



Two ±179,659 SF Buildings Available for Lease

Bldgs. 22 & 23 - Lone Tree Road/Meister Way | Sacramento, CA



LONE TREE RD & MEISTER WY | SACRAMENTO, CA

PROPERTY SPECS & SITE PLAN



Building Size: ±179,659 SF Each

Office: To Suit

Truck Courts: 190' Bldg. to Edge

Auto Parking: 233 Stalls

Trailer Parking - Bldg 22: 50 Stalls

- Bldg. 23: 52 Stalls

Dock Doors: 32 - 9' x 10' Each Bldg.

Grade Level Doors: 4 - 12' x 14' Each Bldg.

Column Spacing: min. 56' x 60'

Clear Height: 36' at First Column

Slab: 7" Concrete w/ #4 Rebar 24" OCEW

Roof: Hybrid 60mil TPO

Electrical: 3,000 amps, 480/277v

Fire Suppression: ESFR

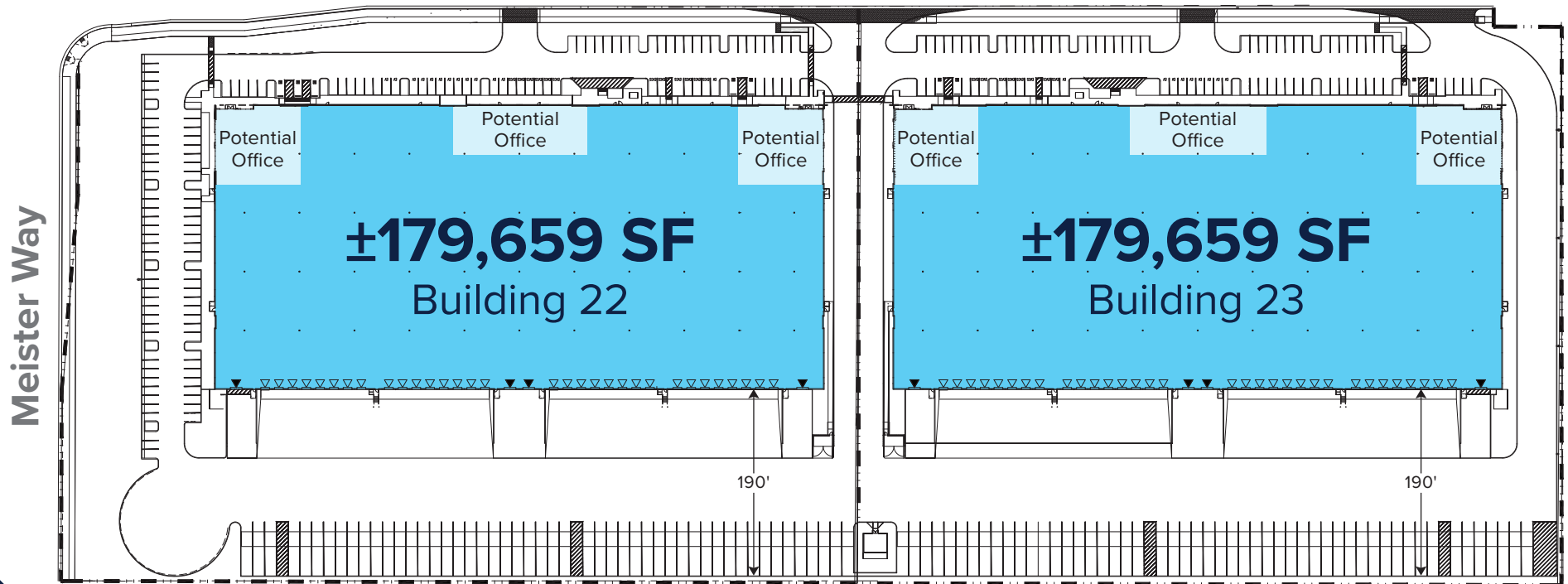
Skylights: Single Dome at 1%

Lighting: 1 Fixture per 850 SF

Building FAR: 38.31%

Site Area: 21.53 Acres

Lone Tree Road



▽ = Dock Doors

▼ = Grade Level Doors



LONE TREE RD & MEISTER WY | SACRAMENTO, CA

MASTER-PLANNED INDUSTRIAL DEVELOPMENT



±179,659 SF Each
Bldgs. 22 & 23



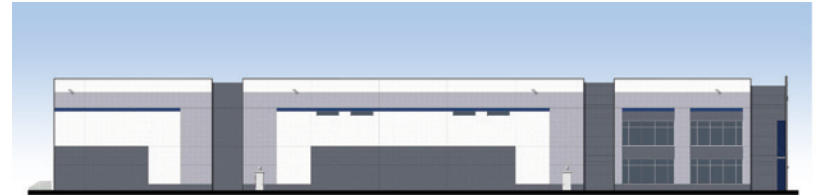
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ELEVATIONS



