



2975

# SOUTHPORT LOGISTICS CENTER

## 2975 RAMCO ST

WEST SACRAMENTO SUBMARKET  
±49,056 SF AVAILABLE FOR LEASE

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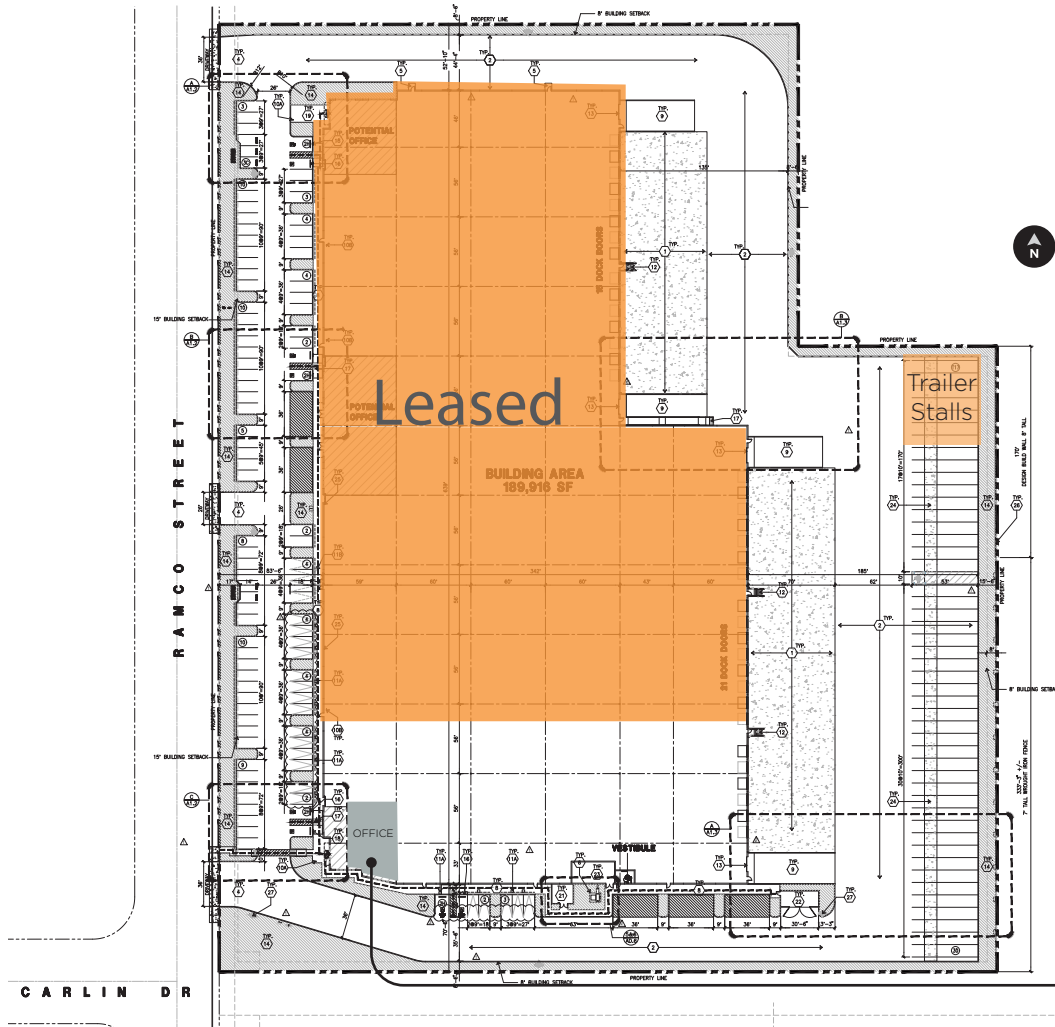


