

# THE NEW DESTINATION FOR INDUSTRIAL COMMERCE



**NORTHPOINT**  
AT METRO AIR PARK

**BUILDING 5 | AVAILABLE SF ±260,000**  
**7531 METRO AIR PARKWAY | SACRAMENTO, CA 95837**



**±18 MM SF**  
**Master Planned**  
**Business Park**



**±4 MM SF Planned**  
**NorthPoint™ Project**



**BTS Options**



**±318,068 Total SF | Building 5**



**±260,000 SF Available**

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# SITE OVERVIEW



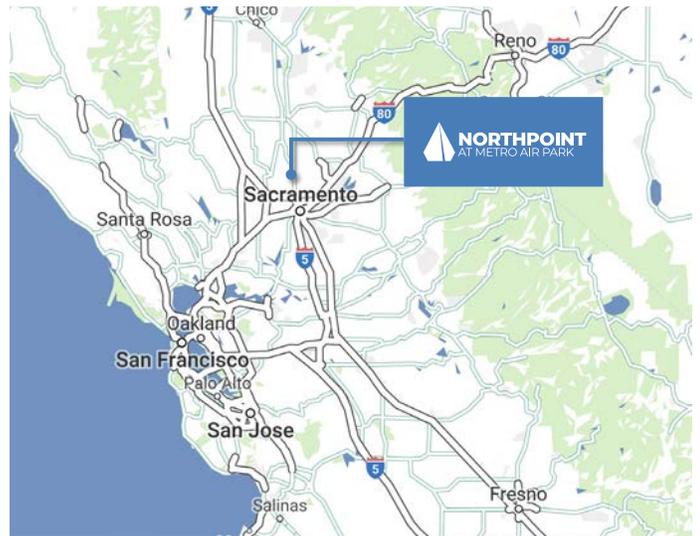
