

FOR SUBLEASE

METRO AIR PARKWAY

±339,817 SF Class-A Distribution Building

7810 Metro Air Parkway | Sacramento, CA 95835



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CBRE

BUILDING SPECIFICATIONS

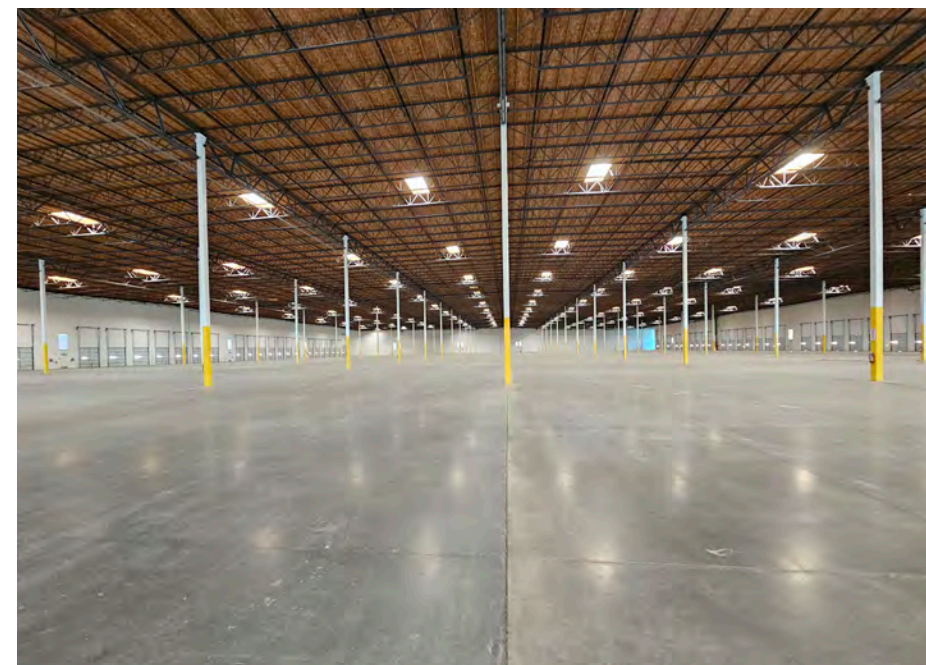
- Building: $\pm 339,817$ SF
- Divisible to $\pm 85,000$ SF
- Office: To Suit
- Building Dimensions: $\pm 760' \times 450'$
- Parcel Size: ± 17.86 acres
- Coverage: 43.7%
- Dock Doors: 56 ($\pm 9' \times 10'$)
- Grade Level Doors: 4 ($\pm 12' \times 14'$)
- Clear Height: $\pm 36'$ at first column
- Concrete Slab: $\pm 7''$ with #4 rebar 24" OCEW
- Roof: TPO 20 year specification
- Power: $\pm 3,000$ Amps 277/480v
- Fire Suppression: ESFR
- Skylights: Single Dome at 1%
- Lighting: LED to suit
- Truck Courts: $\pm 185'$ bldg. to edge
- Trailer Parking Stalls: ± 107
- Auto Parking: ± 204



METRO AIR PARKWAY
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7810 METRO AIR PARKWAY | SACRAMENTO, CA

BUILDING PHOTOS



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.

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CORPORATE NEIGHBORS



7810 Metro Air Parkway



GOLDEN STATE HWY



target Nugget MARKETS Walgreens
SPRICHARDS CO. INTERPAC TECHNOLOGIES
A&B Home OA LOGISTICS SERVICES, INC. PGP INTERNATIONAL
GRANT & BOWMAN True Value

amazon
Walmart+
scJohnson
REYES
TARGET
orcab



METRO AIR PARK

Raley's NTT Global Data Centers
aramark Budweiser
AmerisourceBergen CINTAS
NAPA AUTO PARTS DIMARE SHAMROCK FOODS
HEARTH & HOME TECHNOLOGIES Coca-Cola Core-Mark

STATE OF CA PRINTING
BAYER Cummins LA MESA RV
TONY'S HercRentals

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

HunterDouglas THE STANDARD REGISTER CO.
Ply Gem PITCO FOODS
Golden1 Credit Union HDSUPPLY
NOR-CAL BEVERAGE CO.
BIMBO Bakeries USA Core-Mark BOGLE VINEYARDS

