



LAUNCHING RANCHO CORDOVA
INTO THE **FUTURE OF LOGISTICS**



NOW AVAILABLE
BUILDING 2 ±275,831 SF

HWY 50 @ HAZEL AVENUE | 12190 ATLANTA CIRCLE | RANCHO CORDOVA, CA

±1.5MM SF MASTER PLANNED PARK

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CBRE

SITE OVERVIEW

Rancho Cordova Logistics Center (RCLC) represents the first true master planned industrial and logistics park on the Hwy 50 Corridor. One of very few site opportunities on the 50-Corridor, Northpoint Development is re-developing a portion of the former Aerojet-Rocketdyne campus. Located just 700' from US-50, the site promises unparalleled highway access, access to public transportation, and rich retail amenities nearby.

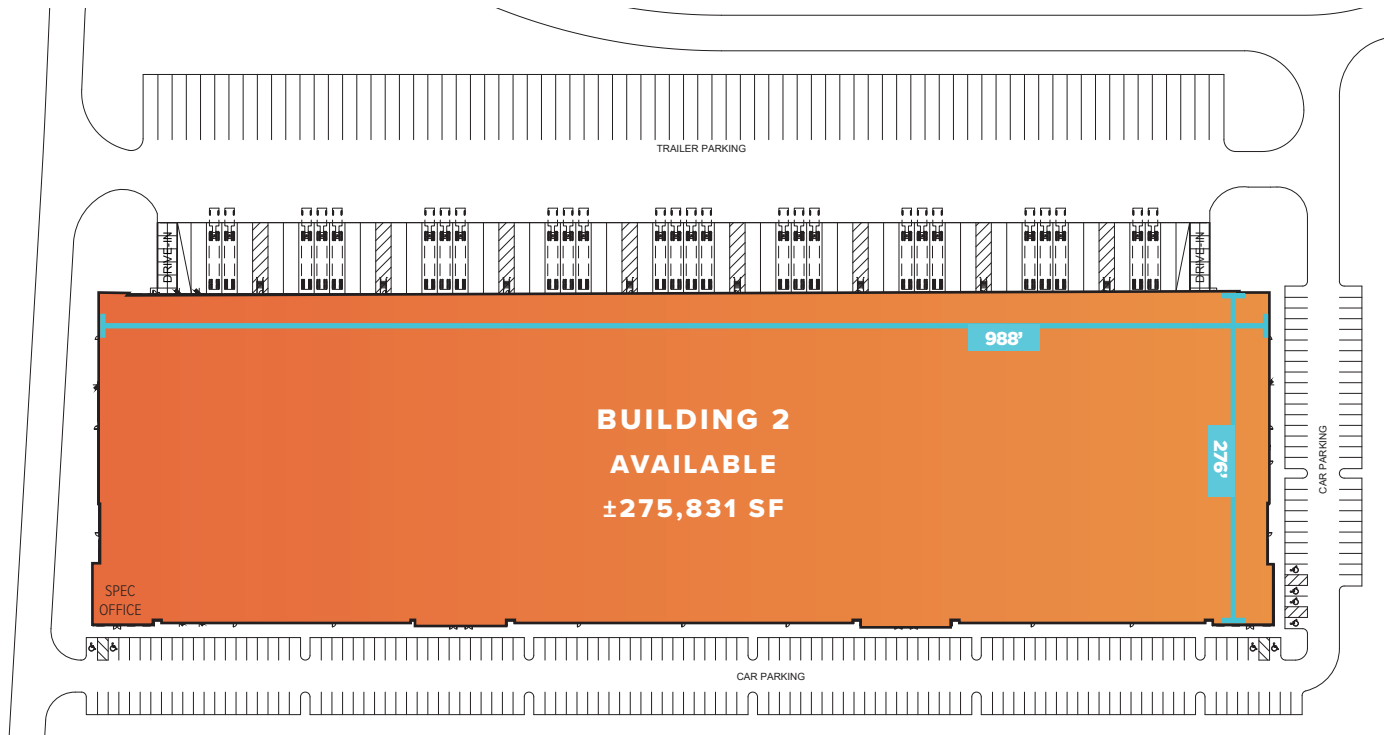
With a storied history of propelling the first man to the moon, RCLC is again poised to make history on this prominent site delivering modern, best-in-class, industrial and logistics space to service the fastest growing sub-market in the region and beyond.