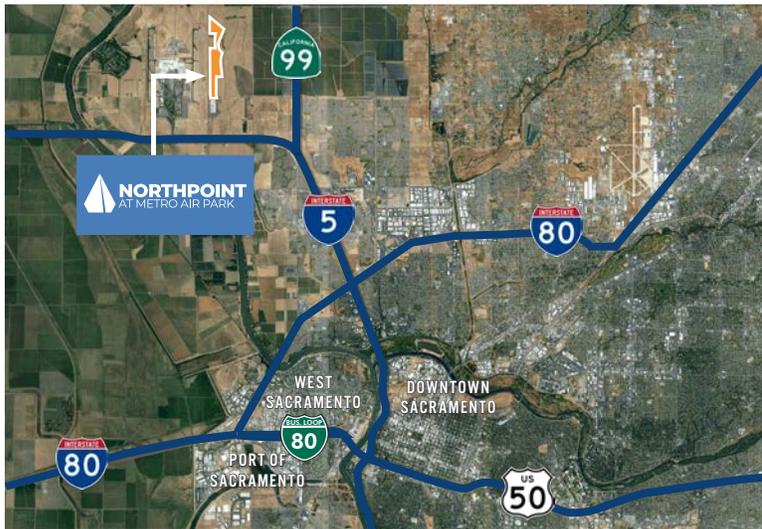
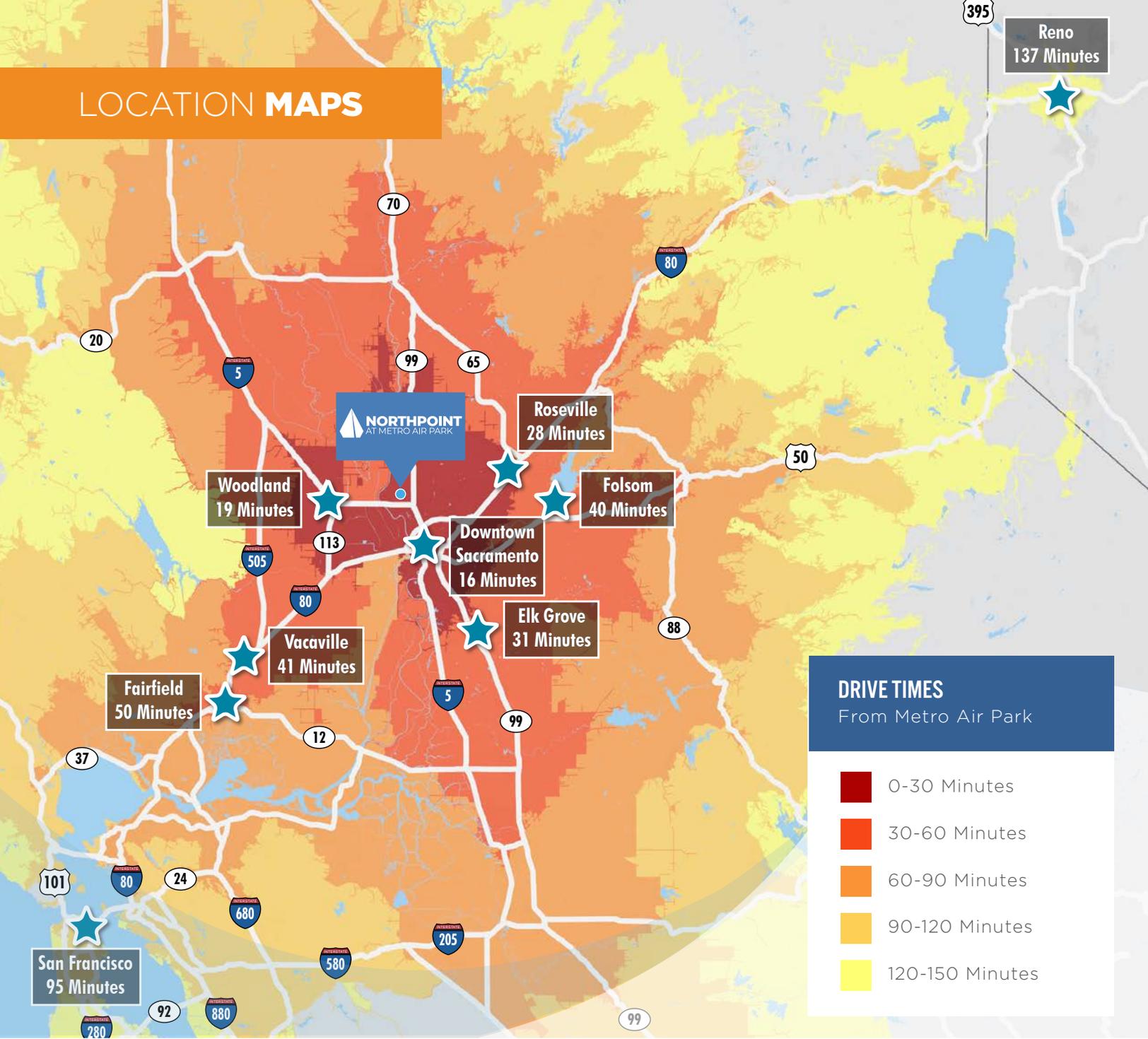
Sacramento's Metro Air Park is the region's premier logistics site and a focal point of industrial development for the foreseeable future. After years of planning and infrastructure investment, Metro Air Park has seen unprecedented growth. Preeminent occupiers such as Amazon, SC Johnson, Target, UPS, and Golden Brands all have a significant presence in the park.

