

FOR SALE OR
LEASE

METRO AIR PARK LOGISTICS CENTER II

±109,322 SF Class-A Distribution Building

7070 Badiee Drive | Sacramento, CA 95835

NEW 2024 CONSTRUCTION



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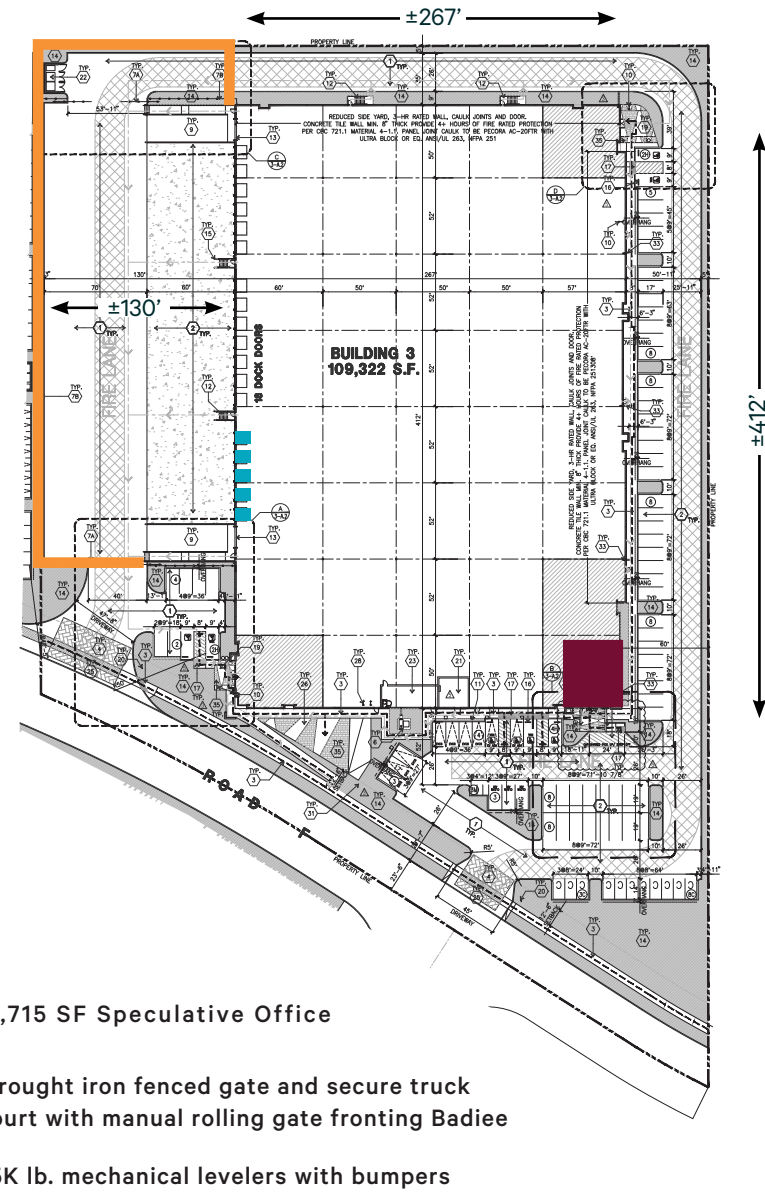


BADIEE
DEVELOPMENT

CBRE

BUILDING SPECIFICATIONS

- Building: ±109,322 SF
- Divisible to ±27,040 SF
- Spec Office: ±1,715 SF
- Clear Height: ±32'
- Speed Bay: ±60'
- Column Spacing: ±50'x52'
- Dock Doors: 18 (±9'x10')
- Grade Level Doors: 2 (±12'x14')
- Truck Court: ±130' (±60' concrete apron)
- Concrete Slab: ±7" on grade (±4,500 psi)
- Roof: John Manville 45 mil TPO (15 year no limit warranty)
- Power: ±3,000 Amps 277/480v, 3 Phase
- Natural Gas: 2" stubbed line into the building (no meter)
- Sewer Line: 6" entering building
- Water Line: 3" entering building with 3" meter
- ESRF Sprinkler System
- LED lights installed within ±50% of the building (70 lights)
- Skylights: 2% of roof area
- ±90 Passenger Vehicle Parking Stalls
- ±5.97 Gross Acre lot