PROJECT HIGHLIGHTS

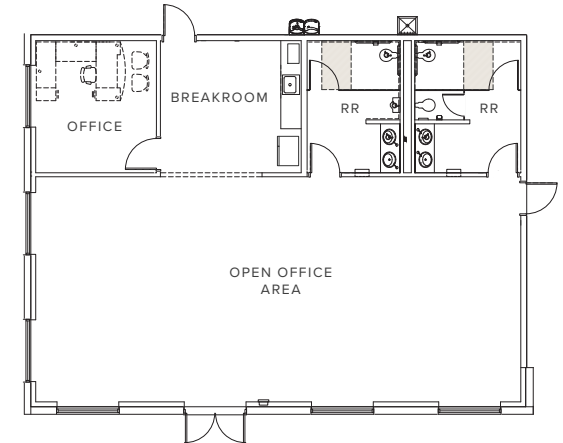
- Ideal location for distribution within Greater Sacramento, Bay Area, and Nor-Cal to Oregon border
- Immediate access to State Highway 50
- Air freight service available through UPS and DHL at nearby Mather Airport (±6 miles)
- State-of-the-Art, Class A buildings
- Strong workforce demographics
- High standard of living for industrial workforce
- Proximity to Retail Services
- Light Rail/RT Bus Stop
- EV Charging Stations



SITE PLAN & SPECS



SPEC OFFICE ±1,925 SF



SITE PLAN NOT TO SCALE.
ALL PARCEL LINES AND
DIMENSIONS ARE APPROXIMATE.

BUILDING AREA ±275,831 SF

BUILDING DIMENSIONS ±276' x 988'

OFFICE DIMENSIONS Build-to-Suit

COLUMN SPACING 52' x 52'

SPEED BAY SPACING 60' x 52'

CLEAR HEIGHT 36' throughout

DOCK DOORS 26 (30 future)

DRIVE-IN DOORS 2 total

CAR PARKING ±270 stalls

TRAILER PARKING ±76 stalls

TRUCK COURT 130' (185' with trailer parking)