With the new I-5 interchange, excellent geographic location, adjacency to Sacramento International Airport, and NorthPoint Development's industry leading capabilities, Metro Air Park is the destination for industrial and logistics facilities within the Sacramento region, and Northern California.

## PROJECT HIGHLIGHTS

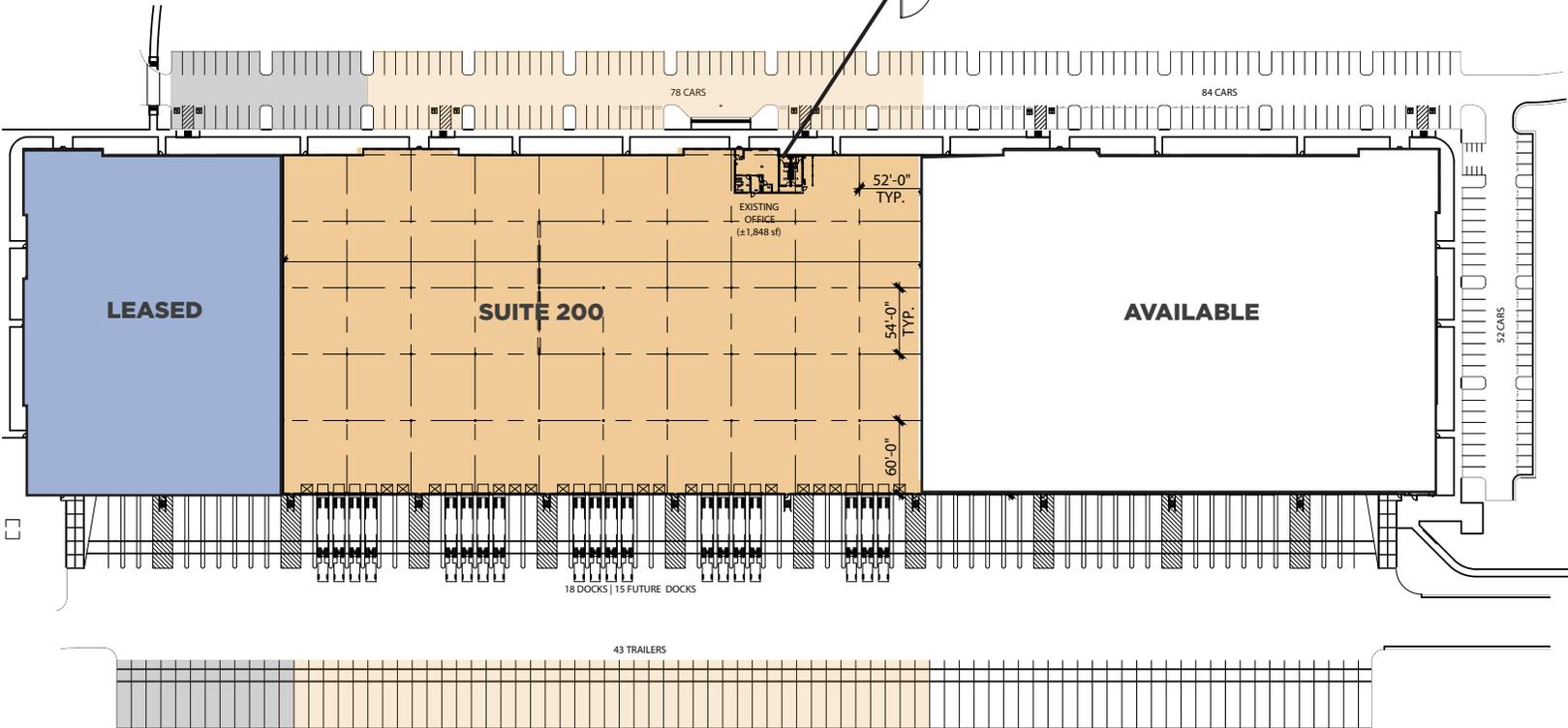
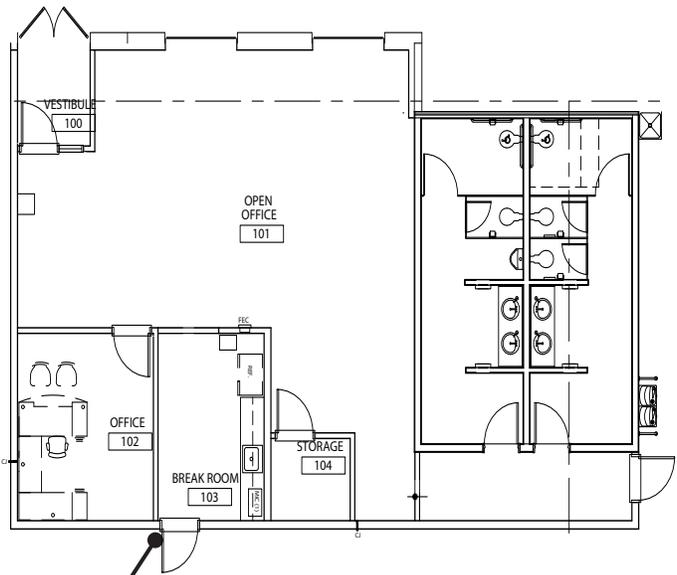
- Ideally located to target distribution within Greater Sacramento, Bay Area, and Nor-Cal to Oregon border
- Immediate access to I-5/I-80 and State Highways 99 and 50
- Directly adjacent to Sacramento International Airport, with freight service by FedEx, USPS and Amazon
- State-of-the-Art, Class A Building
- Land availability to accommodate e-commerce parking requirements
- Flexibility for multiple occupants
- Above market standard building shell
- Strong workforce demographics
- High standard of living for industrial workforce