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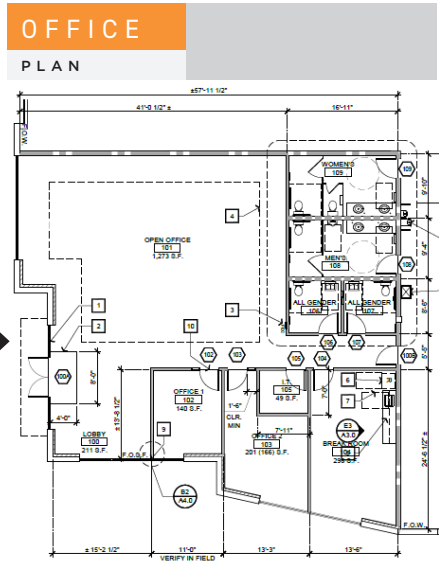
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SITE PLAN	
BUILDING SIZE:	±49,056 SF
PARCEL SIZE:	10 ACRES
DIMENSIONS:	±342' D X 639' W
CLEAR HEIGHT:	±32'
COLUMN SPACING:	60' x 56' TYP
GRADE LEVEL	1 - 12' X 14'
DOORS:	7 Positions
DOCK DOORS:	1 equipped with mechanical pit levelers
ELECTRICAL:	277/480 AMPS
FIRE SUPPRESSION:	ESFR
TRAILER PARKING:	20 STALLS
TRUCK COURT:	185'
AUTO PARKING:	123
OFFICE:	±2,497 SF



# SOUTHPORT LOGISTICS CENTER | WEST SACRAMENTO, CA



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# OVERNIGHT COURIER DISTANCES

## TO SOUTHPORT LOGISTICS CENTER

### FED EX

- 6900 Airport Blvd. - 16.0 miles
- 3950 Development Dr. - 12.1 miles
- 4075 Channel Dr. - 5.4 miles
- 8200 Elder Creek Rd. - 14.3 miles
- 8371 Rovana Cir. - 14.7 miles

