



7320 POWERLINE ROAD

NATOMAS/NORTHGATE INDUSTRIAL SUBMARKET



METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT

CBRE



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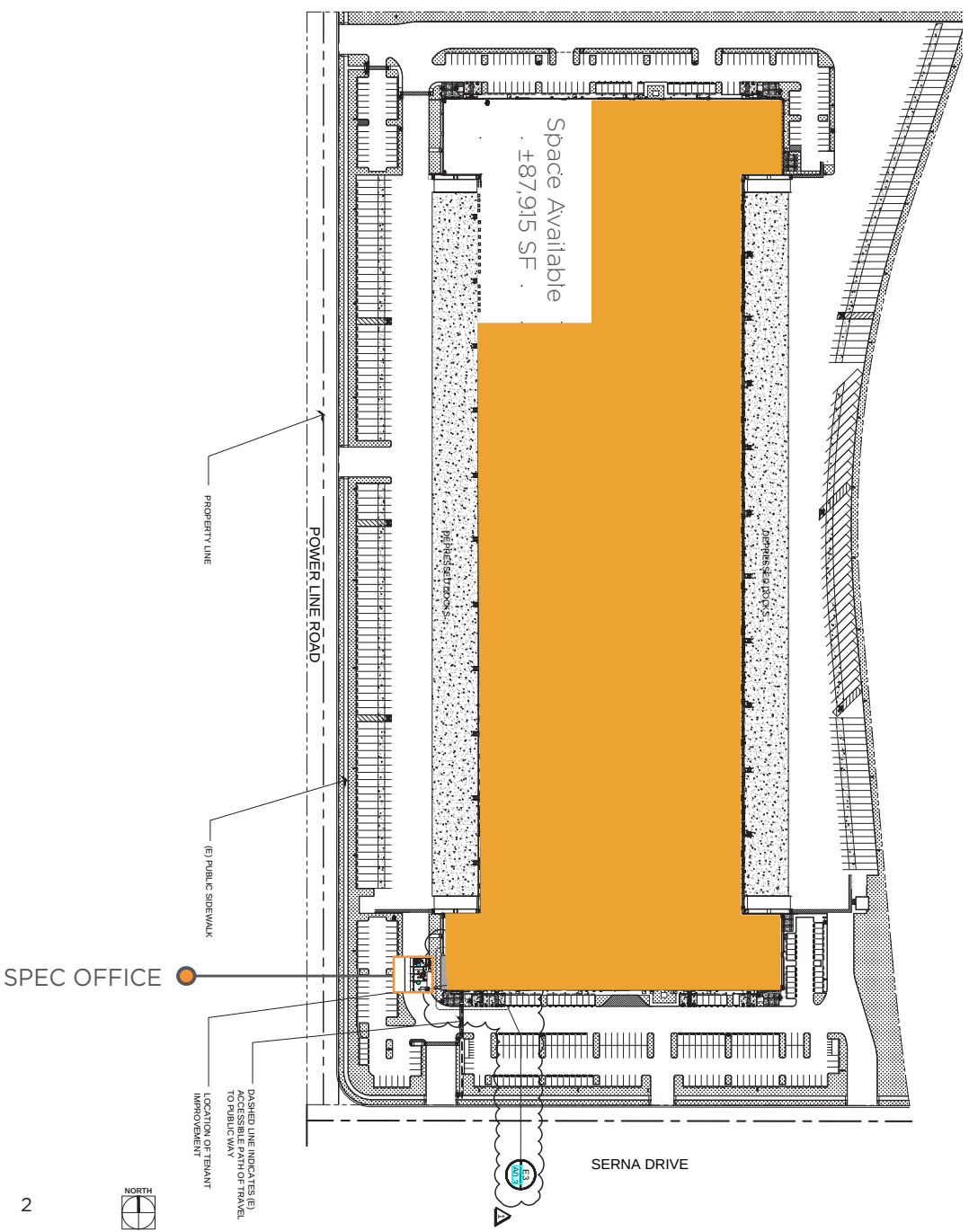
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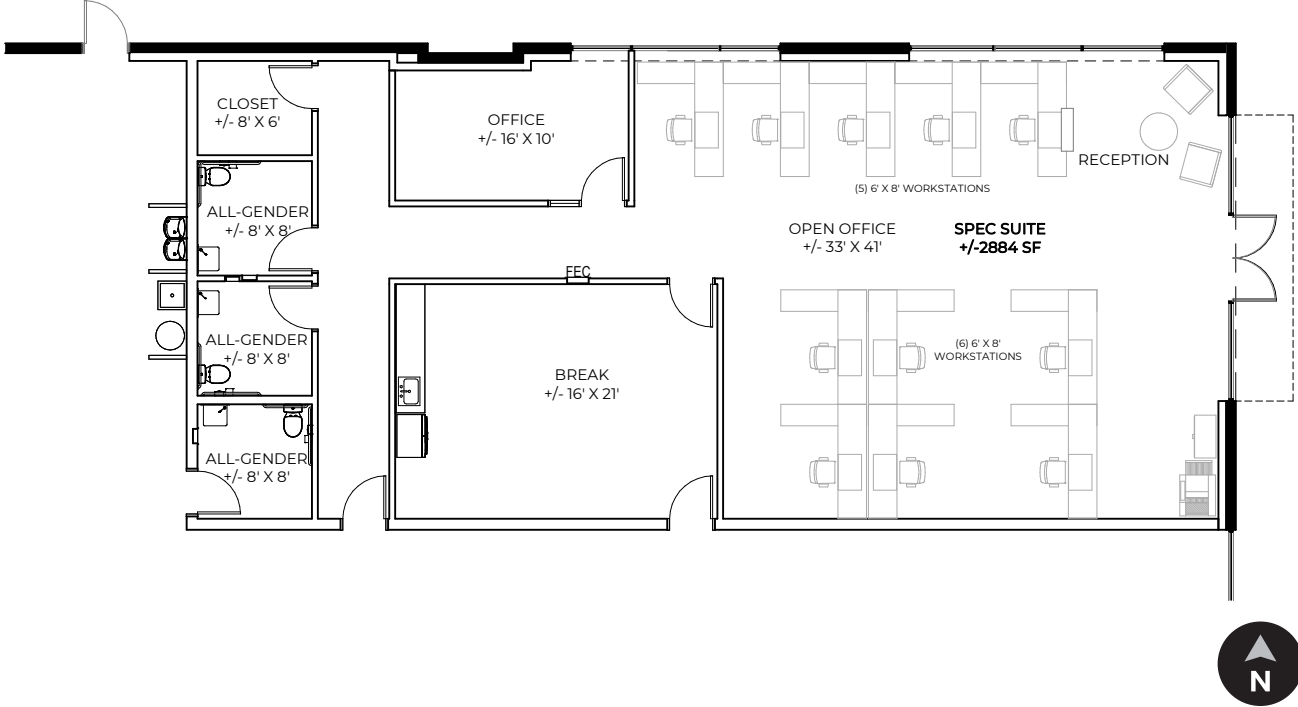
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SITE

