

AVAILABLE FOR LEASE

±41,342 SF DISTRIBUTION SPACE



METRO AIR PARK
LOGISTICS CENTER III

7070 Badiee Drive | Sacramento, CA 95835



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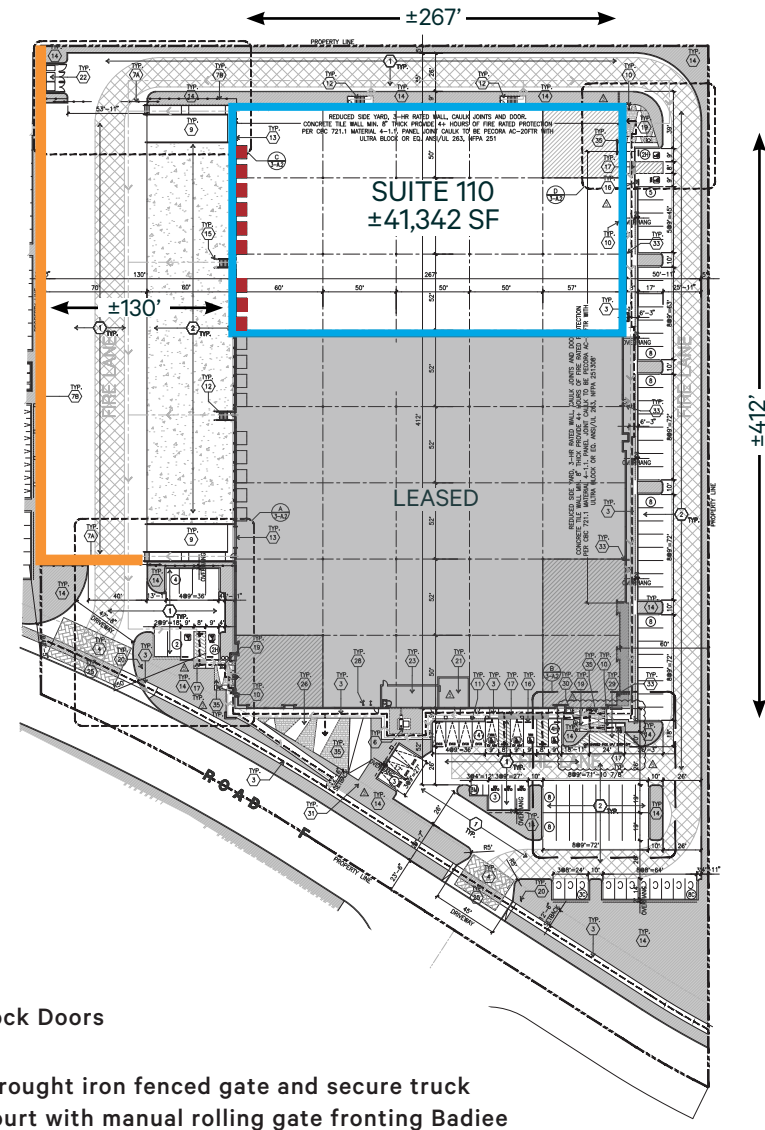
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LDK
VENTURES