### UPS

- 1380 Shore St. - 2.9 miles
- 3745 Whitehead St. - 17.4 miles



LOCATION

M A P

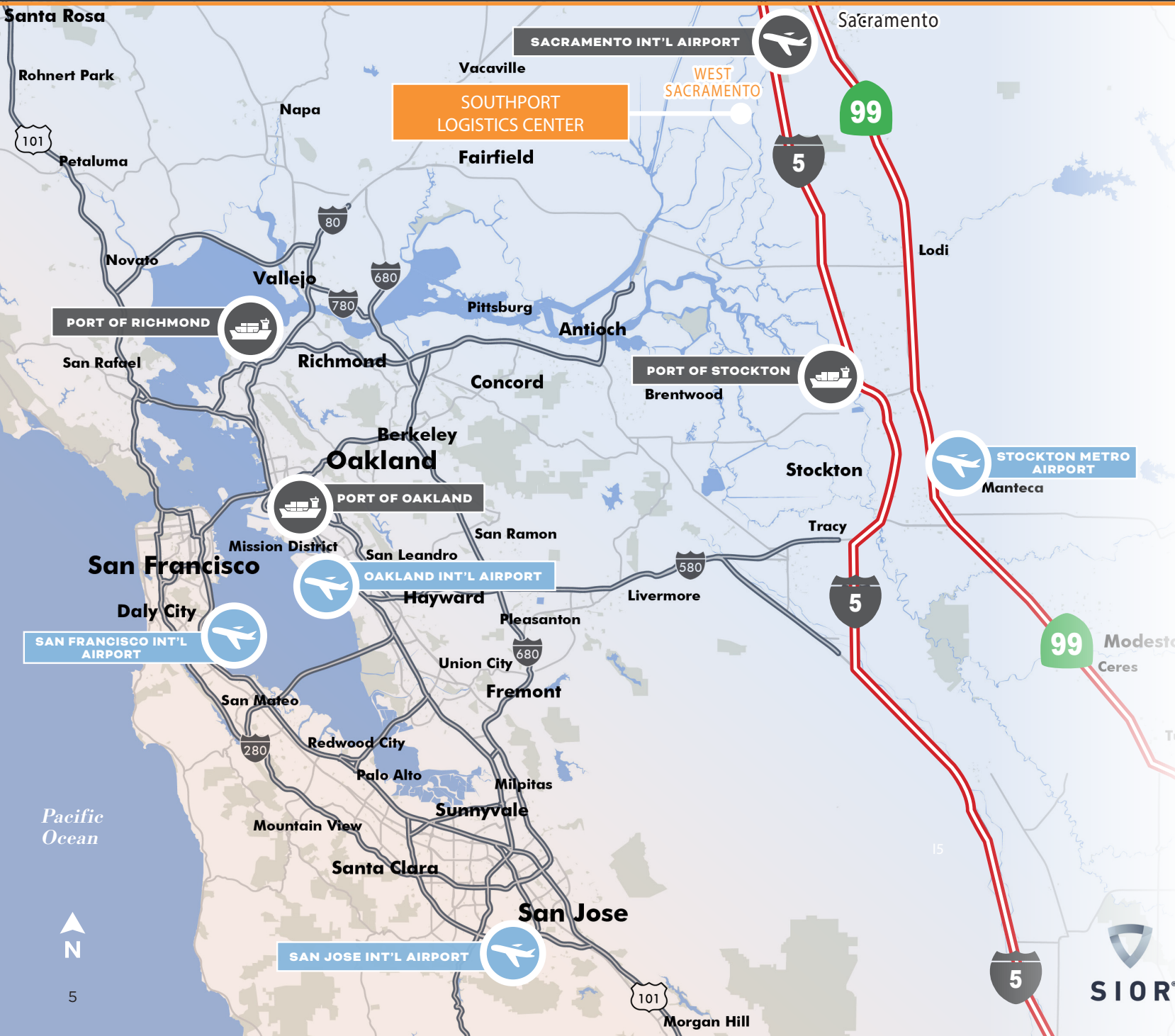
SACRAMENTO AND BAY AREA ACCESS

- Immediate access to I-5, I-80, Highways 99 & 50
- Convenient access to Sacramento International Airport and Downtown Sacramento
- Direct access to the Greater Bay Area via I-80

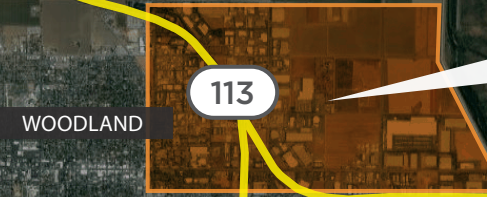
PORTS & TRANSPORTATION

MILES

Sacramento Airport	19
Port of Stockton	54
Stockton Airport	57
Port of Richmond	78
Port of Oakland	95
Oakland Airport	94
San Francisco Int'l Airport	101
San Jose Int'l Airport	114



CORPORATE NEIGHBORS



GOLDEN STATE HWY

WEST SACRAMENTO

SACRAMENTO

SOUTHPORT LOGISTICS CENTER



CORPORATE NEIGHBORS



## 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 IN PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES

**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 15.9 MILES AWAY | 22 MINUTES
- » MCCLELLAN AIRFIELD 18.4 MILES AWAY | 27 MINUTES
- » RIO LINDA AIRPORT 16.5 MILES AWAY | 24 MINUTES

**BART EXPANSION INTO SACRAMENTO**

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

**LINK TO YOUR WEST COAST SUPPLY CHAIN**

- » PORT OF WEST SACRAMENTO 3.0 MILES | 8 MINUTES
- » PORT OF STOCKTON 53.9 MILES | 60 MINUTES
- » 4th Busiest Amtrak Route in the Nation
- » 1.7 Million Greater Sacramento Amtrak Riders in 2018