CROWN GRAINGER
MCKESSON FedEx
FritoLay UNITED STATES POSTAL SERVICE goodwill

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

SACRAMENTO CAPITOL BUILDING
Golden1 Credit Union CENTER

CBRE

WOODLAND

113

WEST SACRAMENTO

SACRAMENTO



DRIVE TIME MAP



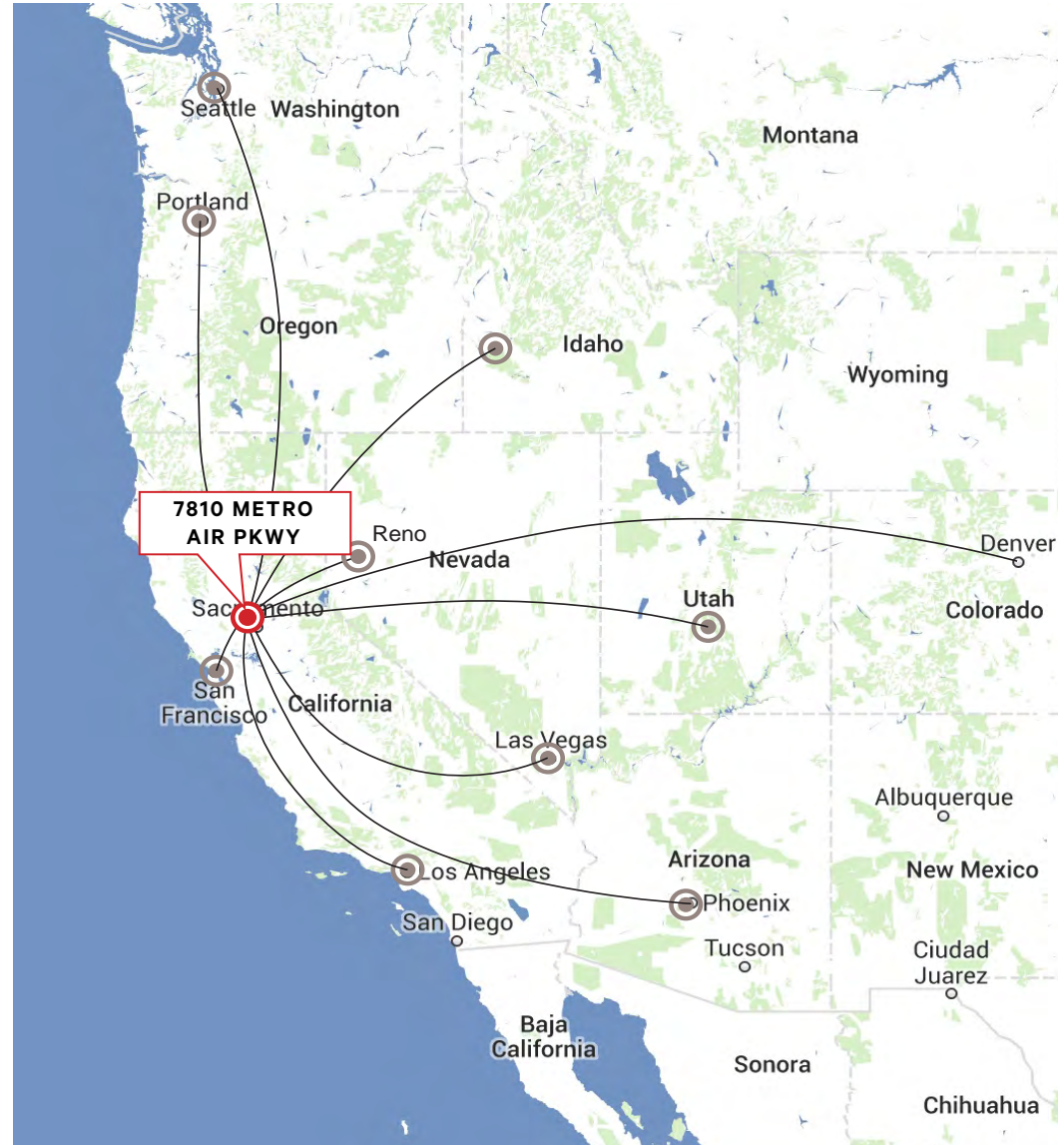
Local &
Regional

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.

