



SOUTHPORT LOGISTICS CENTER

2975 RAMCO ST

WEST SACRAMENTO SUBMARKET
±125,664 SF AVAILABLE FOR LEASE

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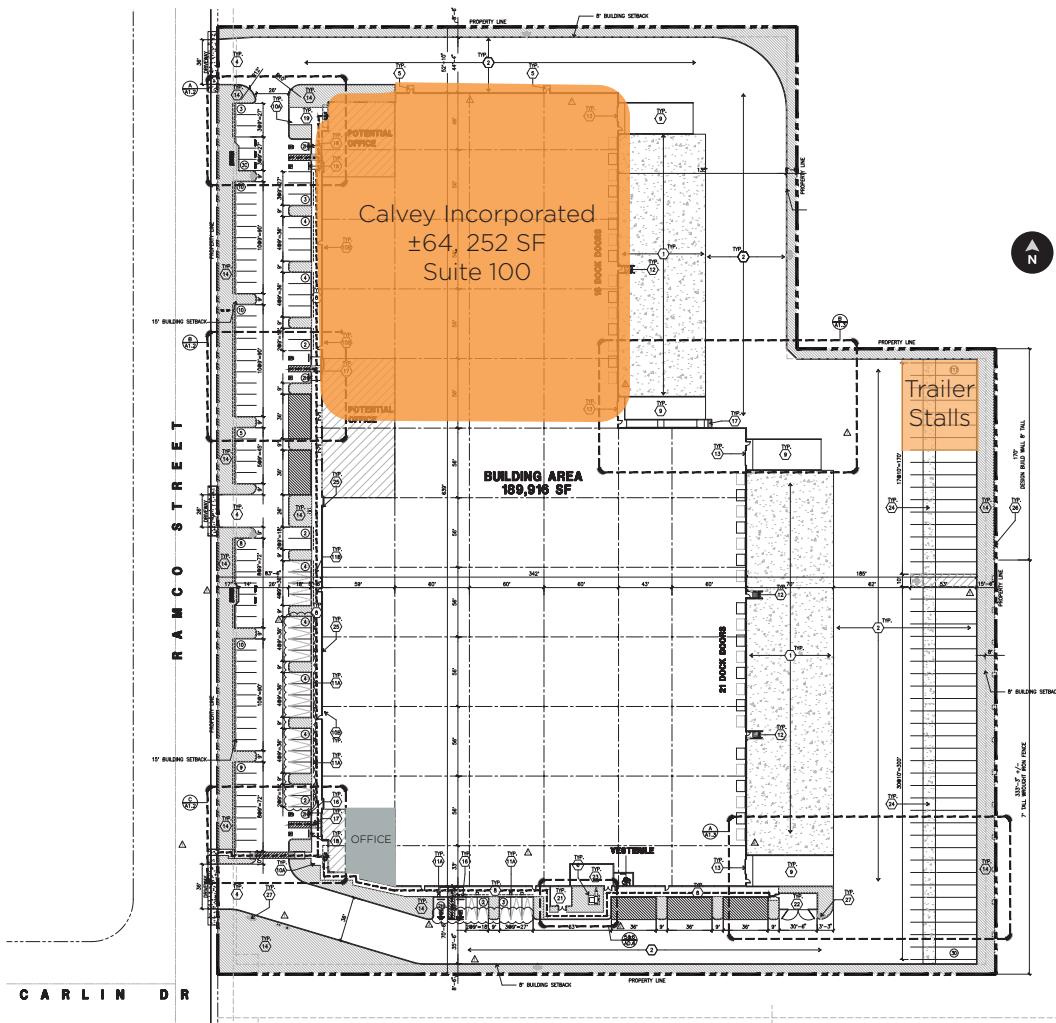
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SIOR

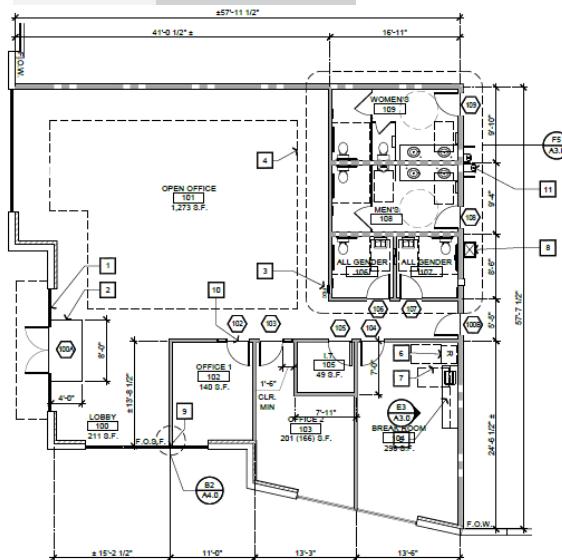
SOUTHPORT LOGISTICS CENTER | WEST SACRAMENTO, CA