PLAN

AVAILABLE:	±87,915 SF
PARCEL SIZE:	31.7 ACRES
COVERAGE:	38.5%
CLEAR HEIGHT:	36'
COLUMN SPACING:	56' x 60'
GRADE LEVEL	1 - 12' X 14'
DOCK DOORS:	19 - 9' x 10' W/4 PIT LEVELERS
SLAB:	7" CONCRETE
ROOF:	METAL W/ R-13 INSULATION
ELECTRICAL:	400A
FIRE SUPPRESSION:	ESFR
SKYLIGHTS:	1 PER 2,000 SF
BUILDING DEPTH:	517'
AUTO STALLS:	±55
TRAILER STALLS:	±29
LIGHTING:	LED MOTION SENSOR WAREHOUSE



OFFICE

SPEC

SPEC SUITE:	±2,884 SF
OPEN OFFICE:	±33' X 41'
OFFICE:	±16' X 10'
BREAK ROOM:	±16' X 21'
WORK STATIONS:	11 - ±6' X 8'
ALL GENDER RE-	3 - ±8' X 8'
CLOSET:	±8' X 6'

SUBJECT
PROPERTY:
Building 8



Metro Air Park has ±1,320 developable acres, all of which are fully entitled. Located directly east of Sacramento International Airport, the master planned business park provides excellent access to Interstate 80, Highway 99, and the new Interstate 5 interchange at Metro Air Parkway. Zoned for industrial, manufacturing, distribution, and high-tech commercial use, the park has seen the steady new construction of modern distribution facilities and attracted occupiers such as Amazon, Walmart, SC Johnson, and McDonald's, to name a few. Utilities at Metro Air Park include the following:



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. Water is supplied by a 12" water main.