CBRE

SPACE FEATURES

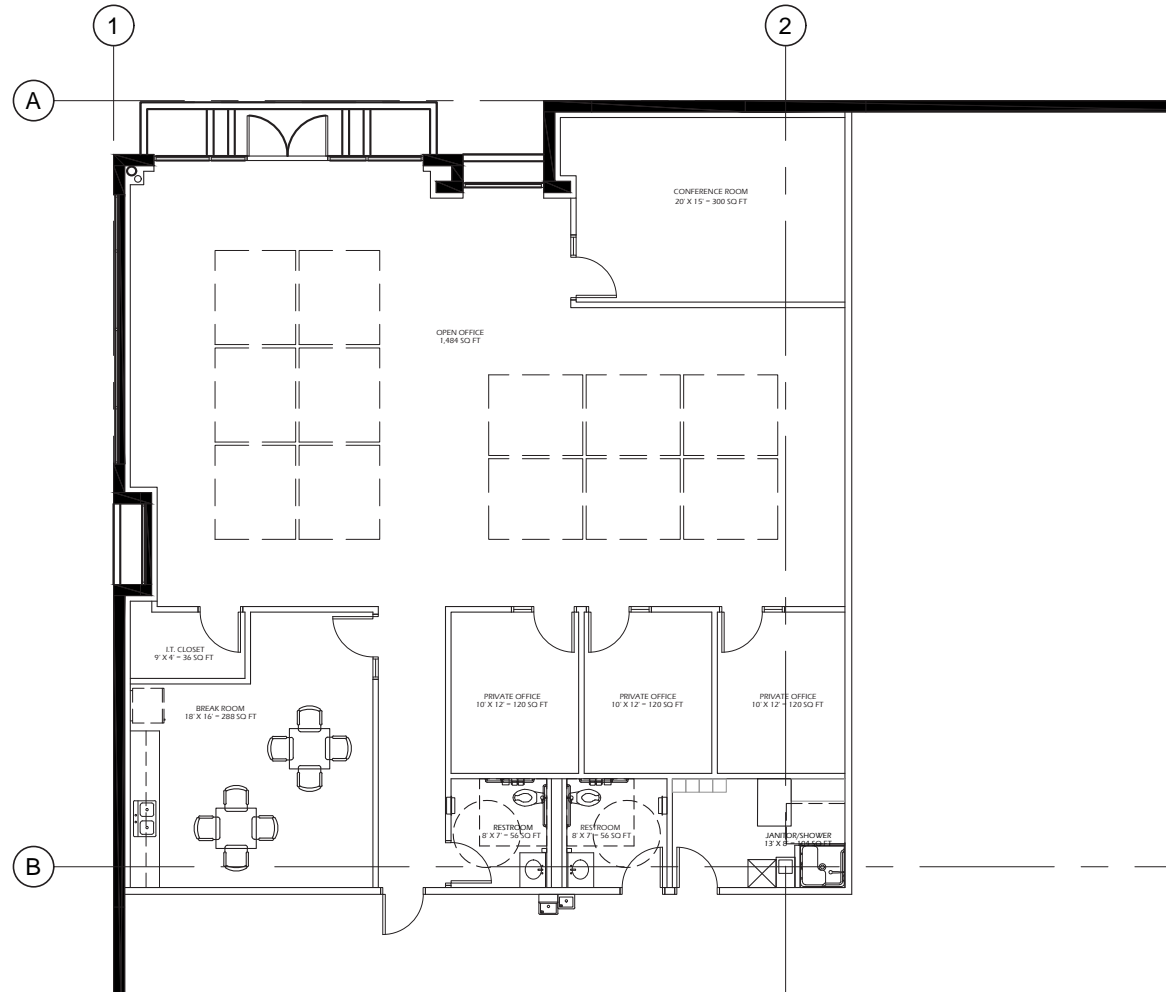
- Available: ±41,342 SF
- Office: ±2,890 SF
- Clear Height: ±32'
- Speed Bay: ±60'
- Column Spacing: ±50'x52'
- Dock Doors: 9 (±9'x10')
- Grade Level Doors: 1 (±12'x14')
- Truck Court: ±130' (±60' concrete apron)
- Concrete Slab: ±7" on grade (±4,500 psi)
- Roof: John Manville 45 mil TPO (15 year no limit warranty)
- Power: ±1,200 Amps 277/480v, 3 Phase
- Natural Gas: 2" stubbed line into the building (no meter)
- Sewer Line: 6" entering building
- Water Line: 3" entering building with 3" meter
- ESFR Sprinkler System
- LED lights installed within ±50% of the building (70 lights)
- Skylights: 2% of roof area
- ±34 Passenger Vehicle Parking Stalls



- Dock Doors
- Wrought iron fenced gate and secure truck court with manual rolling gate fronting Badiee

*Buyer/Tenant to independently verify prior to entering binding agreement

±2,890 SF SPECULATIVE OFFICE



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

BUILDING PHOTOS



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RETAIL AMENITIES MAP



- RESTAURANTS**
- BJ's Restaurant Brewhouse - 3 mi.
 - Starbucks - 2.5 mi.
 - Oshima Sushi - 2.1 mi
 - In N' Out - 2.2 mi.
 - Chipotle - 2.5 mi.
 - Buffalo Wild Wings - 2.9 mi.