# LOCATION MAPS



# SITE PLAN & SPECS

## SUITE 200



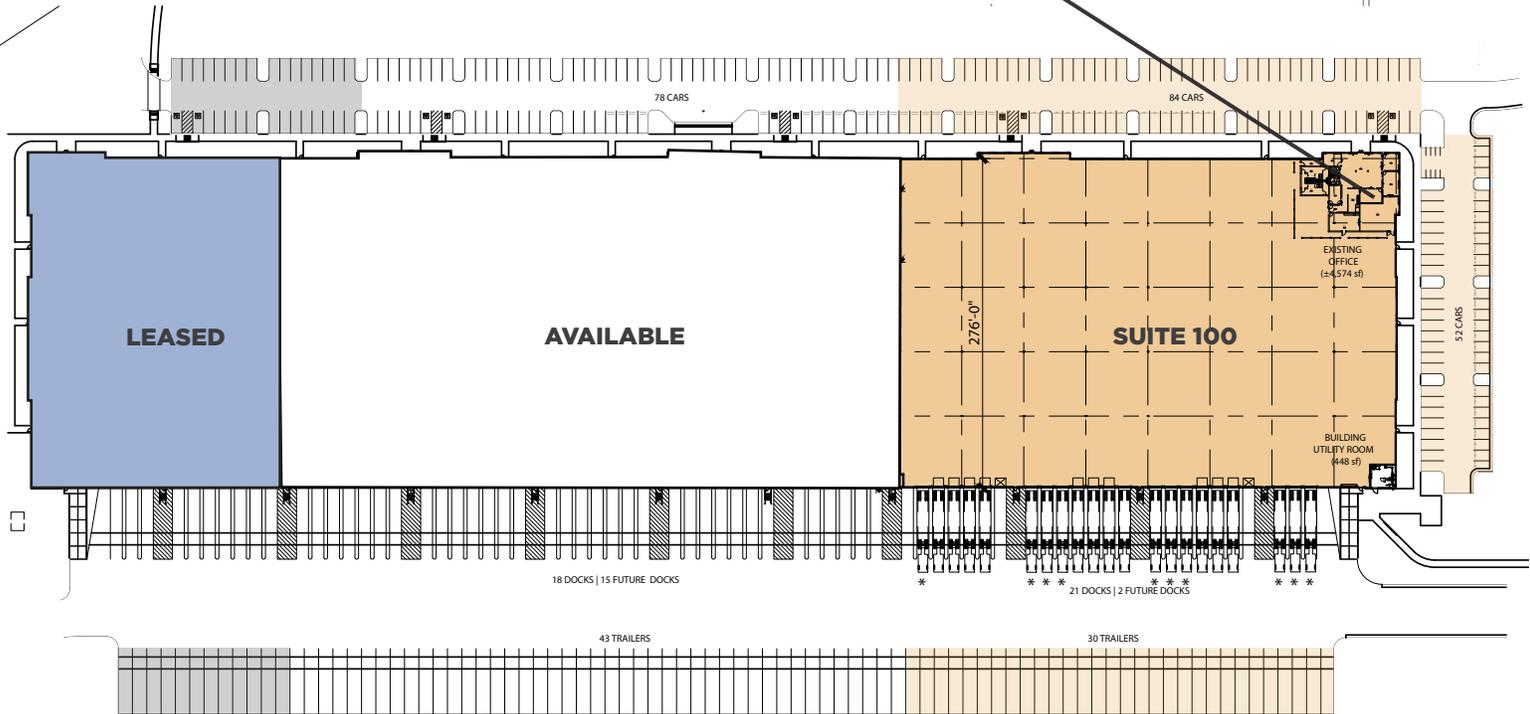
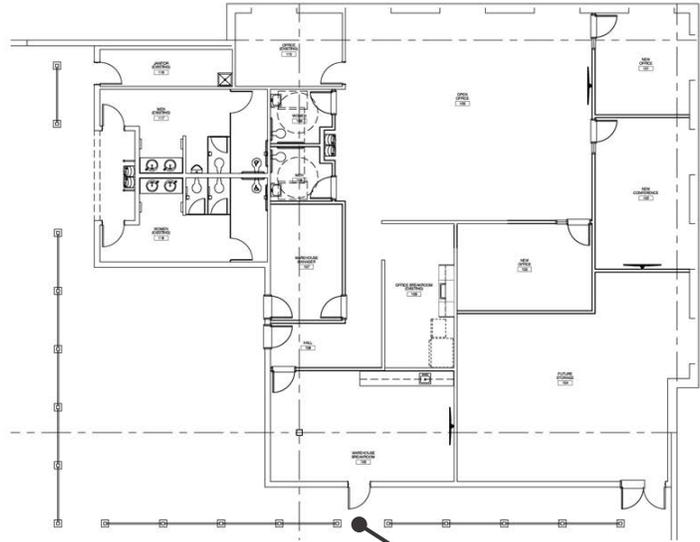
<b>BUILDING AREA</b>	±318,068 SF
<b>AVAILABLE SF</b>	±144,537 SF
<b>OFFICE SF</b>	±1,848 SF
<b>COLUMN SPACING</b>	52' x 54'
<b>SPEED BAY SPACING</b>	60' x 52'
<b>CONFIGURATION</b>	Rear Load
<b>CLEAR HEIGHT</b>	36'
<b>DOCK DOORS</b>	18 (expandable to 33)*

