

LogistiCenterSM at Rancho Cordova

N. Mather Blvd. & Bear Hollow Drive | Rancho Cordova, California 95670

For Lease | ±155,076 SF



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NEWMARK

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PROJECT HIGHLIGHTS

- ±155,076 SF Divisible to ±70,740 SF
- Q4 2023 planned delivery
- Direct access to Highway 50
- Business Park (BP) - City of Rancho Cordova zoning
- Zoning allows for a wide variety of uses - advanced manufacturing, distribution, warehousing + more
- Ideal logistical location to service communities along Highway 50 - Sacramento, Rancho Cordova, Folsom and El Dorado Hills
- Rancho Cordova is the 2nd largest employment center in the Sacramento region
- Adjacent to Mather Airport, 80+ companies including UPS and DHL air cargo centers
- Tenant improvements to suit



SITE PLAN & BUILDING SPECIFICATIONS

BUILDING SPECIFICATIONS

| | |
|--------------------------|------------------------|
| Proposed Building SF: | ±155,076 SF |
| Divisibility: | Starting at ±70,740 SF |
| Column Spacing: | 54' x 50' |
| Power: | 2,500 amps |
| Clear Height: | 32' |
| Dock High Doors: | 29 |
| Grade Level Doors: | 2 |
| Fire Suppression System: | ESFR |
| Auto Parking: | 98 stalls |
| Trailer Parking: | 34 stalls |



LOCAL ACCESS



Sacramento Int'l
Airport



LogistiCenter at
Rancho Cordova

DOWNTOWN
SACRAMENTO

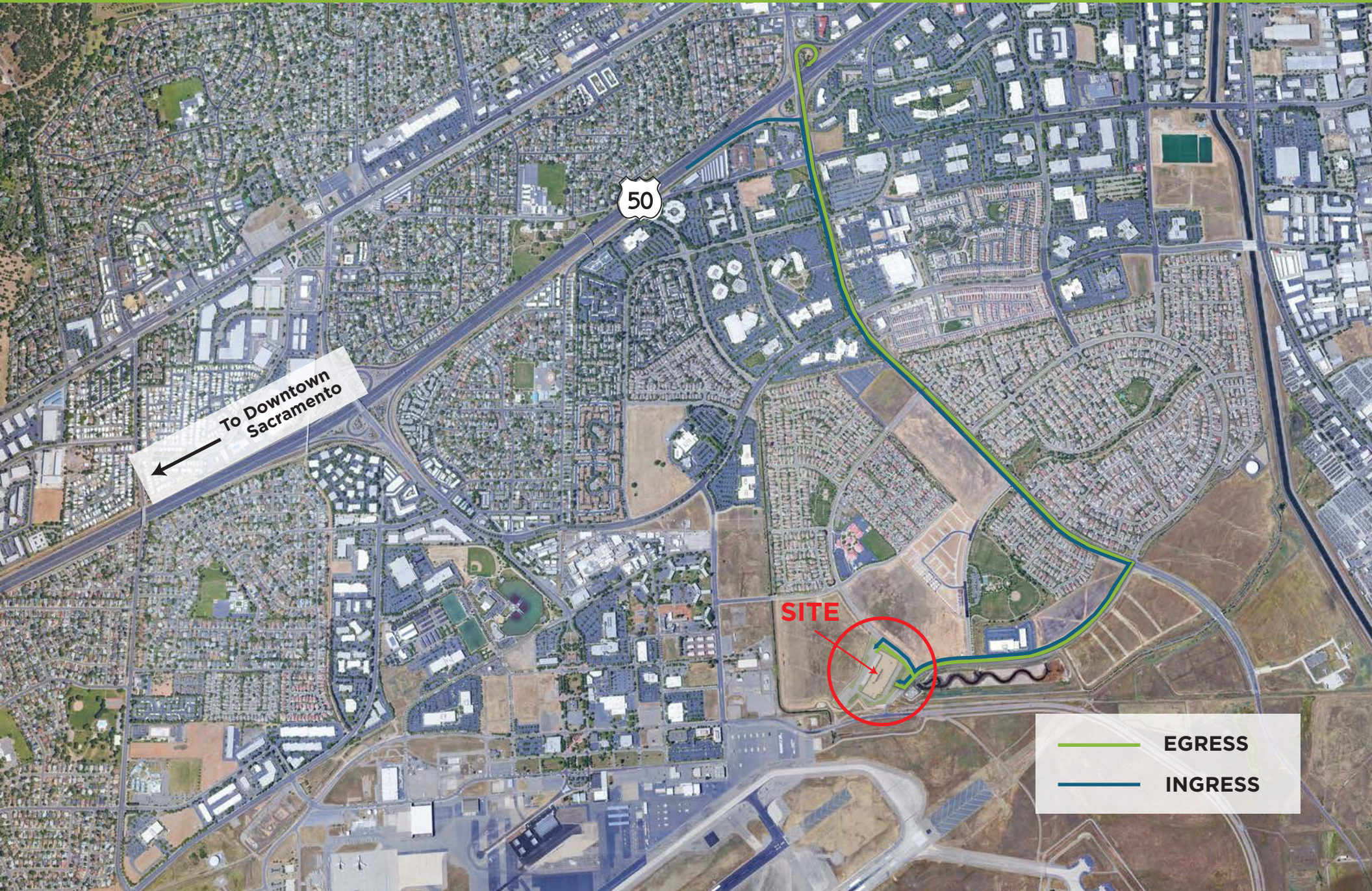


FREEWAY ACCESS

- » 2.2 Miles to Highway 50
- » 12 Miles to Highway 99
- » 14 Miles to Interstate 5
- » 17 Miles to Interstate 80