- RETAIL STORES**
- Target - 3 mi.
 - Walmart - 2.5 mi.
 - Home Depot - 2.8 mi.
 - Barnes & Noble - 4.0 mi.

- FINANCIAL INSTITUTIONS**
- Bank of America - 2.9 mi.
 - Wells Fargo - 2.6 mi.

- LODGING**
- Hampton Inn & Suites - 2.1 mi.
 - Four Points by Sheraton - 1.2 mi.
 - Holiday Inn Express - 2.3 mi.

CORPORATE NEIGHBORS



target **Nugget MARKETS** **Walgreens**
S.P. RICHARDS CO. **INTERPAC TECHNOLOGIES**
A & B Home **OA LOGISTICS SERVICES, INC.** **PGP INTERNATIONAL**
GB GRANT & BOWMAN **True Value** **RITE AID**

amazon **Walmart+**
sc Johnson **REYES** **TARGET**
orcab

Raley's **NTT** Global Data Centers
aramark **Budweiser**
AmerisourceBergen **CINTAS** READY FOR THE WORKDAY
NAPA AUTO PARTS **DiMARE** **Shamrock Foods** DELIVERING SATISFACTION
HEARTH&HOME technologies **Coca-Cola** **Core-Mark**



STATE OF CA PRINTING
BAYER **Cummins** **LAMESARV** EXPERIENCE LIFE
TONY'S **HercRentals**

Where Restaurants Stop **FedEx** **BLUE DIAMOND ALMONDS**
WCP SOLUTIONS **Goodman** SALES AND DISTRIBUTION
GENERAL PRODUCE COMPANY

Ply Gem **PITCO FOODS** **GOODYEAR FREIGHT LINE**
Golden1 Credit Union CENTER **HD SUPPLY**
NOR-CAL BEVERAGE CO.
BIMBO Bakeries USA **Core-Mark** **BOGLE VINEYARDS**

HunterDouglas **THE STANDARD REGISTER CO.**
CROWN **GRAINGER** FOR THE ONES WHO GET IT DONE
MCKESSON **FedEx**
FritoLay **UNITED STATES POSTAL SERVICE** **goodwill**

