

Mather Cargo Park

10391 PETER A. McCUEN BLVD
MATHER, CALIFORNIA



CBRE

Conceptual Drawing

DELIVERY Q4 2025



BUILDING HIGHLIGHTS

Building SF (proposed)	±115,120
Office SF	build-to-suit
Clear Height	32'
Column Spacing	±50'x54'
Dock Doors	25 (9'x10')
Grade Doors	4 (12'x14')
Lighting	LED w/sensors

Construction	concrete tilt-up
Slab Floor	7", non-reinforced (4,000 PSI)
Sprinklers	ESFR
Auto Parking	100 stalls
Truck Court	±120'
Power*	3,000 AMPS 480v, 3-Phase

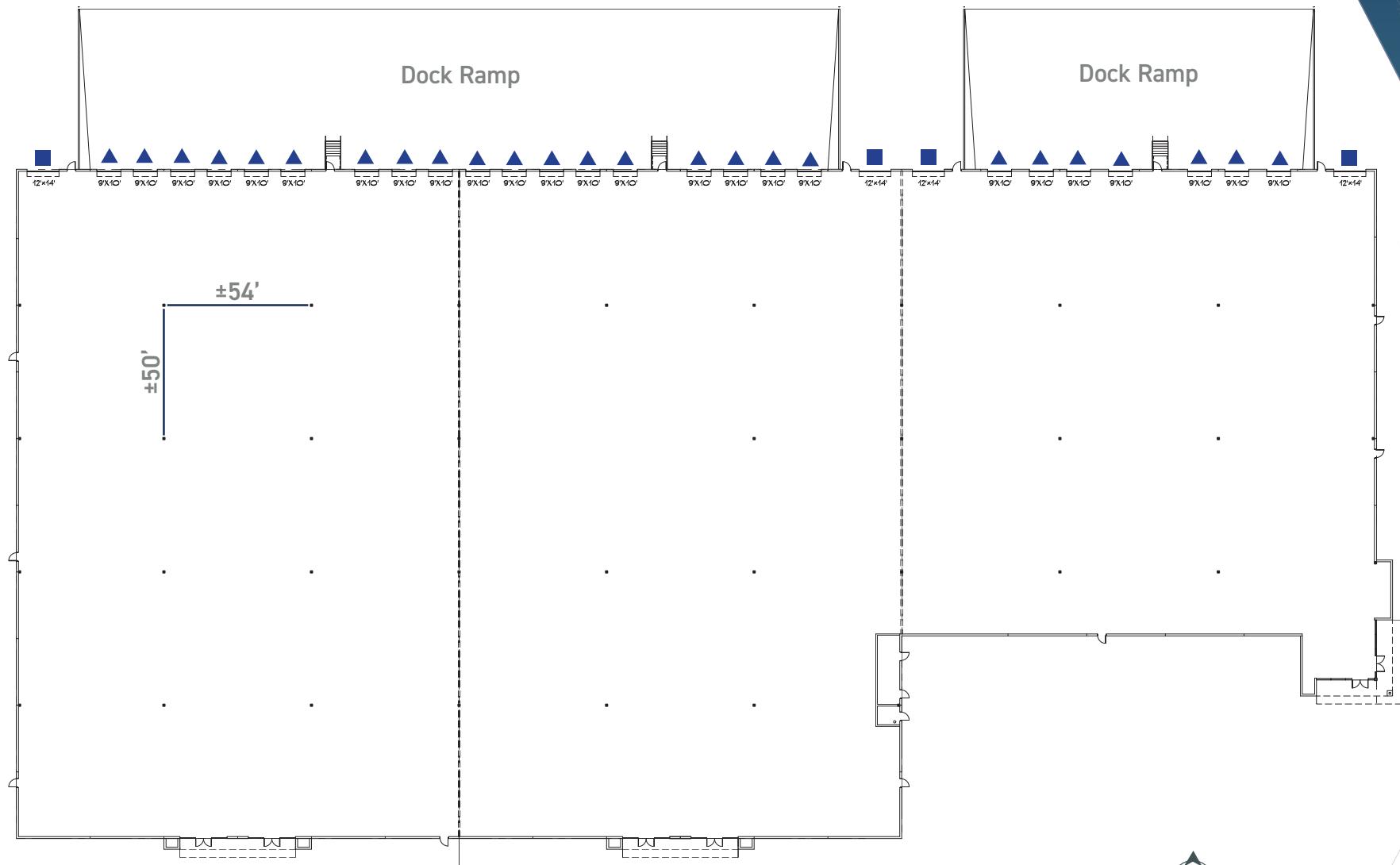
- + Zoned Mather Field Special Planning Area
- + Immediate access to airport & freight services (UPS & DHL)
- + Immediate access to State Highway 50
- + Future driveway access to Old Placerville Rd
- + Strong workforce demographics
- + Close proximity to retail services

