

FOR LEASE

# ±415,648 SF STATE-OF-THE-ART INDUSTRIAL BUILDING

3100 Ramco Street | West Sacramento, CA 95691

FULLY RENEWABLE CAPABLE: SOLAR + STORAGE

DIVISIBLE FROM ±37,128 SF to ±160,888 SF



## PLEASE CONTACT:

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**CAPITOL WEST**  
COMMERCE CENTER

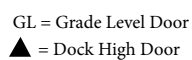
**CBRE**

# BUILDING SPECIFICATIONS

- Building:  $\pm 415,648$  SF
- Divisible to a Minimum of  $\pm 37,128$  SF and Maximum of  $\pm 160,888$  SF
- Existing Spec Office: Sizes vary
- Roof: 4-ply built-up membrane
- Roof Insulation: R-19 batt below roof deck in warehouse area.
- Tilt-Up Concrete Walls
- Dock Doors: 62 -  $\pm 9' \times 10'$
- Grade Level Doors: 16 -  $\pm 12' \times 14'$
- Clear Height:  $\pm 36'$
- Power:  $\pm 6,000$  Amps 277/480v 3 Phase\*
- Passenger Vehicle Parking Stalls:  $\pm 623$
- Trailer Parking Stalls:  $\pm 29$
- ESFR Sprinkler System
- LED High Bay Lighting
- Column Spacing:  
Speed Bay:  $\pm 60' \times 52'$   
Building:  $\pm 44'-6" \times 52'$

\*Tenant to independently verify prior to entering binding agreement.

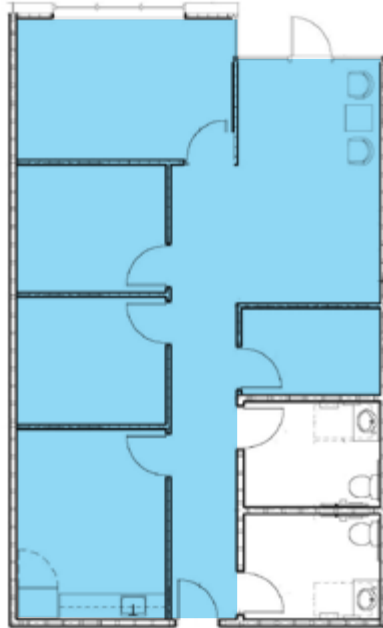




# SPECULATIVE OFFICE FLOOR PLANS

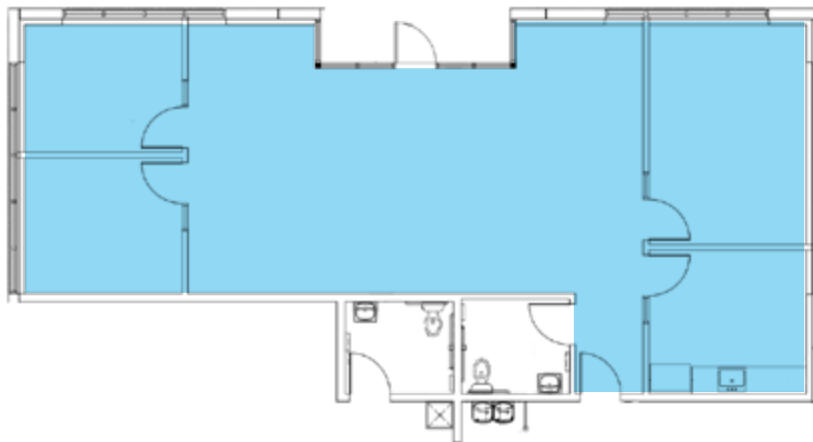
SUITE 110

±1,311 SF



SUITE 170

±1,725 SF



# RENEWABLE POWER AT 3100 RAMCO

3100 Ramco will allow tenants the ability to control their energy costs and meet California renewable energy requirements.

At 3100 Ramco, tenants can seamlessly incorporate solar power into their business. Landlord will maintain, monitor, and provide a fully integrated renewable energy solution for the duration of the lease.

## CONTROL/REDUCE COSTS

- Power is responsible for approximately 30-50% of occupancy costs in California
- Landlord will match or beat PG&E energy rates AND fix cost escalations at/below historic trends

## STATE OF CALIFORNIA REC REQUIREMENTS

- At no cost to the tenant, landlord will document and deliver Renewable Energy Credit (RECs) for the solar energy used for the first [x] years

### How it Works

Energy bill will be a flat \$/kWh per month. It will be based on total usage and will be a discount on PG&E electricity rates.



### No Out-of-Pocket Costs

Zero upfront costs to tenant. Landlord installs the system and provides tenant with the monthly power bill.