LOCAL ACCESS

EXCELLENT ACCESS TO HIGHWAY 50



To Downtown
Sacramento

50

SITE

— EGRESS
— INGRESS

DEMOGRAPHICS

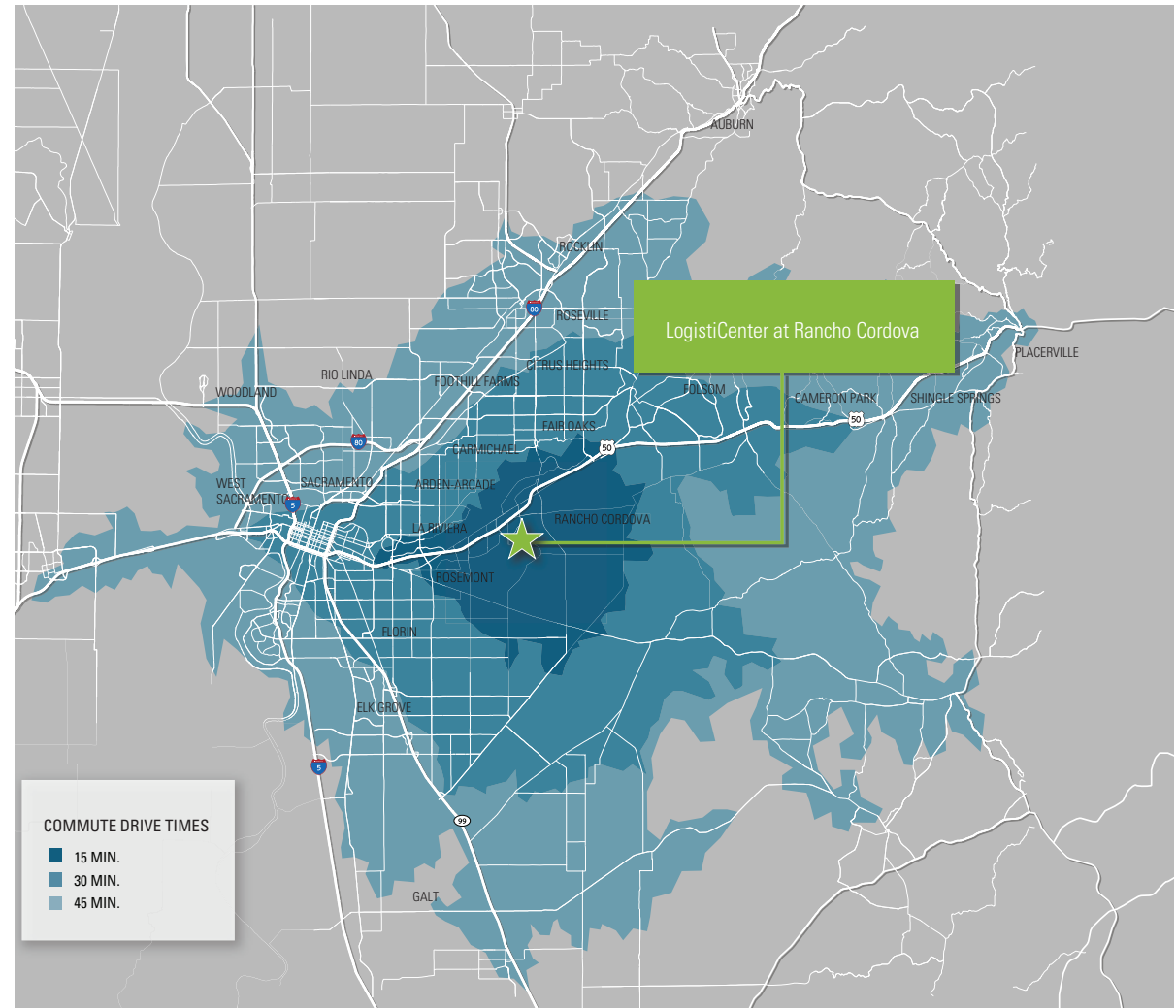
DEMOGRAPHICS

WITHIN A 45-MINUTE DRIVE (2021)

| | 30-Min Drive | 45-Min Drive |
|---|--------------|--------------|
| Total Population | 918,088 | 1,870,000 |
| Total Households | 350,083 | 677,708 |
| Millennial Population (% of total) | 28.6% | 28.5% |
| 2020 Generation X Population (% of total) | 18.6% | 18.5% |
| Median Household Income | \$81,771 | \$83,260 |
| Household Income of \$100,000 & Greater | 124,994 | 249,556 |
| Warehouse/Distribution Workers | 43,033 | 92,350 |

DRIVE TIMES

(AWAY FROM THE FACILITY)





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