<b>DRIVE-IN DOORS</b>	1
<b>CAR PARKING</b>	±78 stalls
<b>TRAILER PARKING</b>	±43 stalls
<b>TRUCK COURT</b>	190' with trailing parking
<b>FIRE PROTECTION</b>	ESFR
<b>LIGHTING</b>	LED with sensors
<b>CONSTRUCTION</b>	Concrete-tilt with clerestory windows

\*18 dock positions and 15 overhead doors without docks

# SITE PLAN & SPECS

## SUITE 100



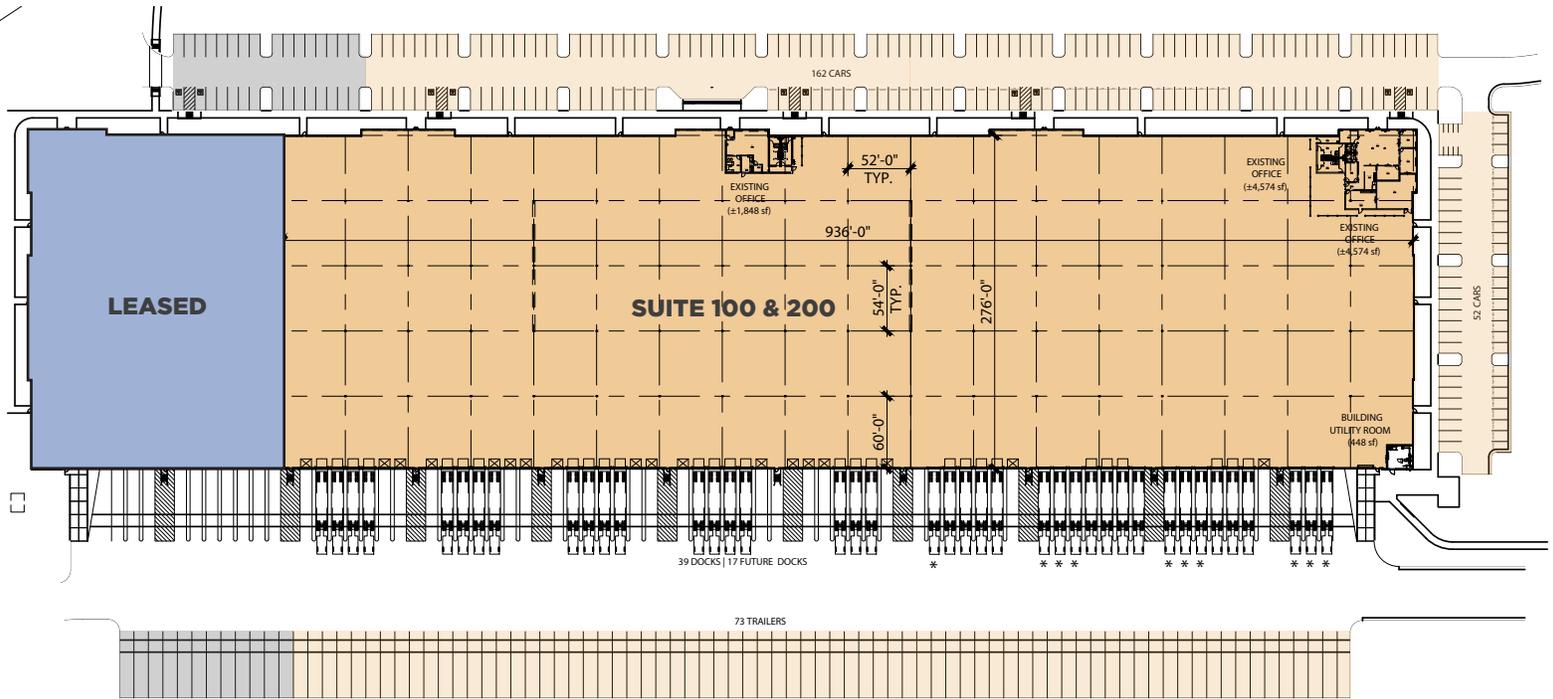
<b>BUILDING AREA</b>	±318,068 SF
<b>AVAILABLE SF</b>	±115,463 SF
<b>OFFICE SF</b>	±4,574 SF
<b>COLUMN SPACING</b>	52' x 54'
<b>SPEED BAY SPACING</b>	60' x 52'
<b>CONFIGURATION</b>	Rear Load
<b>CLEAR HEIGHT</b>	36'
<b>DOCK DOORS</b>	21 (expandable to 23)*

<b>DRIVE-IN DOORS</b>	1
<b>CAR PARKING</b>	±136 stalls
<b>TRAILER PARKING</b>	±30 stalls
<b>TRUCK COURT</b>	190' with trailing parking
<b>FIRE PROTECTION</b>	ESFR
<b>LIGHTING</b>	LED with sensors
<b>CONSTRUCTION</b>	Concrete-tilt with clerestory windows

\*21 dock postions and 2 overhead doors without docks

# SITE PLAN & SPECS

## SUITE 100 & 200 COMBINED



<b>BUILDING AREA</b>	±318,068 SF
<b>AVAILABLE SF</b>	±260,000 SF
<b>OFFICE SF</b>	Suite 200: ±1,848 SF Suite 100: ±4,574 SF
<b>COLUMN SPACING</b>	52' x 54'
<b>SPEED BAY SPACING</b>	60' x 52'
<b>CONFIGURATION</b>	Rear Load
<b>CLEAR HEIGHT</b>	36'
<b>DOCK DOORS</b>	39 (expandable to 56)*

<b>DRIVE-IN DOORS</b>	2
<b>CAR PARKING</b>	±214 stalls
<b>TRAILER PARKING</b>	±73 stalls
<b>TRUCK COURT</b>	190' with trailing parking
<b>FIRE PROTECTION</b>	ESFR
<b>LIGHTING</b>	LED with sensors
<b>CONSTRUCTION</b>	Concrete-tilt with clerestory windows

\*39 dock postions and 17 overhead doors without docks



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