SITE



| | |
|--------------------|--|
| BUILDING SIZE: | ±125,664 SF |
| PARCEL SIZE: | 10 ACRES |
| DIMENSIONS: | ±342' D X 639' W |
| CLEAR HEIGHT: | ±32' |
| COLUMN SPACING: | 60' x 56' TYP |
| GRADE LEVEL DOORS: | 2 - 12' X 14' |
| DOCK DOORS: | 21 Positions 5 Positions equipped with pit levelers |
| ELECTRICAL: | 277/480 AMPS |
| FIRE SUPPRESSION: | ESFR |
| TRAILER PARKING: | 40 STALLS |
| TRUCK COURT: | 185' |
| AUTO PARKING: | 123 |
| OFFICE: | ±2,497 SF |

OFFICE



SIOR®

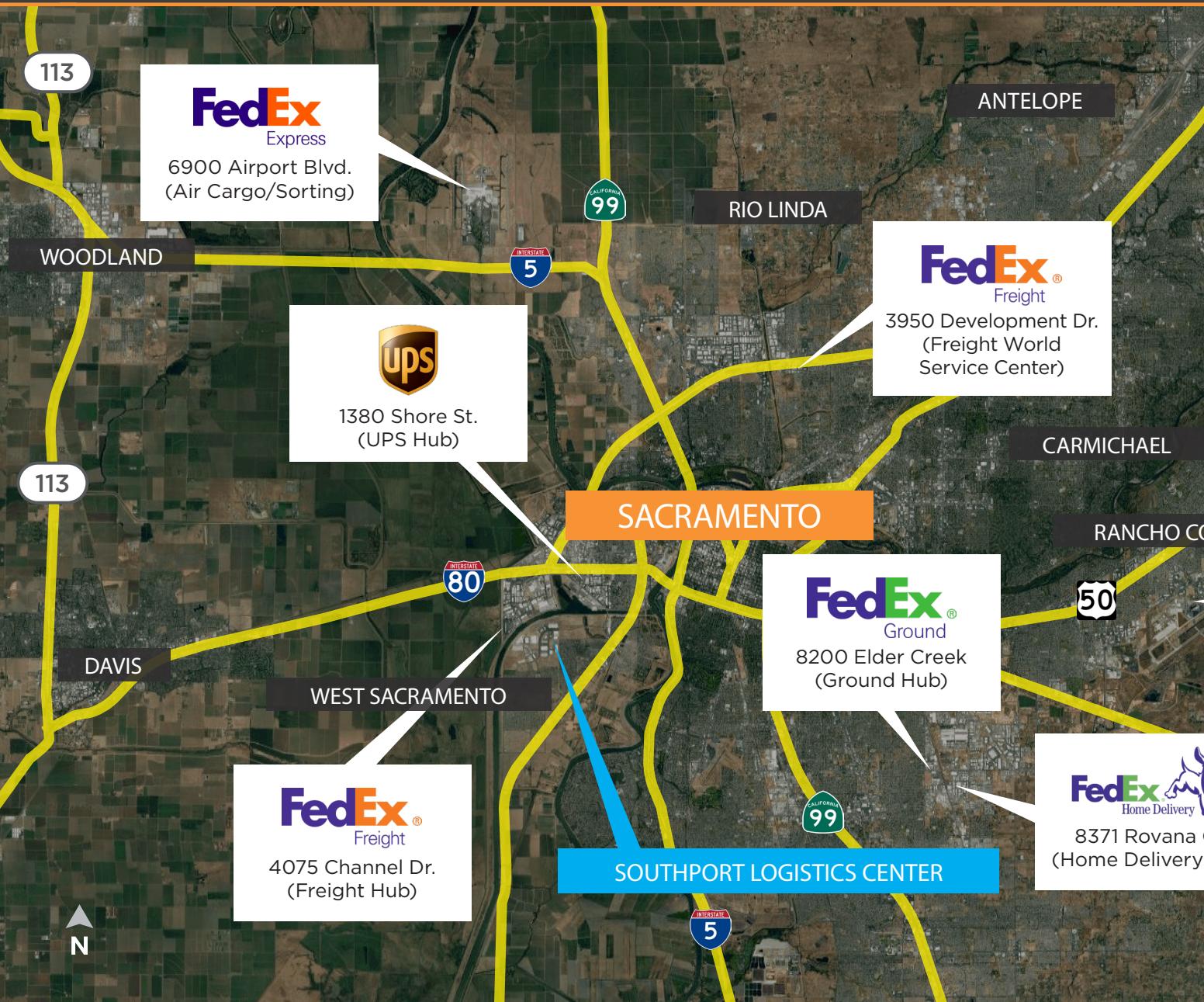


