



METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



BUZZ OATES



EQUITIES

PAC WEST



SKYKING

ADVANCED INDUSTRIES CENTER



7255 Metro Air Parkway | ±95,145 SF Industrial Building

For Lease in Metro Air Park | Ready for Occupancy

Tommy Ponder, SIOR

Executive Vice President
+1 916 563 3005
tommy.ponder@colliers.com
CA Lic. 01431506

Mark Demetre, SIOR

Vice Chair
+1 916 563 3010
mark.demetre@colliers.com
CA Lic. 00852871

Michael Hoo, MBA

Vice President
+1 916 563 3087
michael.hoo@colliers.com
CA Lic. 01989521

George Vrame, SIOR

Senior Vice President
+1 916 563 3041
george.vrame@colliers.com
CA Lic. 02028936

Jason Law

Asset Manager
Buzz Oates Management Services
+1 916 379 3860
jasonlaw@buzzoates.com
CA Lic. 02129884

Drew Bocook

Senior Vice President, Portfolio Management
Buzz Oates Management Services
+1 916 379 3856
drewbocook@buzzoates.com
CA Lic. 01836301

SITE PLAN

SKY KING
ADVANCED INDUSTRIES CENTER

METRO AIR PARK
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PHASE 1

7255 METRO AIR PARKWAY

Total Available SF	±95,145 SF
Divisible	±15,850 SF
Clear Height	28'

7275 METRO AIR PARKWAY

Total Available SF	±114,442 SF
Divisible	±37,098 SF
Clear Height	32'

7295 METRO AIR PARKWAY

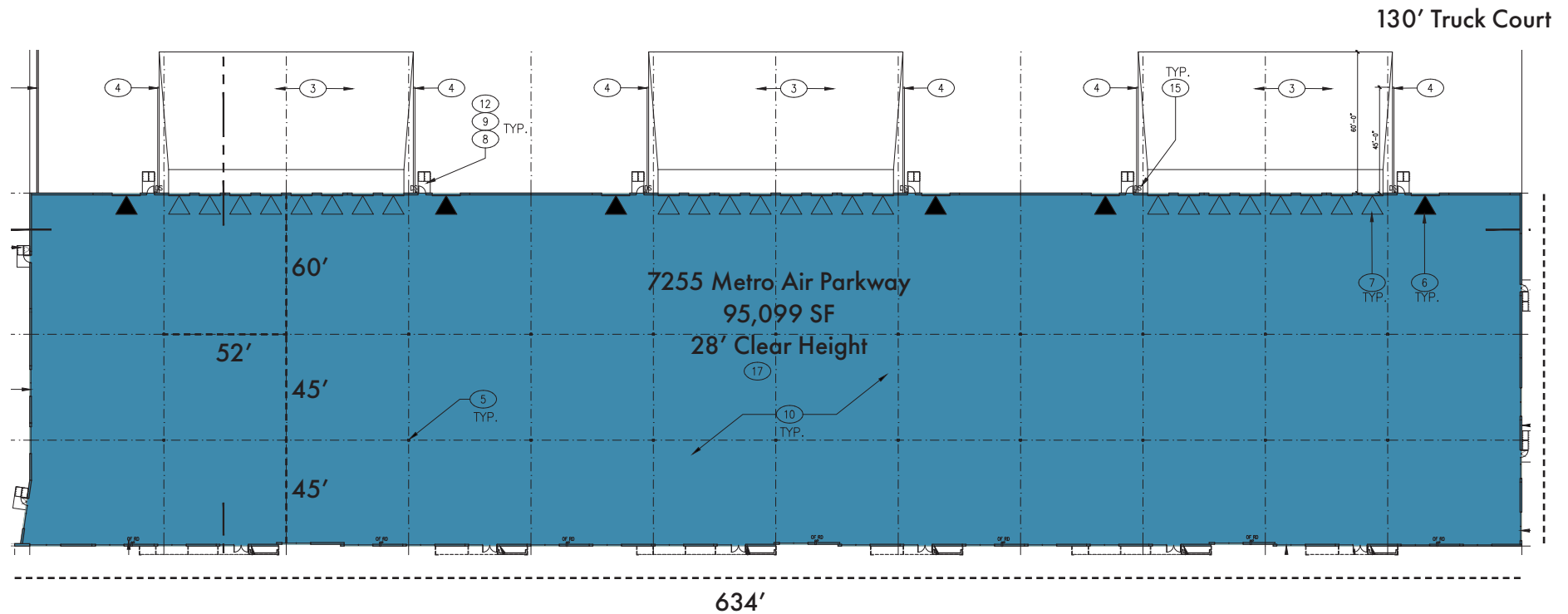
Total Available SF	±110,525 SF
Divisible	±27,631 SF
Clear Height	28'