North Exterior



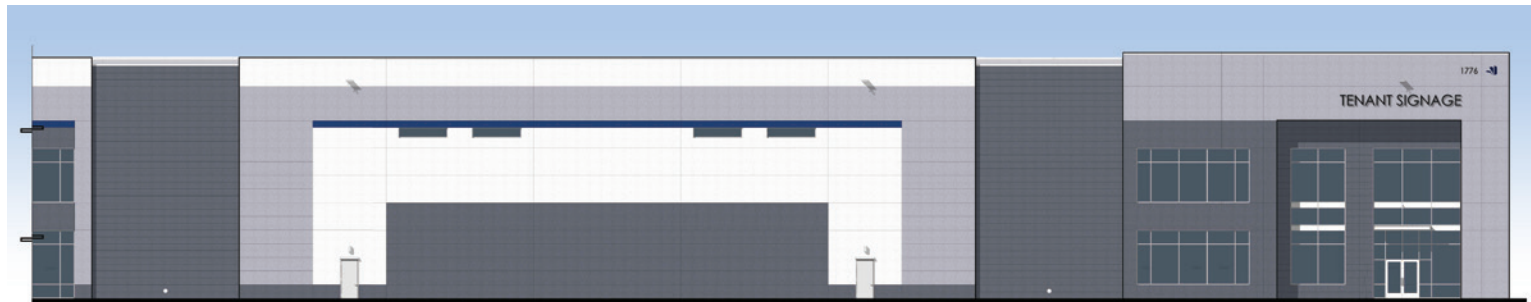
South Exterior



West Exterior



East Exterior



East Exterior - Partial (Enlarged)

LONE TREE RD & MEISTER WY | SACRAMENTO, CA

SUITED FOR IMMEDIATE DEVELOPMENT

Metro Air Park has 1,320 developable acres, all of which are fully entitled. Located just east of Sacramento International Airport, Metro Air Park provides excellent access to Interstate 5, Interstate 80, and Highway 99. Additional gateway open - The Metro Air Park/I-5 Interchange.

Metro Air Park sits one mile west of the Highway 99 Interchange and four miles north of the I-80 Interchange. This master planned business park is zoned for industrial, manufacturing, distribution & high-tech commercial use. Small and large lots are available, ranging from 3 to 166 acres for modern distribution facilities or corporate campuses.

Airport related industrial users are also supported. Environmental mitigation and entitlements are complete, leaving the initial start-up costs low. The ground is suited for immediate development.



INFRASTRUCTURE SUMMARY



Metro Air Park includes a total of 612 acres designated for Manufacturing/Distribution.

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.



12" Water Main - Sacramento
County Water Agency

12 kV Electrical Line - Sacramento
Municipal Utility District



Natural Gas is supplied via 8" line.

