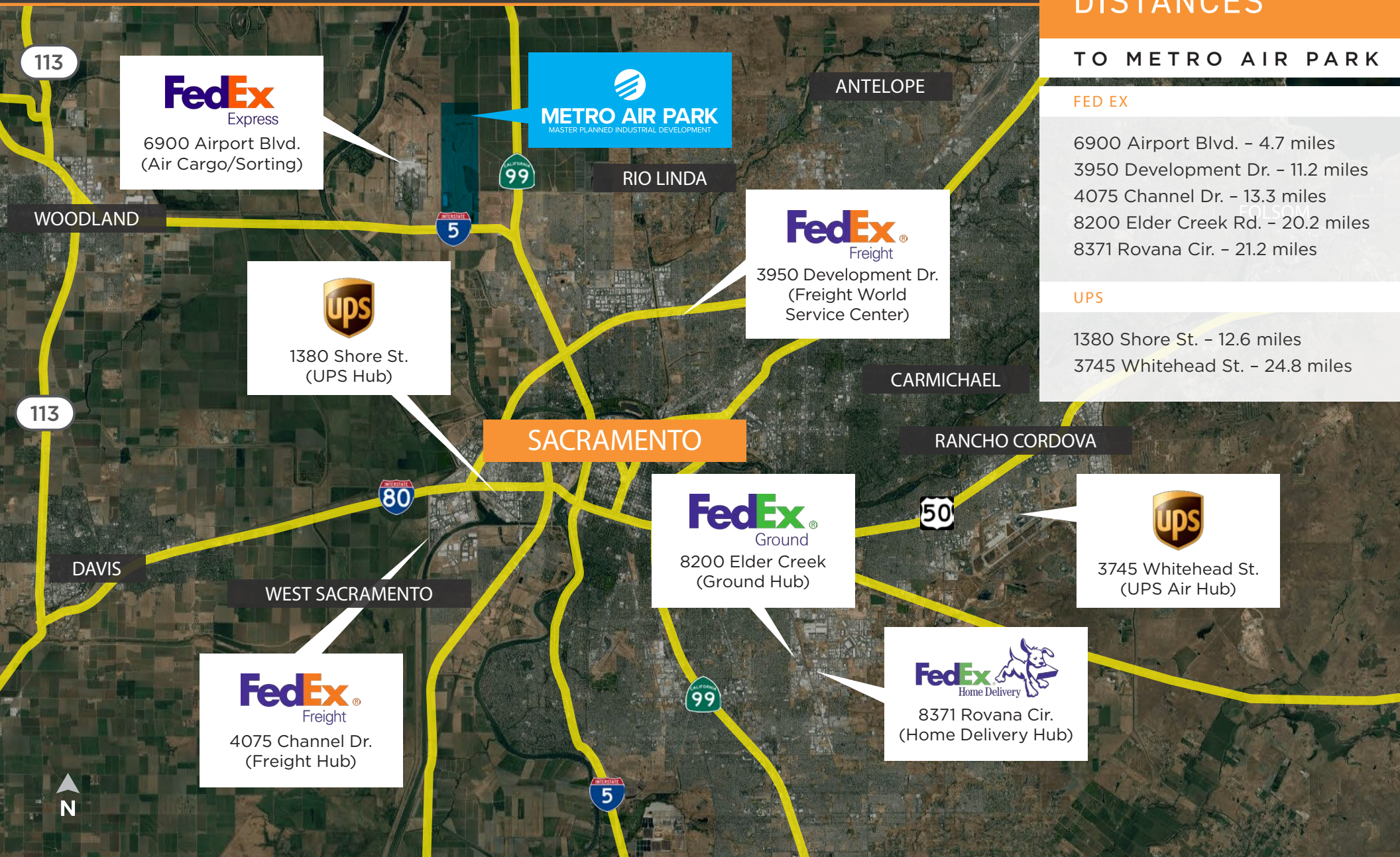
- Bank of America - 3.5 mi.
- Wells Fargo - 4.3 mi.

LODGING

- Hampton Inn & Suites - 3.3 mi.
- Four Points by Sheraton - 3.4 mi.
- Holiday Inn Express - 3.5 mi.

OVERNIGHT
COURIER
DISTANCES

TO METRO AIR PARK



FED EX

- 6900 Airport Blvd. - 4.7 miles
- 3950 Development Dr. - 11.2 miles
- 4075 Channel Dr. - 13.3 miles
- 8200 Elder Creek Rd. - 20.2 miles
- 8371 Rovana Cir. - 21.2 miles