7255 METRO AIR PARKWAY SPECIFICATIONS

15,850 SF - 95,145 SF AVAILABLE

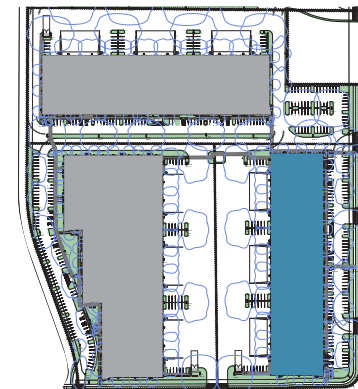
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Building Size	±95,145 SF
Divisible To	±15,850 SF
Office SF	±2,245 SF Spec Office
Parcel Size	6.60 AC
Dock Doors	24 – 9'x10'
Grade Level Doors	6 – 12'x14'
Clear Height	28'
Column Spacing	52'x45' Typ (52'x60' Speed bay)
Slab	6" concrete w/#4 rebar 24" OCEW

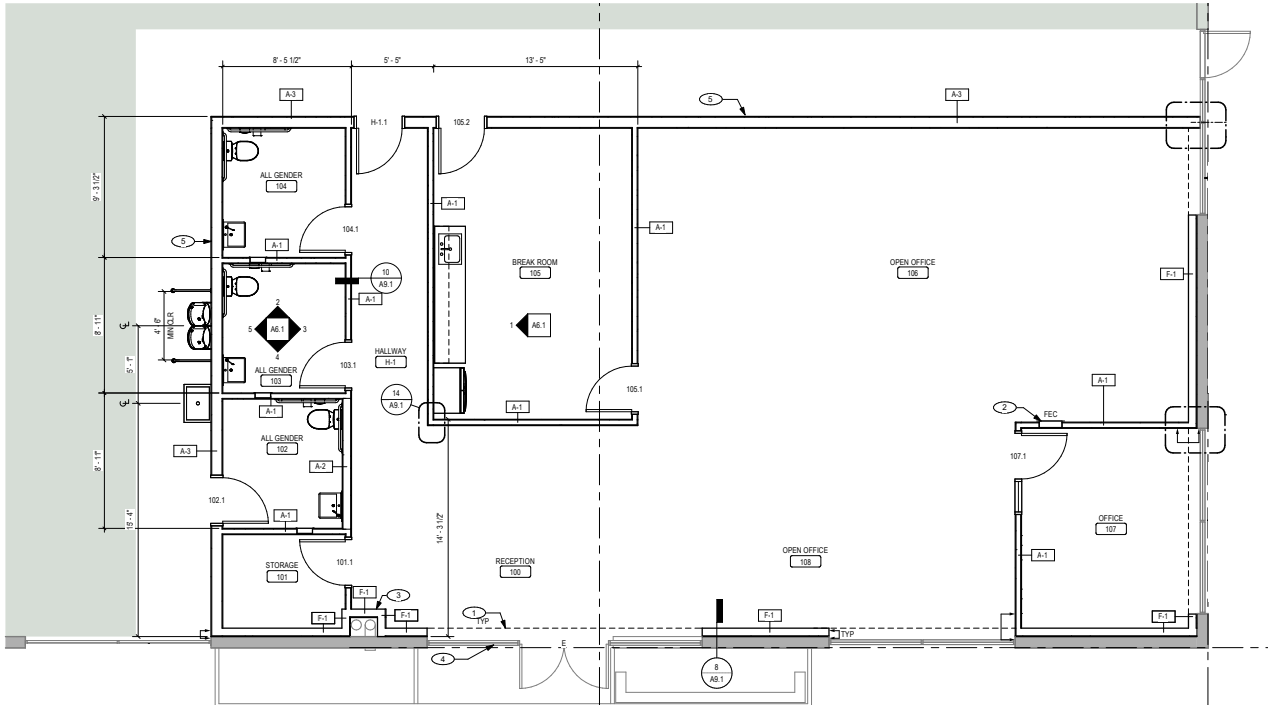
Natural Gas	Yes - PG&E
Roof	TPO 20 Year specification
Electrical	2,000 amps, 277 / 480v
Fire Suppression	ESFR K25
Skylights	Yes
Lighting	LED - 1/1,000 SF
Auto Parking	132 Stalls (1.39/1,000)
Truck Court	130'
EV Charging	Ready



SPEC OFFICE FLOOR PLAN

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EMERGING INDUSTRIAL SUBMARKET



METRO AIR PARK NOW HAS MORE THAN 6.8M SF OF INDUSTRIAL SPACE AND IS POISED TO CONTINUE TO SEE INCREASED ATTENTION FROM TENANTS IN THE MARKET FOR YEARS TO COME.

Metro Air Park is welcoming an increasing number of companies, both existing and new-to-market, including General Produce, Orca Bio, SC Johnson, Walmart, McDonald Wholesale, and Amazon.