Sewer is 18" Main, 8" Distribution - Sacramento
Area Sewer District

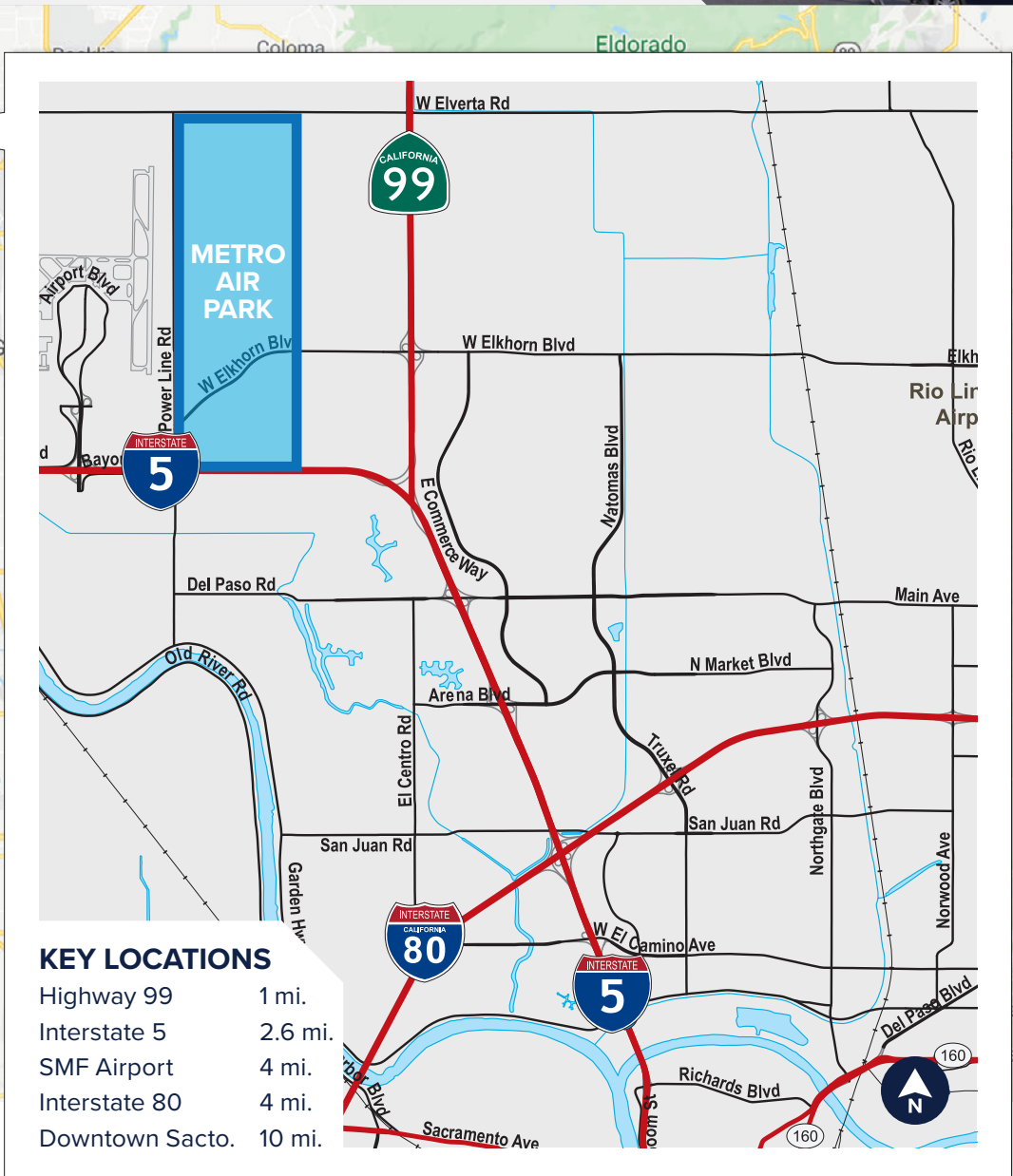


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REGIONAL MAP



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DEMOGRAPHICS - 2023 KEY STATISTICS



	15 Minutes	30 Minutes	45 Minutes
2023 Total Population	186,162	1,540,090	2,315,628
2023 Total Households	63,756	559,984	827,643
2023 Millennial Population (Born 1981 to 1998)	56,361	423,174	609,540
2023 Generation X Population (Born 1965 to 1980)	36,513	287,470	444,792
2023 Occupation: Manufacturing	4,704	37,620	57,054
2023 Occupation: Transportation/Material Moving	4,646	35,373	51,229
Household Income \$100K+	21,438	178,571	297,873
2023 Median Household Income	\$70,577	\$65,730	\$73,664
Consumer Expenditure per Household (E-Commerce)	\$40,041	\$40,481	\$43,830

AMENITIES

(within 6 miles)



3.1 miles



3.3 miles



3.3 miles



3.3 miles



3.5 miles



3.6 miles



4.3 miles



5.3 miles



5.3 miles



5.8 miles



6 miles

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The information contained herein is gathered from sources believed to be reliable. We cannot, however, guarantee its accuracy. All information should be verified prior to sale or lease.