The Sacramento Municipal Utility District provides a 12 kV electrical line. Located within the Sacramento Area Sewer District, there is an 18" main and 8" distribution.

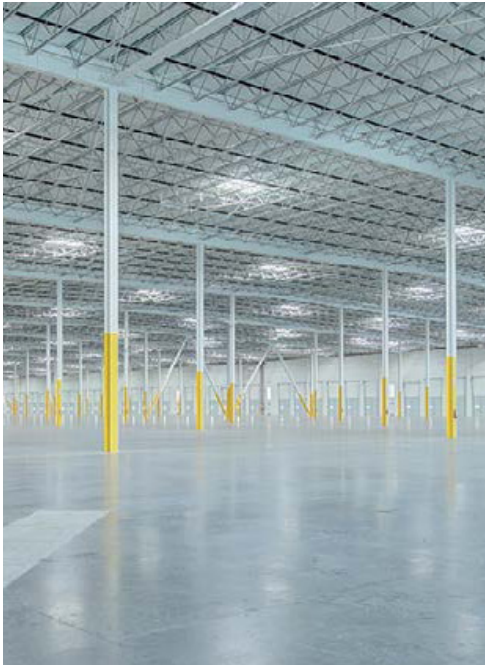


PG&E provides an 8" line for natural gas.