INFRASTRUCTURE

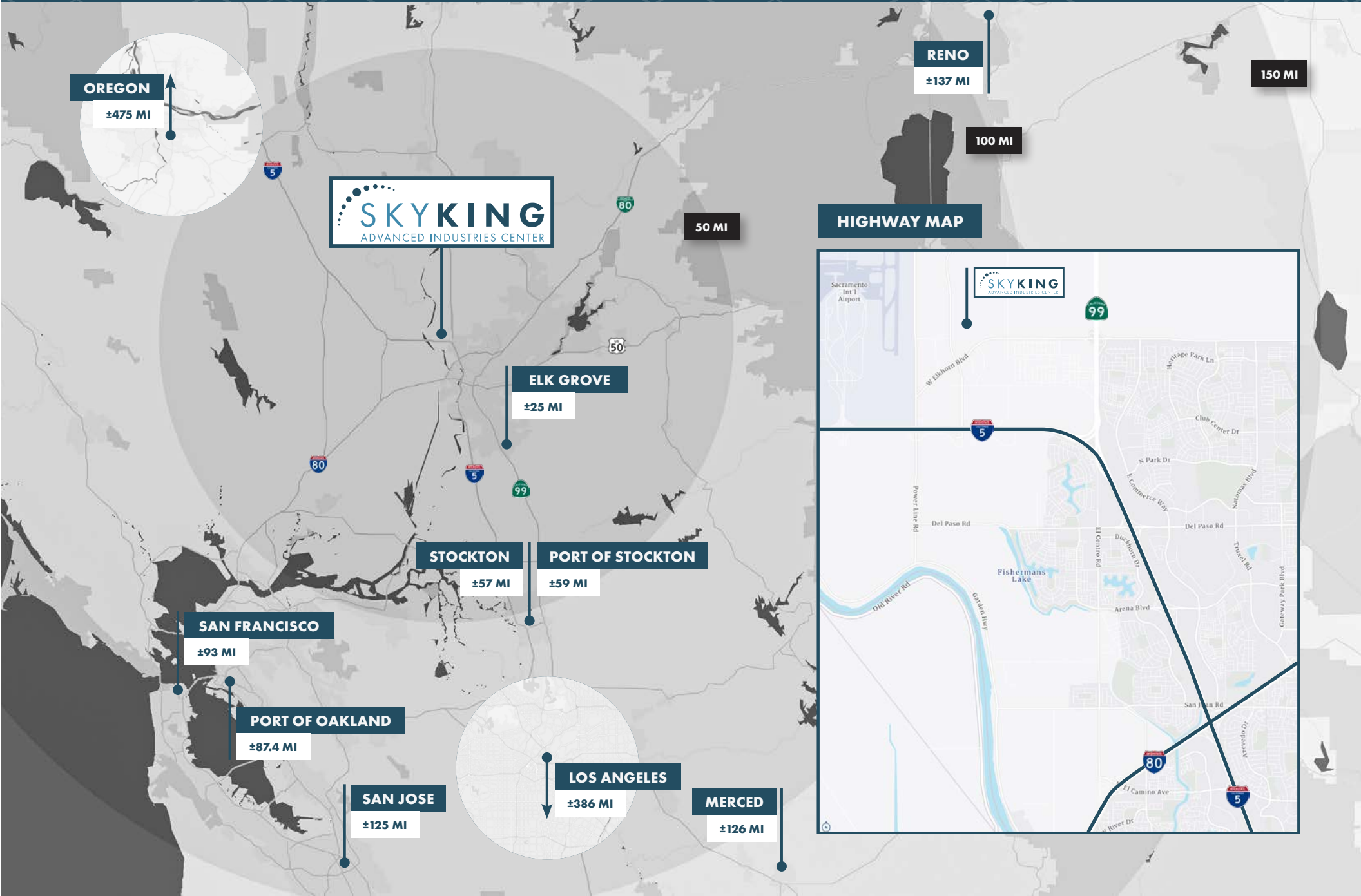
- Total of 612 acres designed for manufacturing and distribution
- #5 water zone and purchases water from the city of Sacramento
- Initial water allotment of 1 million gallons per day with potential for up to 9.3 MGD at full capacity
- 12" water main - Sacramento County Water Agency
- 12kV electrical line - Sacramento Municipal Utility District
- 8" natural gas line - PG&E
- 18" main, 8" distribution - Sacramento Area Sewer District



TRANSPORTATION OVERVIEW

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WHY SACRAMENTO

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3RD FASTEST GROWING

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

2.4M
RESIDENTS



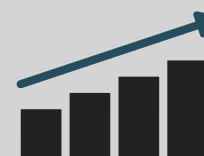
"CLEAN TECHNOLOGY"
CLEAN EDGE RANKED THE SACRAMENTO
REGION SIXTH IN THENATION FOR
CLEAN TECHNOLOGY



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



±1.4M
SQUARE FEET OF NEW ARENA &
ENTERTAINMENT DISTRICT



1 OF 6

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



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.

METRO AIR PARK DEVELOPMENT

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**±9,301,819 SF
EXISTING BUILDINGS**



**±350,804 SF
UNDER CONSTRUCTION**

-  • PROPOSED
-  • FUTURE DEVELOPMENT

through Q2 2025



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METRO AIR PARK'S FIRST DEVELOPMENT CATERING TO USERS STARTING AT 15,850 SF

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