UPS

- 1380 Shore St. - 12.6 miles
- 3745 Whitehead St. - 24.8 miles

WOODLAND

113

target

GOLDEN STATE HWY



SACRAMENTO CAPITOL BUILDING
Golden1 Credit Union CENTER

WEST SACRAMENTO

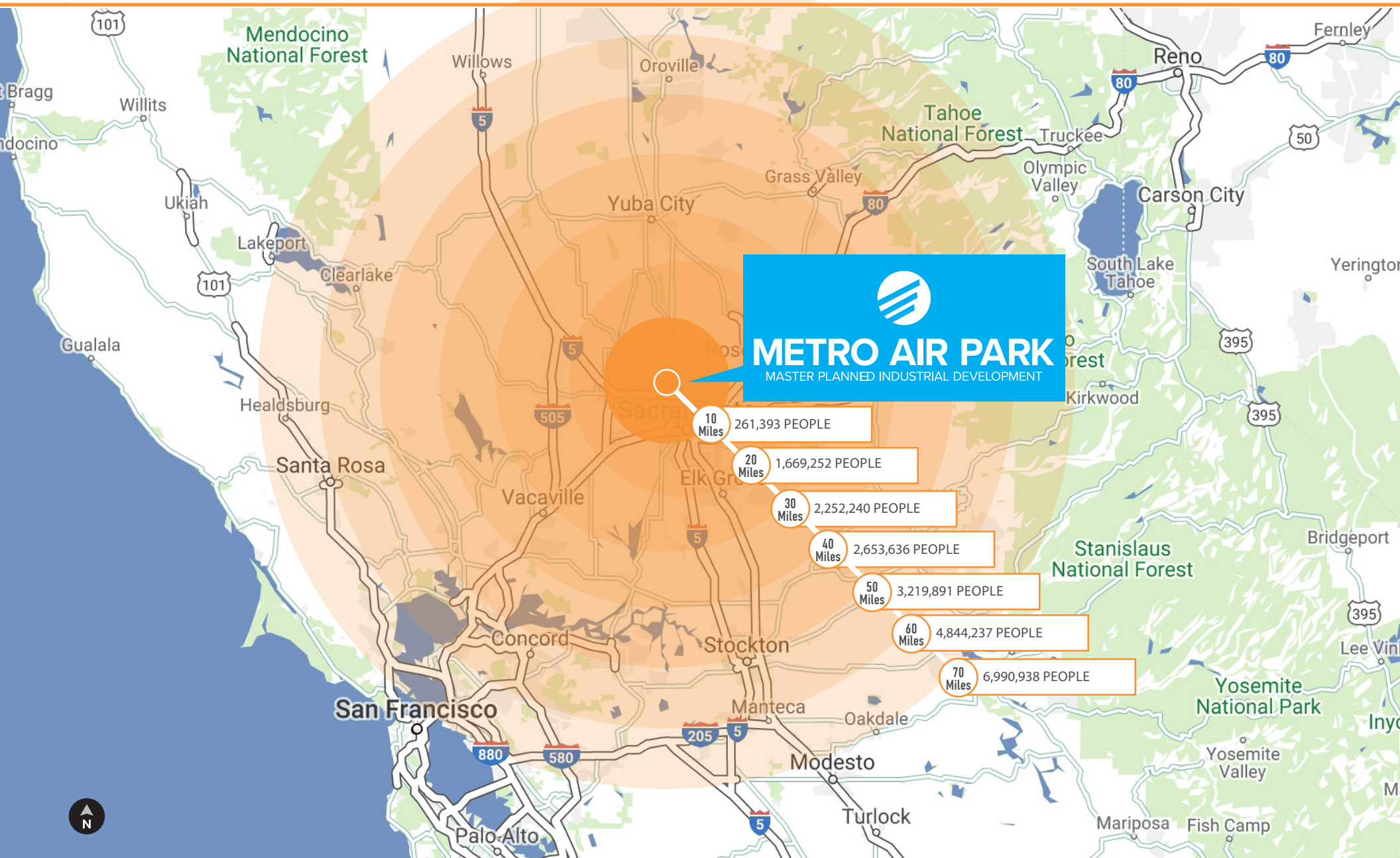
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5

SACRAMENTO

99





WHY SACRAMENTO?

- #3 FOR MILLENNIAL MIGRATION (6,680 MILLENNIALS GAINED)
- 53% OF POPULATION IN GREATER SACRAMENTO HAS STEM DEGREES
- #6 OF THE TOP SMALL TECH MARKETS IN NORTH AMERICA
- #10 OVERALL IN NORTH AMERICA FOR ENGINEERING-RELATED TECHNOLOGY
- #11 IN THE U.S. FOR STARTUPS AND ENTREPRENEURS
- #1 CITY IN CALIFORNIA FOR POPULATION GROWTH
- TOP 10 TECH MARKETS TO WATCH








1,821
COMPANIES WHO MANUFACTURE IN SACRAMENTO


4.49%
POPULATION GROWTH RATE FROM 2020-2025

10.0%
OF EMPLOYEES ARE IN PROFESSIONAL, SCIENTIFIC, AND


14.6%
OF EMPLOYEES ARE IN HEALTH CARE AND SOCIAL ASSISTANCE

DEMOGRAPHICS

 67,794 RESIDENTS WITHIN 5 MILES	 \$101,317 AVERAGE HOUSEHOLD INCOME
 43.6% COLLEGE GRADUATES	 29.5% OF MILLENNIALS IN AREA
 35-39 MEDIAN AGE OF POPULATION	 17,999 EMPLOYEES WITHIN 5 MILES

 179 NONSTOP FLIGHTS DEPART FROM SACRAMENTO INTERNATIONAL AIRPORT

 BART EXPANSION INTO SACRAMENTO

 LINK TO YOUR WEST COAST SUPPLY CHAIN

- » SACRAMENTO INTERNATIONAL AIRPORT 5.5 MILES AWAY | 8 MINUTES
- » MCCLELLAN AIRFIELD 12.7 MILES AWAY | 21 MINUTES
- » RIO LINDA AIRPORT 8.9 MILES AWAY | 13 MINUTES

- » BART & Capitol Corridor partnership
- » First Phase in 2021
- » Second Phase in 2024
- » Final Phase in 2028

- » PORT OF WEST SACRAMENTO 13.2 MILES | 15 MINUTES
- » PORT OF STOCKTON 61.0 MILES | 60 MINUTES
- » 4th Busiest Amtrak Route in the Nation
- » 1.7 Million Greater Sacramento Amtrak Riders in 2018

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METRO AIR PARK | SACRAMENTO, CA



LEASED

AVAILABLE

Lone Tree Rd

Metro Air Parkway

Powerline Rd



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