LIGHTING LED with sensors

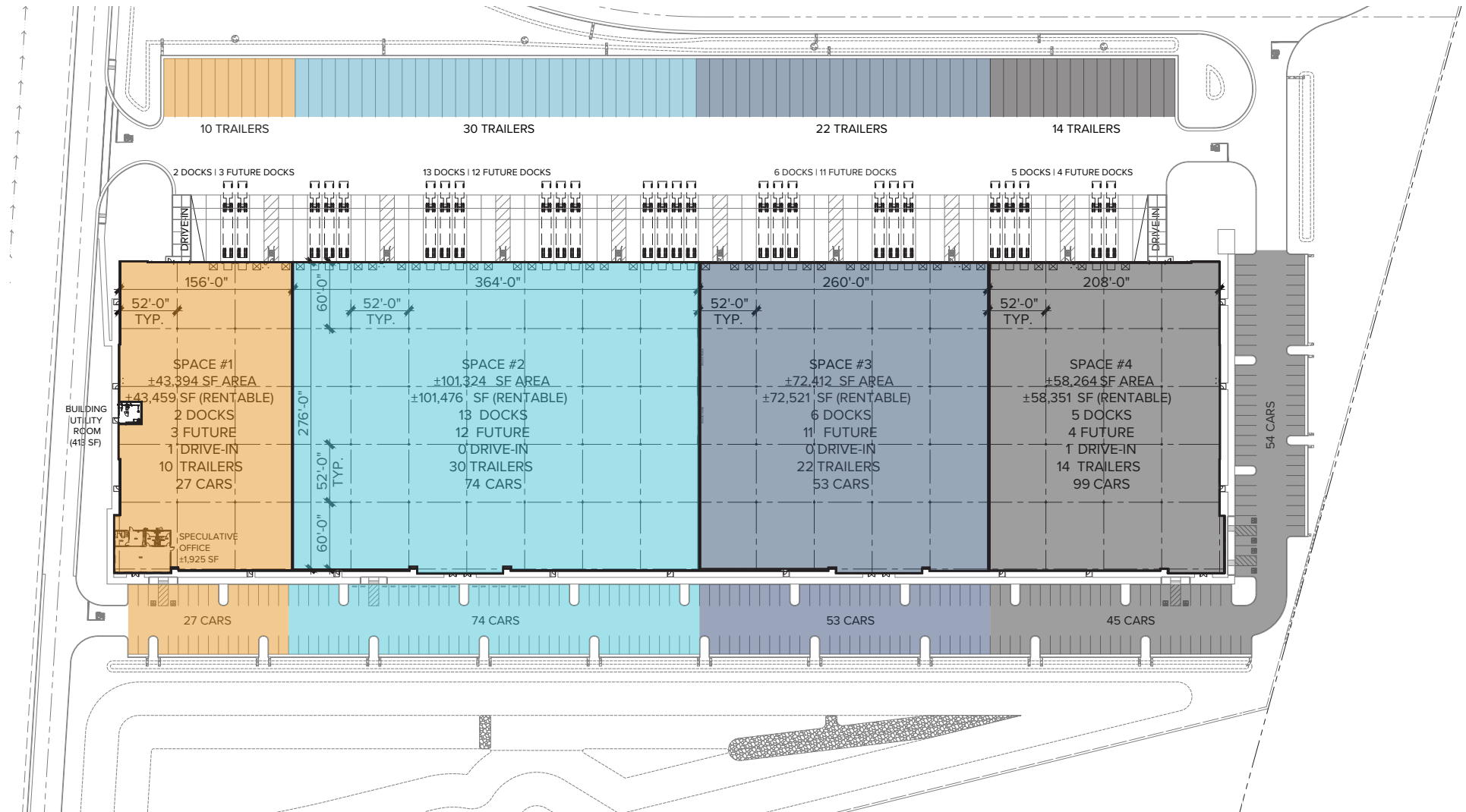
CONSTRUCTION Concrete-tilt

CONCRETE FLOOR 7" slab, non-reinforced (4,000 PSI)