*to be independently verified by tenant prior to entering into a binding agreement

Site Plan



Floor Plan

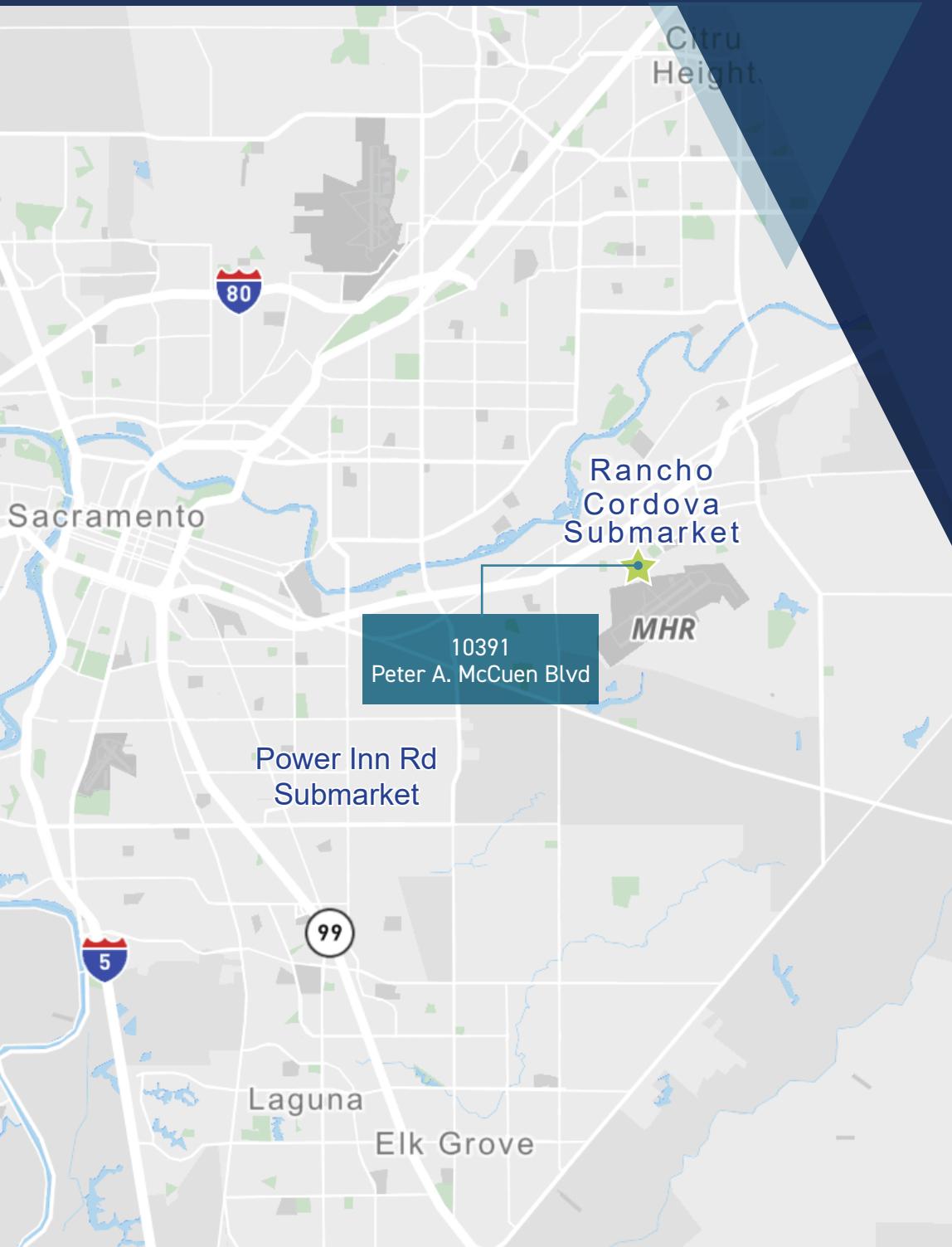


■ = Grade Level Door

▲ = Dock Door

FLOOR PLAN NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE





Submarket Information

The Highway 50 corridor in Sacramento is a significant industrial region encompassing the submarkets of Power Inn Rd and Rancho Cordova together totaling just over 47m square feet. It is a highly sought-after region for commerce due to its strategic location and access to major transportation routes. The market offers a diverse range of industrial properties, including warehouses, distribution centers, manufacturing facilities, and R&D spaces. In addition to a thriving business environment the city of Rancho Cordova offers affordable housing options making it an attractive choice for individuals and families looking for more affordable homeownership or rental opportunities. Likewise, the nearby city of Folsom offers executive housing opportunities, strong community, excellent schools, and a variety of outdoor recreation opportunities.

The Mather Advanced Manufacturing Center is located strategically between the Power Inn and Rancho Cordova submarkets and is located on the former Mather AFB campus. The site offers immediate access to UPS and DHL air cargo facilities, and a private aviation FBO (Modern Aviation). California OES (Emergency Services) anchors Mather as the largest occupant, while Sutter Health, The VA, Metro Fire HQ, Vitaliant Labs, and a host of private corporations call Mather home. Two interchanges from Hwy 50, Bradshaw Rd and Mather Blvd allow for excellent to and from the site.

Regional Information

SACRAMENTO, CA

Located at the confluence of the Sacramento and American Rivers in Northern California, Sacramento is the capital city of California, and the seat of the government of Sacramento County. Sacramento is also the cultural and economic core of the Sacramento metropolitan area, with a population of 2,613,541, making it the fourth-largest in California.

Sacramento is the fastest-growing major city in California, owing to its status as a notable financial center on the West Coast and as a major educational hub, home of California State University, Sacramento and University of California, Davis. Similarly, Sacramento is a major center for the California healthcare industry, including Sutter Health, the world-renowned UC Davis Medical Center, and the UC Davis School of Medicine.

Also notable is Sacramento's tourist destinations including the California Museum, Crocker Art Museum, California State Railroad Museum, California State Capitol Museum, and the Old Sacramento State Historic Park. All reachable through one of Sacramento's four airports: Sacramento International Airport, Executive Airport, Mather Airport and Franklin Field.