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

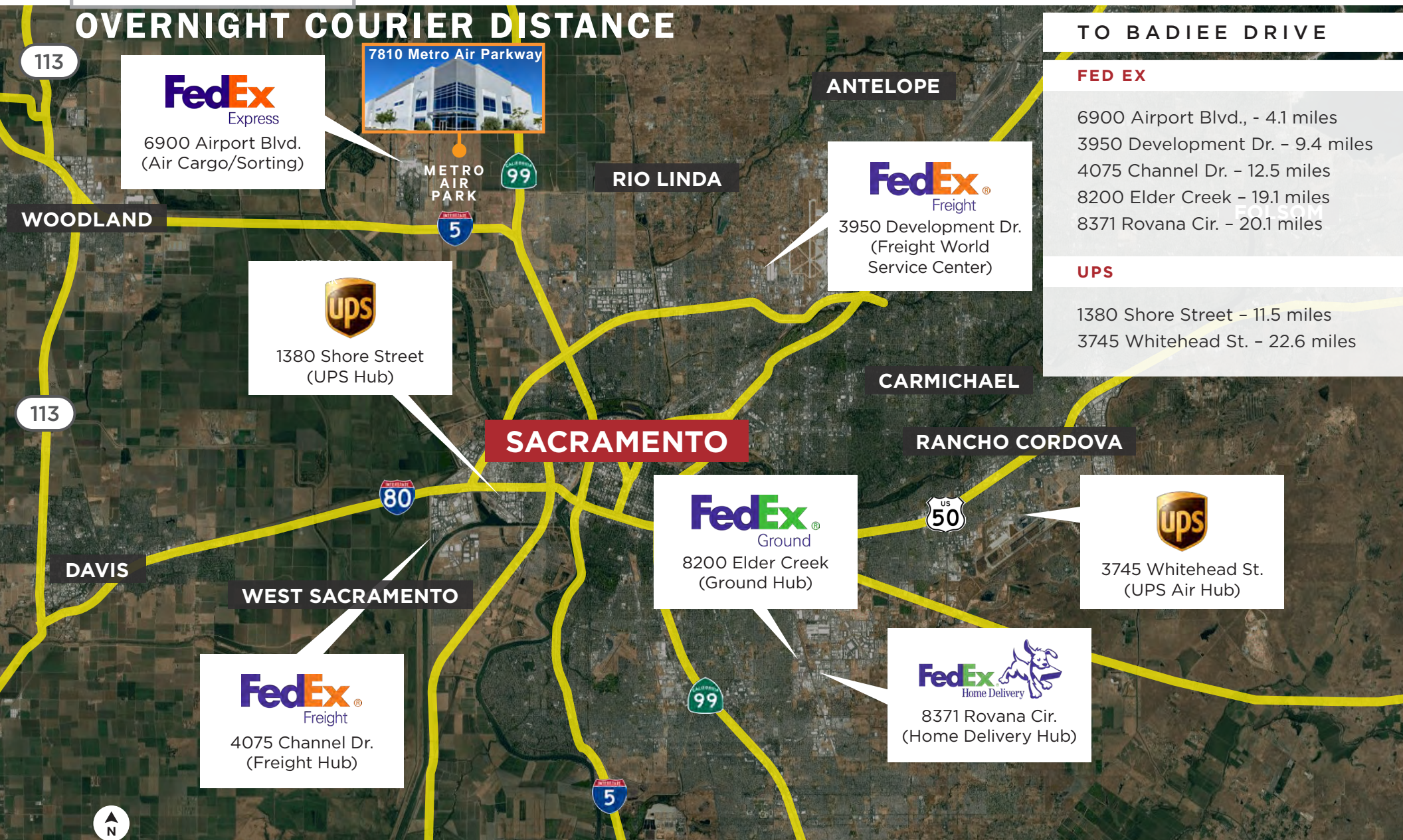


* All mileage approximate

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OVERNIGHT COURIER DISTANCE



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

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



7810 Metro Air Parkway
METRO AIR PARK

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

ups
1380 Shore Street
(UPS Hub)

ups
3745 Whitehead St.
(UPS Air Hub)

FedEx
Ground
8200 Elder Creek
(Ground Hub)

FedEx
Freight
4075 Channel Dr.
(Freight Hub)

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