SPRINKLERS ESFR

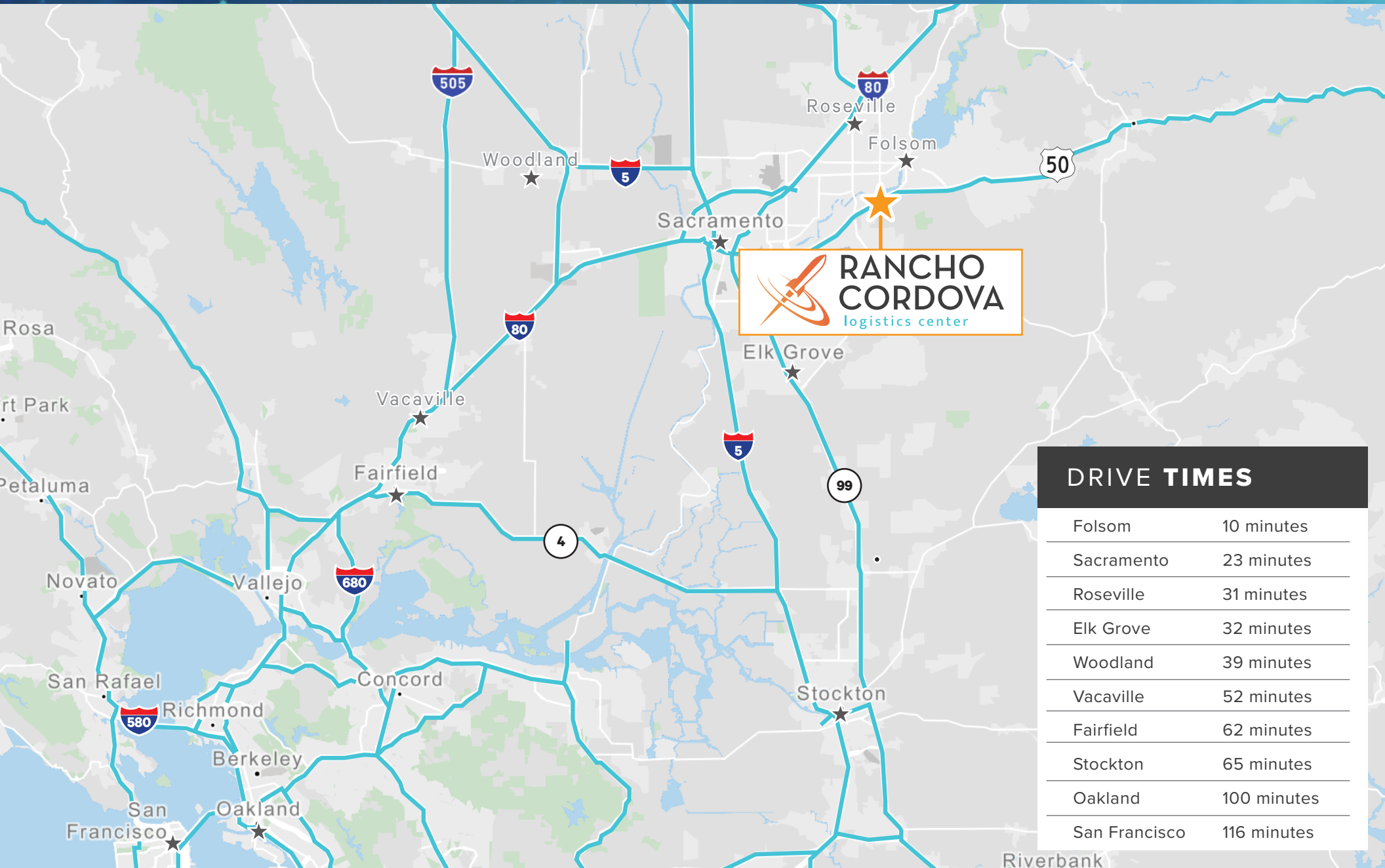
POTENTIAL DEMISING PLAN

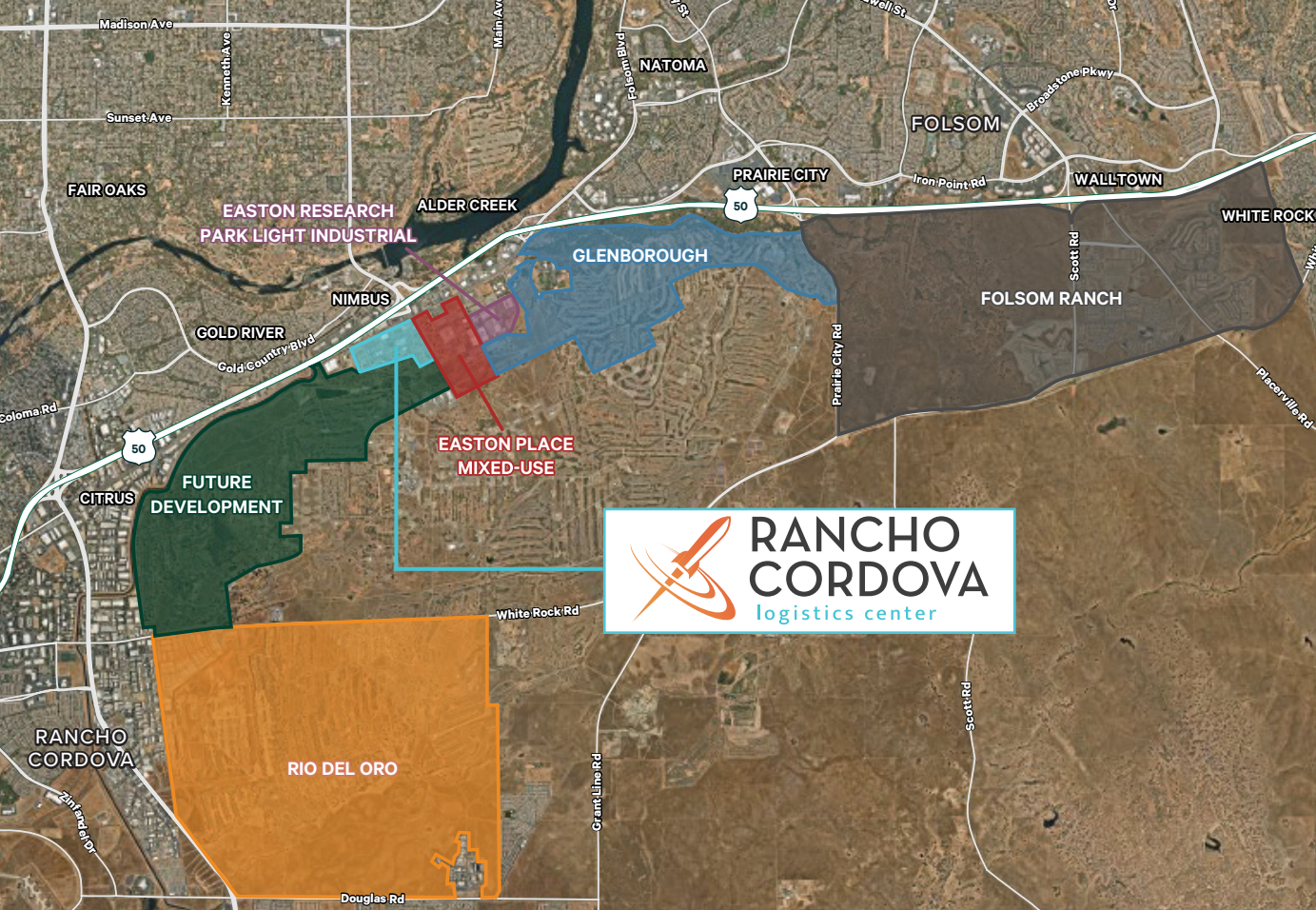
BUILDING 2



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LOCATION MAP





AREA OVERVIEW

FOLSOM RANCH

- ±3,585 acre master planned community
- 11,461 new homes
- 2 hospitals
- ±2.5 million square feet of mixed-used commercial space

GLENBOROUGH

- ±1,400 acres
- 2,752 new homes
- ±700,000 square feet of mixed-use commercial space

RIO DEL ORO

- ±3,828 acres
- 12,189 new homes
- ±7.6 million square feet of commercial, professional & industrial development



Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.

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