### Don't Worry About the Lease Term

Aside from the monthly power bill, there are no other commitments required throughout the term or upon move-out.



## Projected Renewable Power

### RENEWABLE POWER

- The system is anticipated to generate up to 2,697 MWh/yr of solar kWh
- The system will be tied to the power grid ensuring redundancy and access to electricity at all times

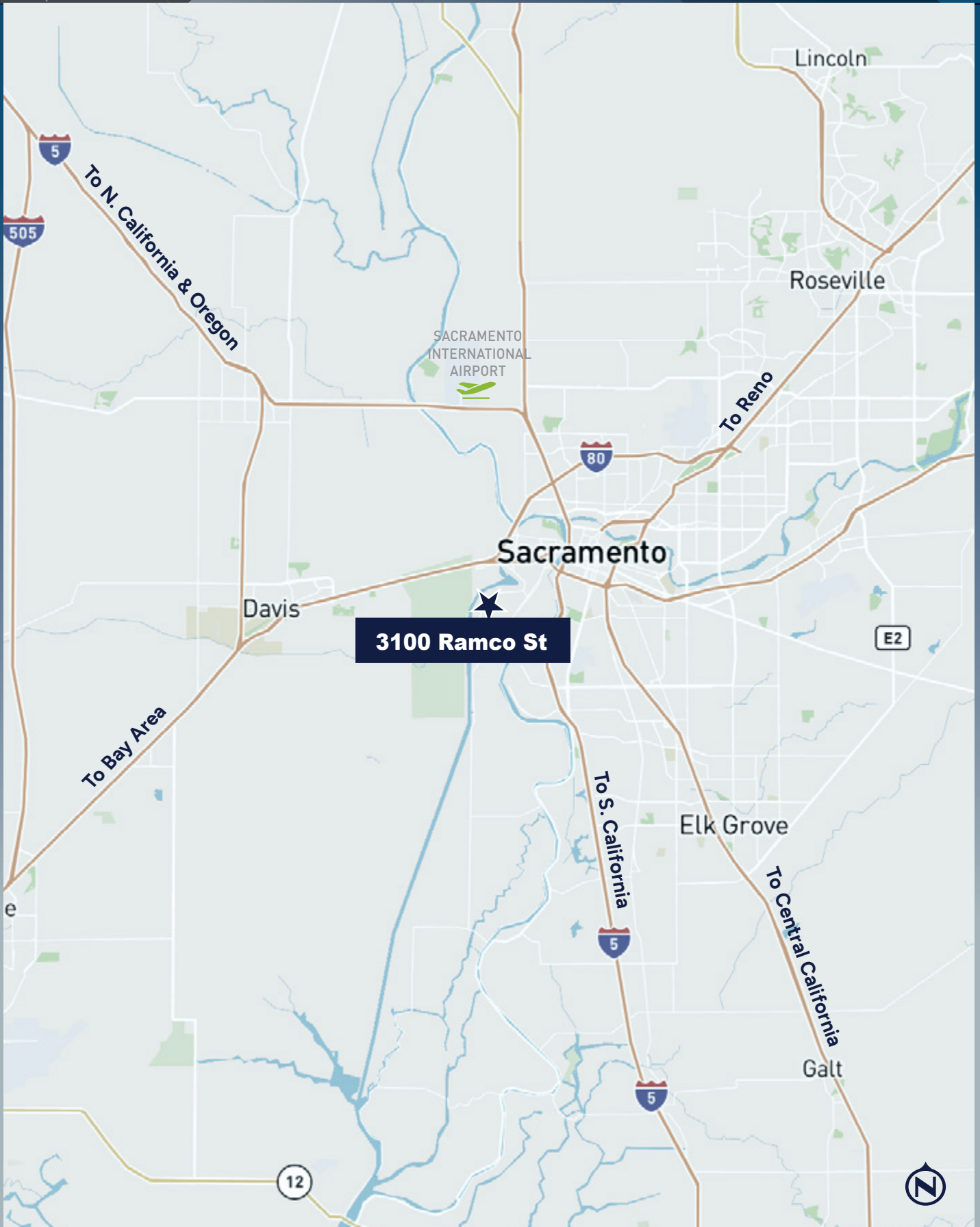
### ENERGY STORAGE

- A 1,000 kW / 3 Hr Energy Storage System (ESG) will dispatch the solar power generated and manage peak demand

### SUSTAINABILITY

- The RECs system will be available for purchase in order to help tenants meet their company's ESG mandates for Scope 2 electricity emission reduction targets





# SITE LOCATION & BUSINESS SYNERGIES



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