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OVERNIGHT COURIER DISTANCES

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

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LOCATION

MAP

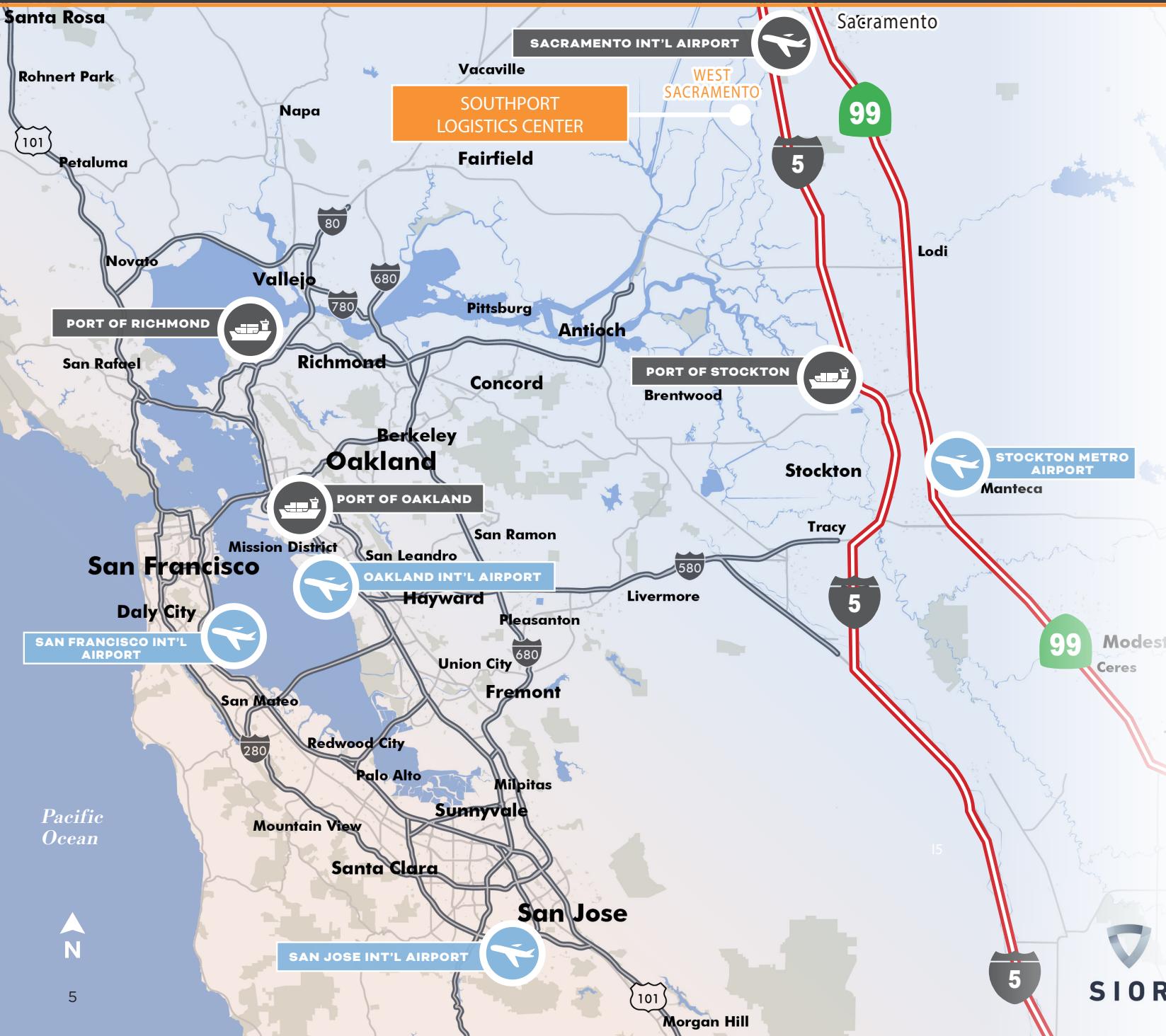
SACRAMENTO AND BAY AREA ACCESS

- 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 |



BUZZ QATES



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CORPORATE NEIGHBORS



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 HEALTHCARE
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