ups **FRC FARMERS' RICE COOPERATIVE**
TOYOTA MATERIAL HANDLING TMH NORTHERN CALIFORNIA
INTERNATIONAL PAPER

SACRAMENTO CAPITOL BUILDING
Golden1 Credit Union CENTER

WEST SACRAMENTO

SACRAMENTO

LDK VENTURES

CBRE **US 50**



DRIVE TIME MAP



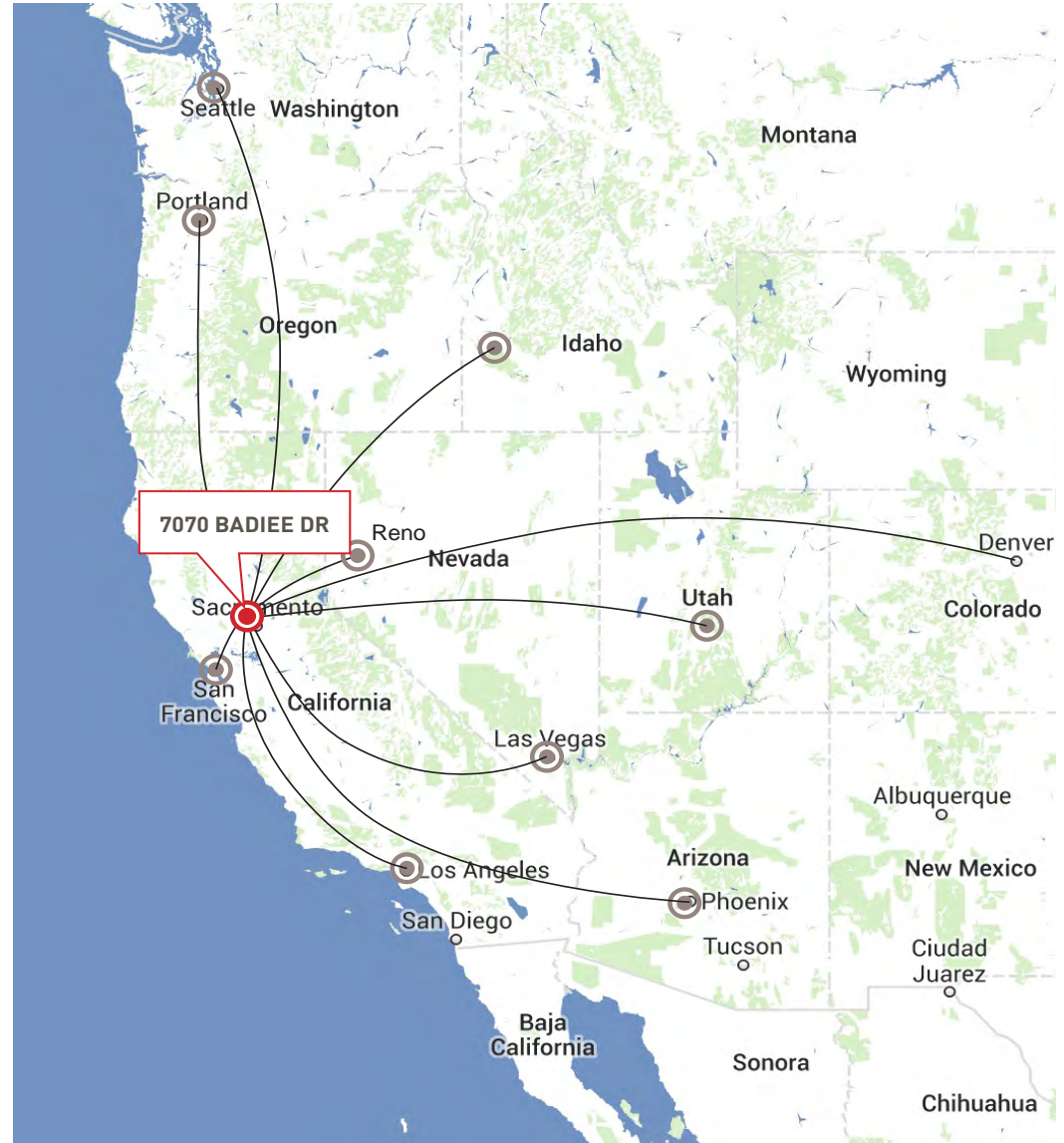
Local & Regional

Western U.S.

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



* All mileage approximate

OVERNIGHT COURIER DISTANCE



FedEx Express
 6900 Airport Blvd.
 (Air Cargo/Sorting)



FedEx Freight
 3950 Development Dr.
 (Freight World Service Center)

ups
 1380 Shore Street
 (UPS Hub)

FedEx Ground
 8200 Elder Creek
 (Ground Hub)

ups
 3745 Whitehead St.
 (UPS Air Hub)

FedEx Freight
 4075 Channel Dr.
 (Freight Hub)

FedEx Home Delivery
 8371 Rovana Cir.
 (Home Delivery Hub)

TO BADIEE DRIVE	
FED EX	
6900 Airport Blvd.,	- 4.1 miles
3950 Development Dr.	- 9.4 miles
4075 Channel Dr.	- 12.5 miles
8200 Elder Creek	- 19.1 miles
8371 Rovana Cir.	- 20.1 miles
UPS	
1380 Shore Street	- 11.5 miles
3745 Whitehead St.	- 22.6 miles





METRO AIR PARK LOGISTICS CENTER III



7070 BADIEE DRIVE



Agricultural Zoned Land
(80-Acre Minimum)

GUARDIAN YARDS
Overflow Truck
Parking Spaces
For Lease



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