Learn more at: www.greatersacramento.com

#1

US METRO FOR
RELOCATION

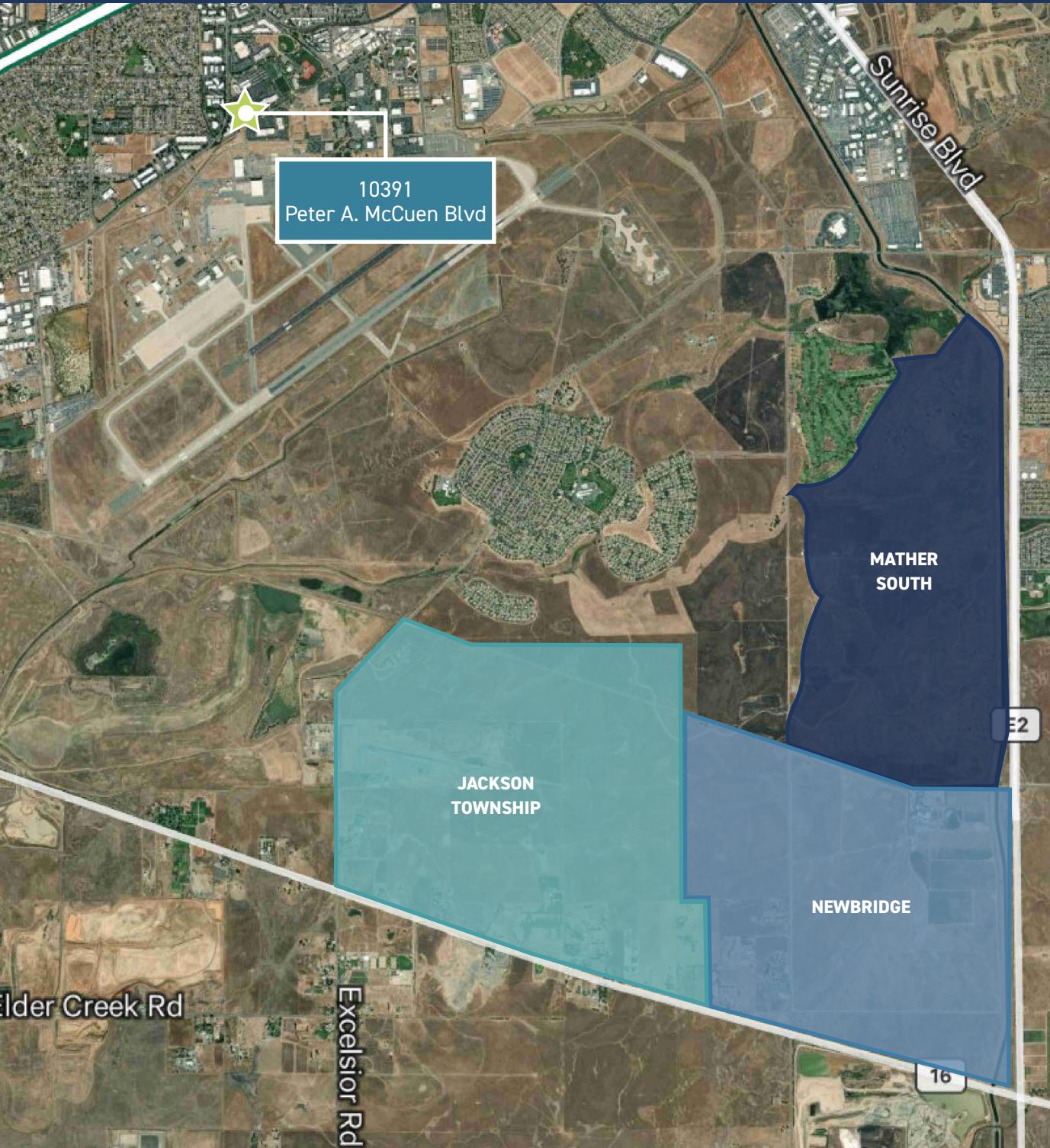
2,613,541
POPULATION

#2

MOST DIVERSE CITY
IN THE US

685,000

2 & 4 YEAR STUDENTS
WITHIN 100 MILES



Master Planned Communities

WEST OF SUNRISE BLVD

MATHER SOUTH

- ±850 acres
- 3522 new homes

NEWBRIDGE

- ±1,095 acres
- 2,915 new homes

JACKSON TOWNSHIP

- ±1,400 acres
- 5,590 new homes

Master Planned Communities

EAST OF SUNRISE BLVD

FOLSOM RANCH

- $\pm 3,585$ acres
- 11,461 new homes

GLENBOROUGH

- $\pm 1,400$ acres
- 2,752 new homes

RIO DEL ORO

- $\pm 3,828$ acres
- 12,189 new homes

SUNRIDGE

- $\pm 2,600$ acres
- 4,097 new homes

SUNCREEK

- $\pm 1,253$ acres
- 4,697 new homes



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10391 Peter A. McCuen Blvd | Mather, CA 95655



CONTACTS

Sean Merold, SIOR
Senior Vice President
+1 916 446 8701
sean.merold@cbre.com
Lic. 01803204

Ryan DeAngelis, SIOR
Executive Vice President
+1 916 446 6975
ryan.deangelis@cbre.com
Lic. 01280330

Mike Zimmerman, SIOR
Senior Vice President
+1 916 446 8702
mike.zimmerman@cbre.com
Lic. 01514055



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