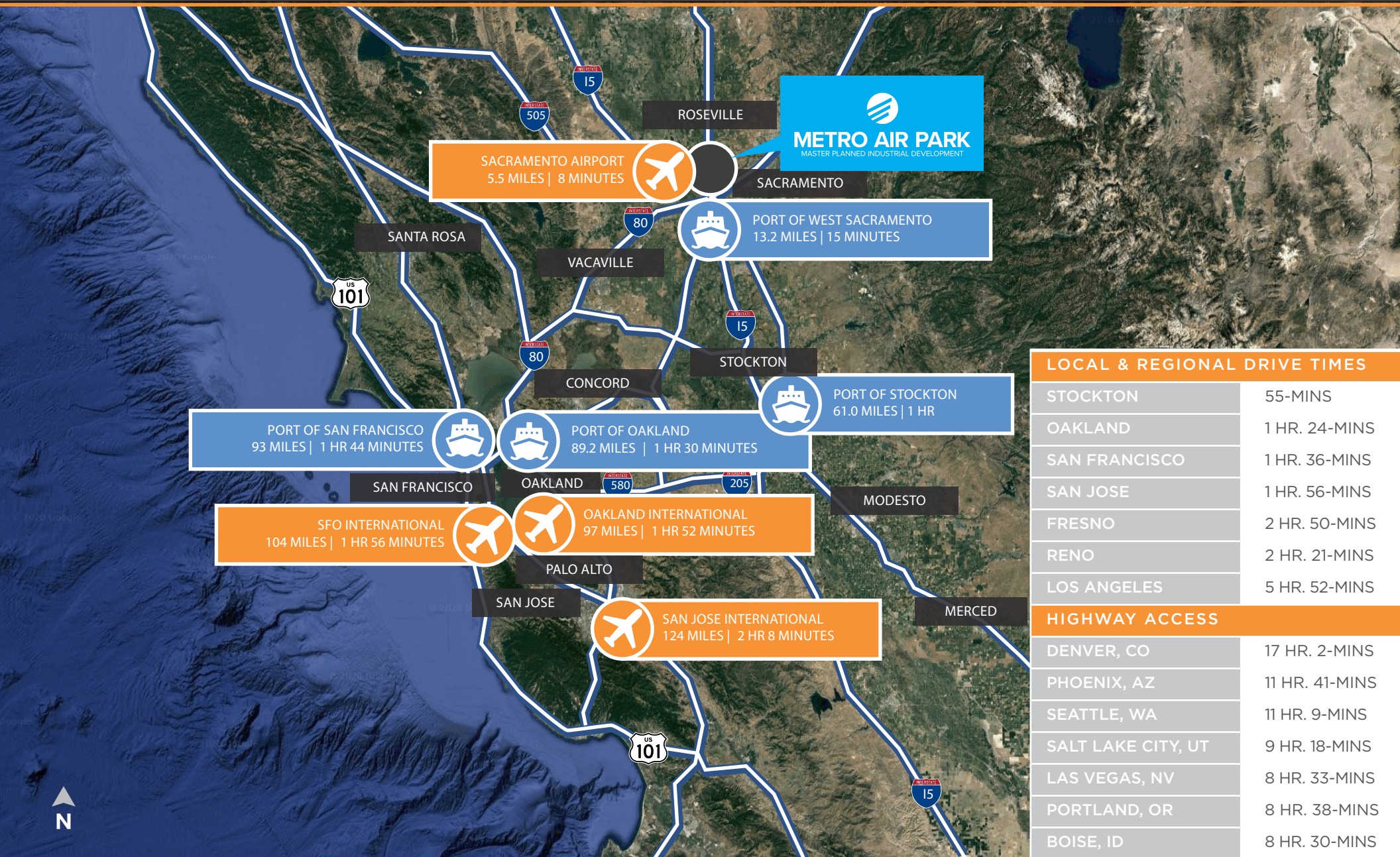


AT&T and Consolidated Communications provide fiber and phone services to the area.





METRO AIR PARK | SACRAMENTO, CA





SELECT AMENITIES

& SERVICES

RESTAURANTS

BJ's Restaurant & Brewhouse - 6 mi.
 Starbucks - 5.25 mi.
 Oshima Sushi - 5.25 mi.
 In-N-Out - 5.8 mi.
 Chipotle - 5.8 mi.
 Buffalo Wild Wings - 6 mi.

RETAIL STORES

Target - 6 mi.
 Walmart - 5.8 mi.
 Home Depot - 5.8 mi.
 Barnes & Noble - 6 mi.

FINANCIAL INSTITUTIONS

Bank of America - 3.5 mi.
 Wells Fargo - 4.3 mi.

LODGING

Hampton Inn & Suites - 3.3 mi.
 Four Points by Sheraton - 3.4 mi.
 Holiday Inn Express - 3.5 mi.

