

METRO AIR PARK

LOGISTICS CENTER

7180 BADIEE DR / SACRAMENTO / CALIFORNIA

±183,088 SF

CLASS A INDUSTRIAL BUILDING AVAILABLE
FOR LEASE IN SACRAMENTO, CA



PROPERTY OVERVIEW

METRO AIR PARK
CURRENTLY HAS **6.8M SF OF SPACE**, WITH **6.7M SF MORE IN THE PIPELINE**, AND IS EXPECTED TO EXPERIENCE INCREASED DEMAND FROM TENANTS IN THE MARKET FOR YEARS TO COME.

Welcoming an increasing number of companies, both existing and new-to-market, including General Produce, Orca Bio, SC Johnson, Walmart, and Infinity Global Logistics

INFRASTRUCTURE

- Total of 612 acres designed for manufacturing and distribution
- #5 water zone and purchases water from the City of Sacramento
- Initial water allotment of 1 million gallons per day with potential for up to 9.3 MGD at full capacity
- 12" water main - Sacramento County Water Agency
- 12kV electrical line - Sacramento Municipal Utility District
- 8" natural gas line - PG&E
- 18" main, 8" distribution - Sacramento Area Sewer District

SITE DETAILS

±183,088 SF CLASS A BUILDING FOR LEASE

BUILDING SPECIFICATIONS

Building Area:
±183,088 SF (divisible to 40,000 SF)
Office SF: ±1,700 SF
Dock Doors: 31
Grade Level Doors: 2
Clear Height: 36'
Column Spacing:
50'x56' typ, 60'x56' speed bay

Concrete Slab:
7" concrete slab on grade (4,500 psi)
Fire Protection: ESFR
Available Parking: 56 trailer; 155 auto
Skylights: Yes
Power: 4,000 amps, 277/480v 3-phase
Truck Court: 110' – 185' (60' concrete apron)

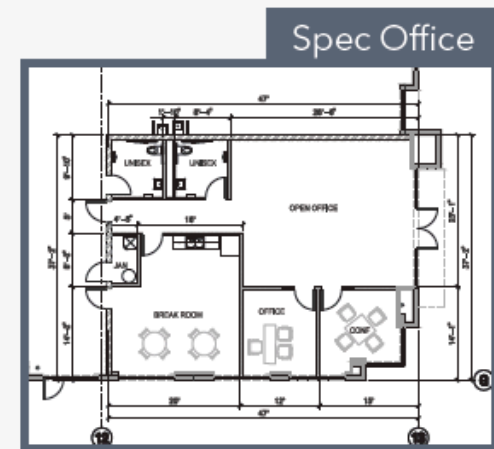
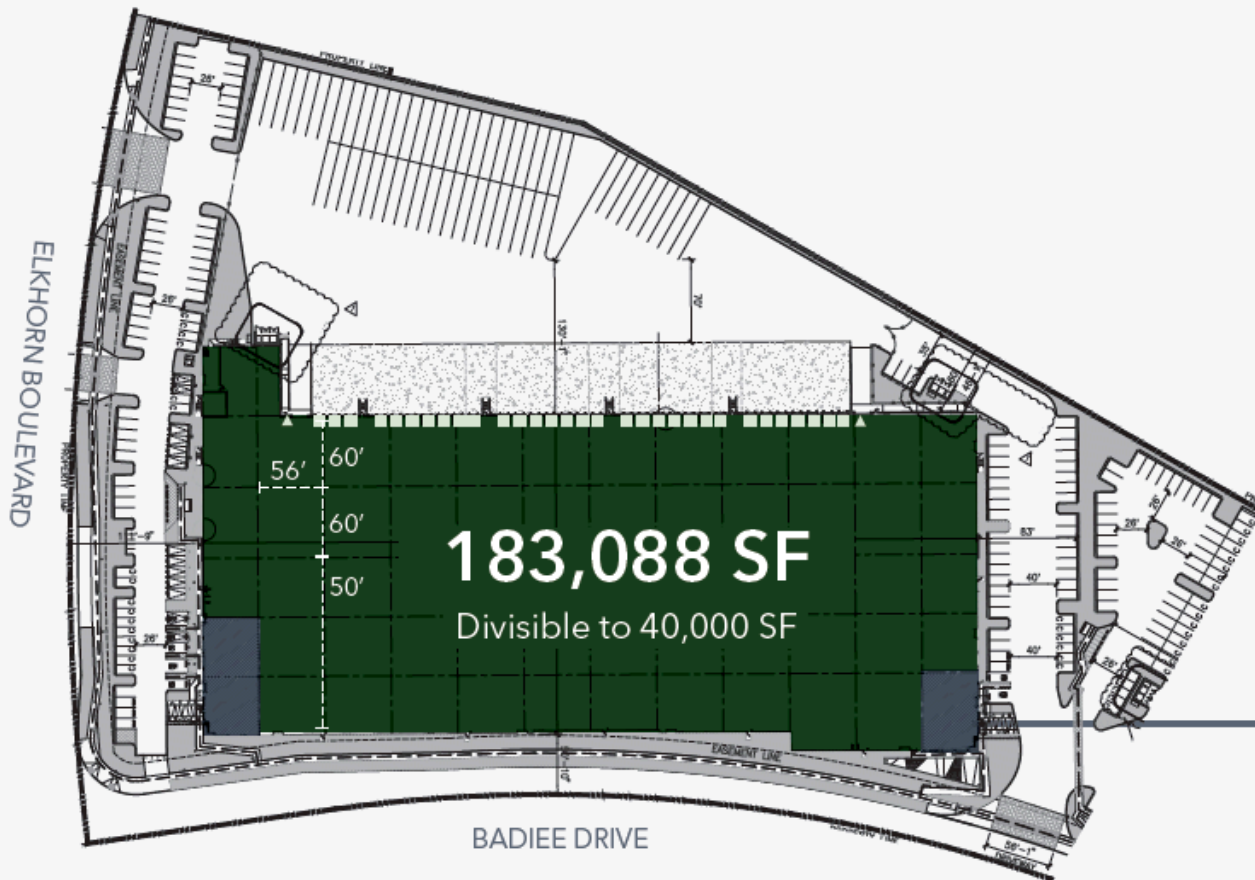


SITE PLAN

DIVISIBLE SPACE WITH
 $\pm 50'$ X $\pm 56'$ COLUMN SPACING

Dock High Doors ■

Grade Level Loading Doors ▲



LOCATION MAP

FAST ACCESS TO INTERSTATES I-5 AND I-80

Metro Air Park benefits from excellent accessibility and strategically situated to offer high-visibility signage along Interstate 5.

FREEWAY ACCESS:



1.3 miles



3 miles



6 miles

Sacramento
International Airport

7120 & 7180
Badiee Dr

METRO
AIR PARK
LOGISTICS CENTER

Sacramento
River

80

5

Sacramento

80

CORPORATE NEIGHBORS



DRIVE TIME MAP

| To Cities | Distance (Miles) |
|--------------------|------------------|
| San Francisco, CA | 93 |
| Reno, NV | 137 |
| Los Angeles, CA | 394 |
| San Diego, CA | 512 |
| Boise, ID | 558 |
| Portland, OR | 574 |
| Las Vegas, NV | 575 |
| Salt Lake City, UT | 655 |
| Seattle, WA | 747 |
| Phoenix, AZ | 765 |
| Denver, CO | 1177 |

| Port | Distance (Miles) |
|-------------------------|------------------|
| Port of West Sacramento | 11 |
| Port of Oakland | 87 |
| Port of San Francisco | 91 |



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