

100% Leased, Cross Dock Distribution Building

# Woodland

DISTRIBUTION CENTER | WOODLAND, CA

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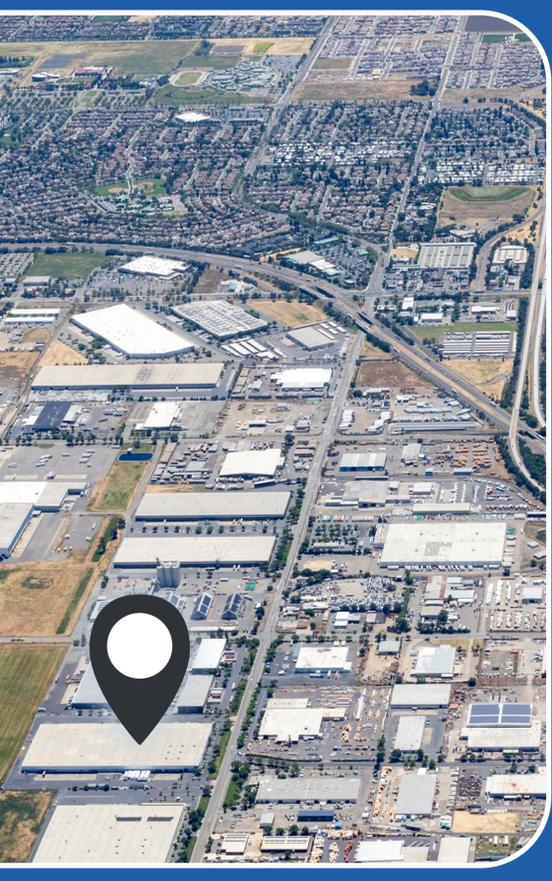


## Property Highlights

- Property Address**  
550 N Pioneer Ave, Woodland, California
- Rentable Area**  
319,800
- Site Area**  
14.94 Acres
- Clear Height**  
28'
- Loading**  
Dock High: 70  
Grade Level: 11  
Total: 81
- Occupancy**  
100%
- WALT**  
4.19 Years
- Number of Tenants**  
3
- Secured Yard**  
On-site
- Power**  
3,200 Amps

## Investment Highlights Summary

- Highly Functional Building Catering to Tenant Demand
- Strong National & Regional Tenancy
- Excellent Distribution Access & Reach
- Robust Industrial Submarket Fundamentals
- Below Replacement Cost
- Versatile Building Design with Cross-Docked Layout

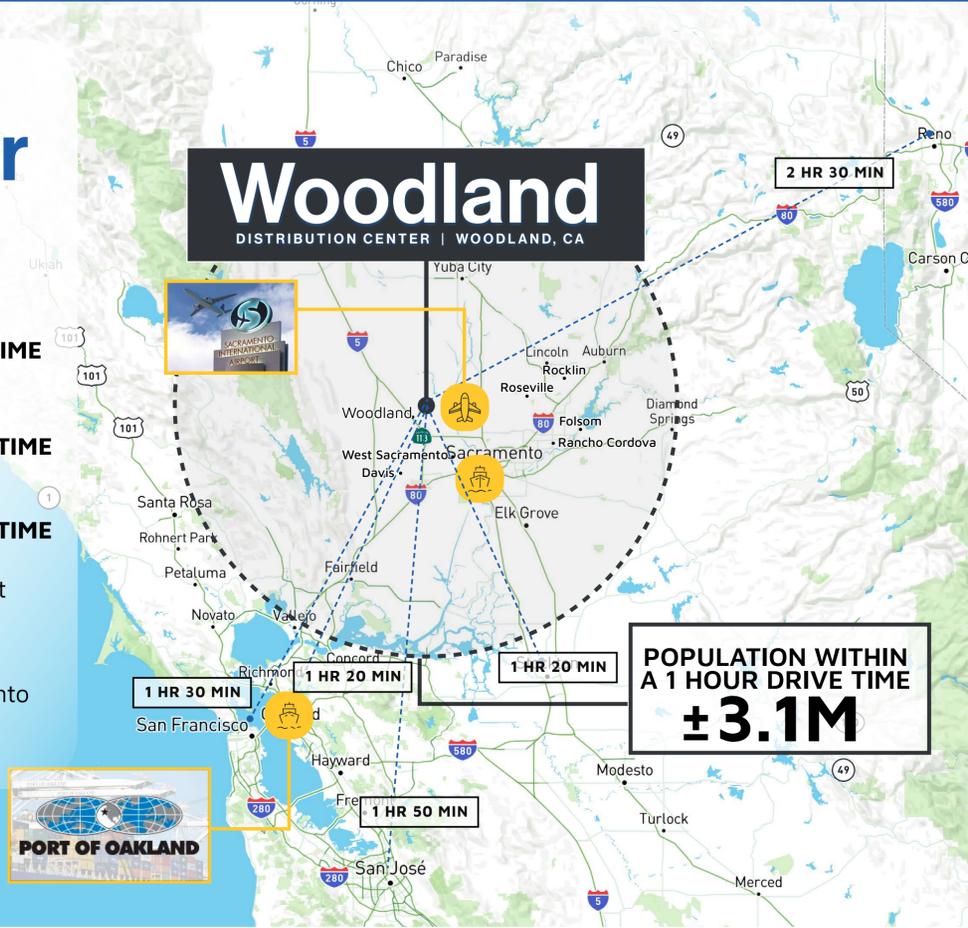


## Outperforming Industrial Submarket

- INVENTORY**  
12.56 Million Square Feet  
3rd Largest Submarket in Sacramento
- VACANCY**  
7.4%  
130 Basis Point Decrease Year Over Year
- INDUSTRIAL PRODUCT**  
No New Product  
In Development Pipeline

## Superior Access

- 2 MINUTE DRIVE TIME** to I-5
- 15 MINUTE DRIVE TIME** to I-80
- 15 MINUTE DRIVE TIME** Sacramento International Airport
- 25 MINUTE DRIVE TIME** to Port of Sacramento



## INSTITUTIONAL CAPITAL MARKETS

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