OVERNIGHT COURIER DISTANCES

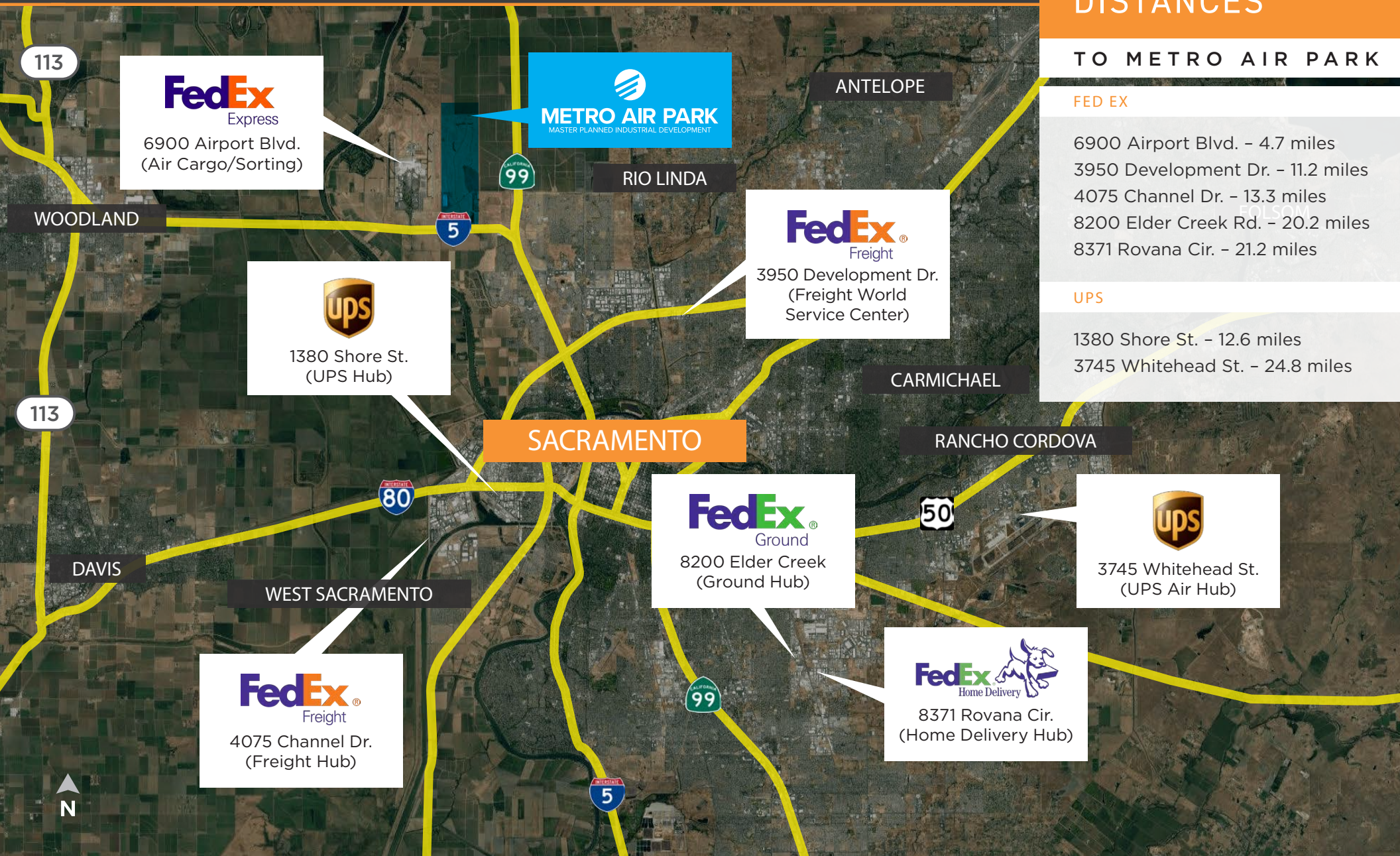
TO METRO AIR PARK

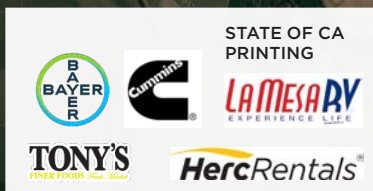
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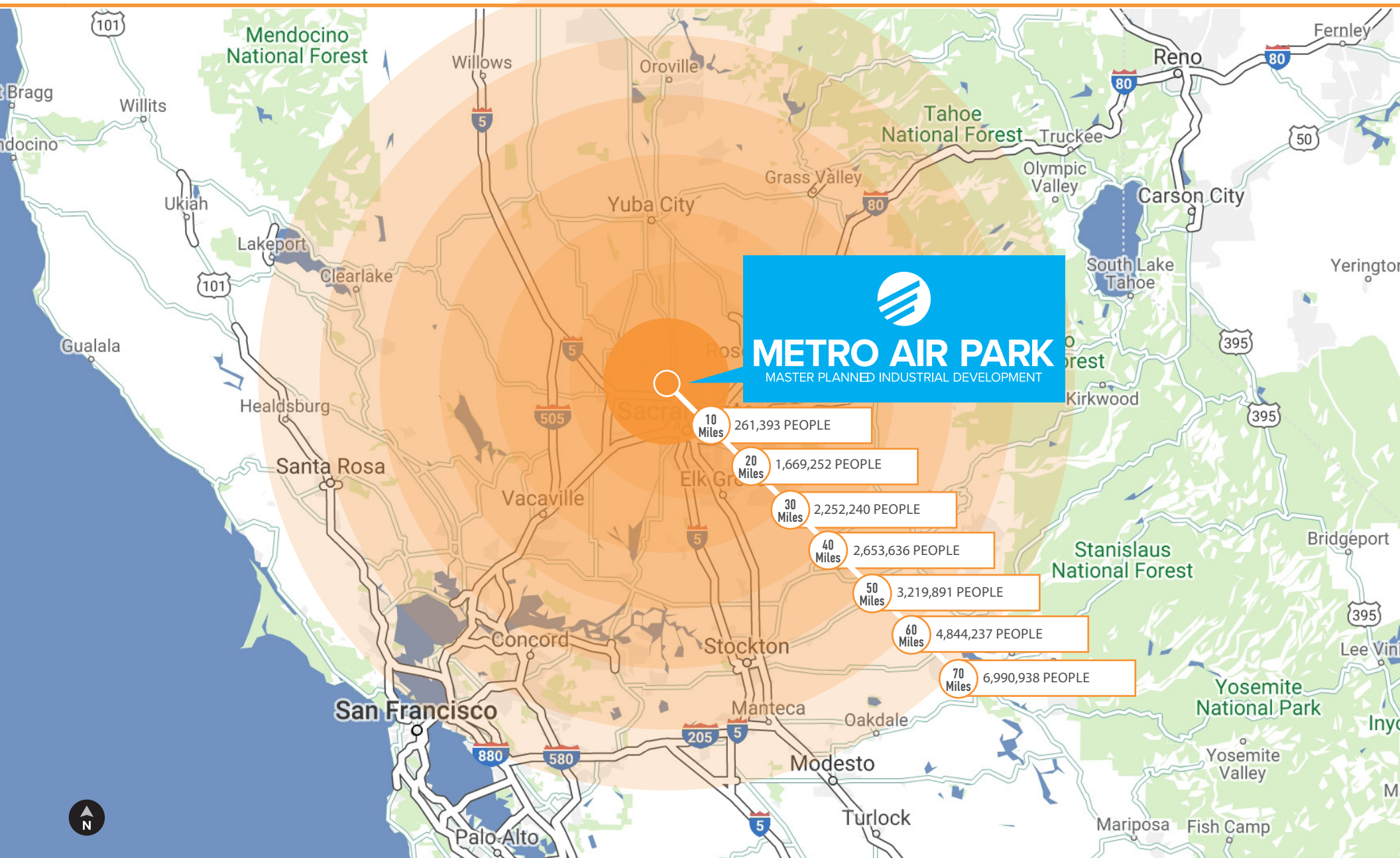
6900 Airport Blvd. – 4.7 miles
 3950 Development Dr. – 11.2 miles
 4075 Channel Dr. – 13.3 miles
 8200 Elder Creek Rd. – 20.2 miles
 8371 Rovana Cir. – 21.2 miles

UPS

1380 Shore St. – 12.6 miles
 3745 Whitehead St. – 24.8 miles







WHY SACRAMENTO?

- #3 FOR MILLENNIAL MIGRATION
(6,680 MILLENNIALS GAINED)
- 53% OF POPULATION IN GREATER
SACRAMENTO
HAS STEM DEGREES
- #6 OF THE TOP SMALL TECH MARKETS
IN NORTH AMERICA
- #10 OVERALL IN NORTH AMERICA FOR
ENGINEERING-RELATED TECHNOLOGY
- #11 IN THE U.S. FOR STARTUPS
AND ENTREPRENEURS
- #1 CITY IN CALIFORNIA FOR POPULATION
GROWTH
- TOP 10 TECH MARKETS TO WATCH



1,821

COMPANIES WHO
MANUFACTURE
IN SACRAMENTO

4.49%

POPULATION GROWTH
RATE FROM 2020-2025

10.0%

OF EMPLOYEES ARE
IN PROFESSIONAL,
SCIENTIFIC, AND

14.6%

OF EMPLOYEES ARE
IN HEALTH CARE AND
SOCIAL ASSISTANCE

DEMOGRAPHICS



67,794

RESIDENTS WITHIN 5 MILES



\$101,317

AVERAGE HOUSEHOLD INCOME



43.6%

COLLEGE GRADUATES



29.5%

OF MILLENNIALS IN AREA



35-39

MEDIAN AGE OF POPULATION



17,999

EMPLOYEES WITHIN 5 MILES



179 NONSTOP FLIGHTS DEPART
FROM SACRAMENTO INTERNATIONAL
AIRPORT

- » SACRAMENTO INTERNATIONAL AIRPORT 5.5 MILES
AWAY | 8 MINUTES
- » MCCLELLAN AIRFIELD
12.7 MILES AWAY | 21 MINUTES
- » RIO LINDA AIRPORT
8.9 MILES AWAY | 13 MINUTES



BART EXPANSION INTO SAC-
RAMENTO

- » BART & Capitol Corridor partnership
- » First Phase in 2021
- » Second Phase in 2024
- » Final Phase in 2028



LINK TO YOUR WEST COAST SUP-
PLY CHAIN

- » PORT OF WEST SACRAMENTO
13.2 MILES | 15 MINUTES
- » PORT OF STOCKTON
61.0 MILES | 60 MINUTES
- » 4th Busiest Amtrak Route in the Nation
- » 1.7 Million Greater Sacramento Amtrak
Riders in 2018

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