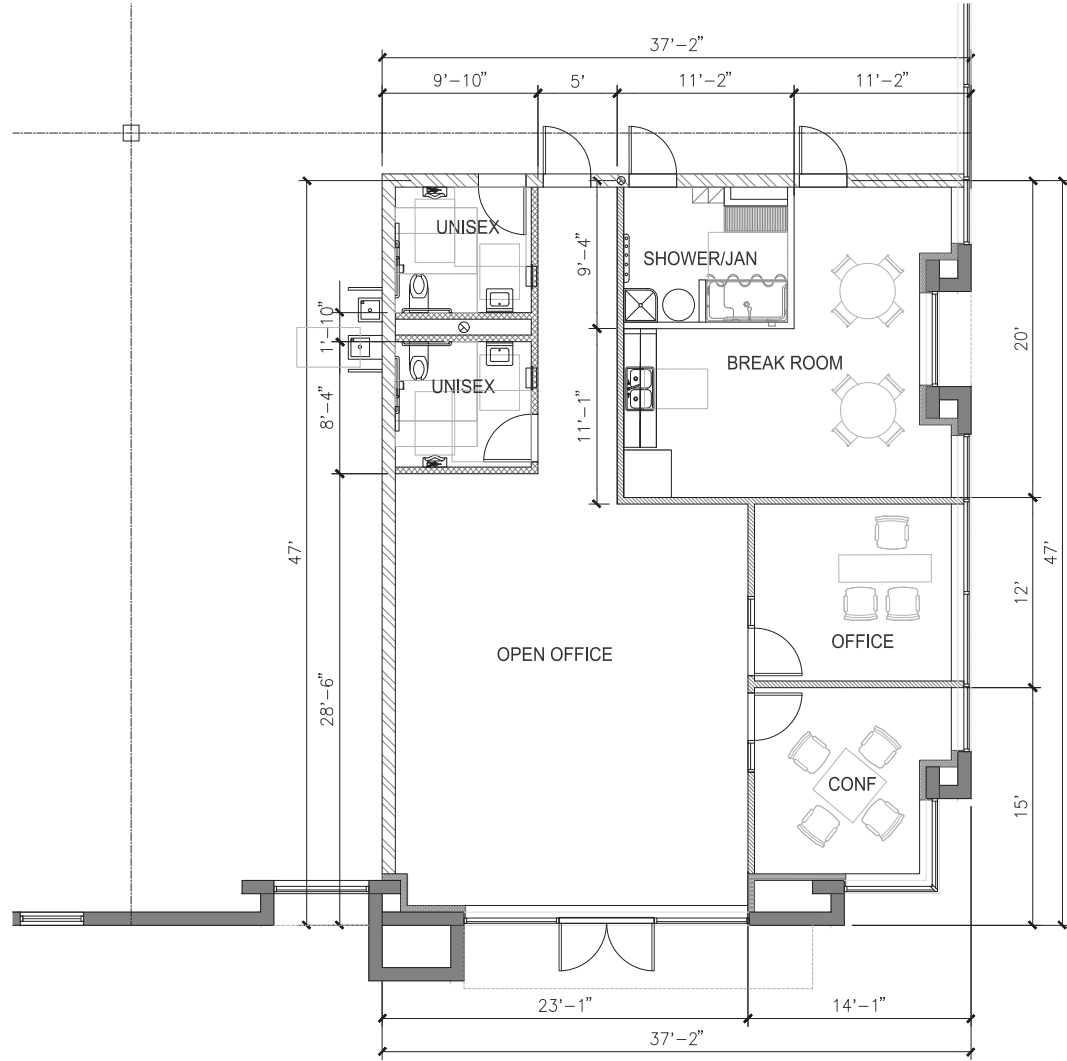
*Buyer/Tenant to independently verify prior to entering binding agreement



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SPECULATIVE OFFICE ±1,715 SF



OFFICE AREA ±1,715 SF

FLOOR PLAN
scale: 1/4"=1'-0" **A**



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BUILDING PHOTOS



RETAIL AMENITIES MAP



- RESTAURANTS**
- BJ's Restaurant Brewhouse - 3 mi.
 - Starbucks - 2.5 mi.
 - Oshima Sushi - 2.1 mi.
 - In N' Out - 2.2 mi.
 - Chipotle - 2.5 mi.
 - Buffalo Wild Wings - 2.9 mi.

- RETAIL STORES**
- Target - 3 mi.
 - Walmart - 2.5 mi.
 - Home Depot - 2.8 mi.
 - Barnes & Noble - 4.0 mi.

- FINANCIAL INSTITUTIONS**
- Bank of America - 2.9 mi.
 - Wells Fargo - 2.6 mi.

- LODGING**
- Hampton Inn & Suites - 2.1 mi.
 - Four Points by Sheraton - 1.2 mi.
 - Holiday Inn Express - 2.3 mi.

CORPORATE NEIGHBORS



target **Nugget MARKETS** **Walgreens**
SPRICHARDS CO. **INTERPAC TECHNOLOGIES**
A&B Home **OA LOGISTICS SERVICES, INC.** **PGP INTERNATIONAL**
GB GRANT & BOWMAN **True Value** **RITE AID**

amazon
Walmart+
scJohnson
REYES **TARGET**
orcab

Raley's **NTT** | Global Data Centers
aramark **Budweiser**
AmerisourceBergen **CINTAS** | READY FOR THE WORKDAY!
NAPA AUTO PARTS **DIMARE FRESH** **Shamrock Foods** | DELIVERING SATISFACTION
HEARTH & HOME Technologies **Coca-Cola** **Core-Mark**



BAYER **Cummins** **STATE OF CA PRINTING**
LA MESA RV | EXPERIENCE LIFE
TONY'S **HercRentals**

Where Restaurants Shine **FedEx** **BLUE DIAMOND ALMONDS**
WCP SOLUTIONS
Goodman | SALES AND DISTRIBUTION **GENERAL PRODUCE COMPANY**

Ply Gem **PITCO FOODS** **OLD DOMINION FREIGHT LINE**
Golden1 Credit Union CENTER **HD SUPPLY**
NOR-CAL BEVERAGE CO.
BIMBO Bakeries USA **Core-Mark** **BOGLE VINEYARDS**

HunterDouglas | THE STANDARD REGISTER CO.
CROWN **GRAINGER** | FOR THE ONES WHO GET IT DONE
MCKESSON **FedEx**
FritoLay **UNITED STATES POSTAL SERVICE** **goodwill**

ups
FRC FARMERS' RICE COOPERATIVE
TOYOTA MATERIAL HANDLING | NORTHERN CALIFORNIA
INTERNATIONAL PAPER

SACRAMENTO CAPITOL BUILDING
Golden1 Credit Union CENTER

SACRAMENTO
CBRE **US 50**

DRIVE TIME MAP



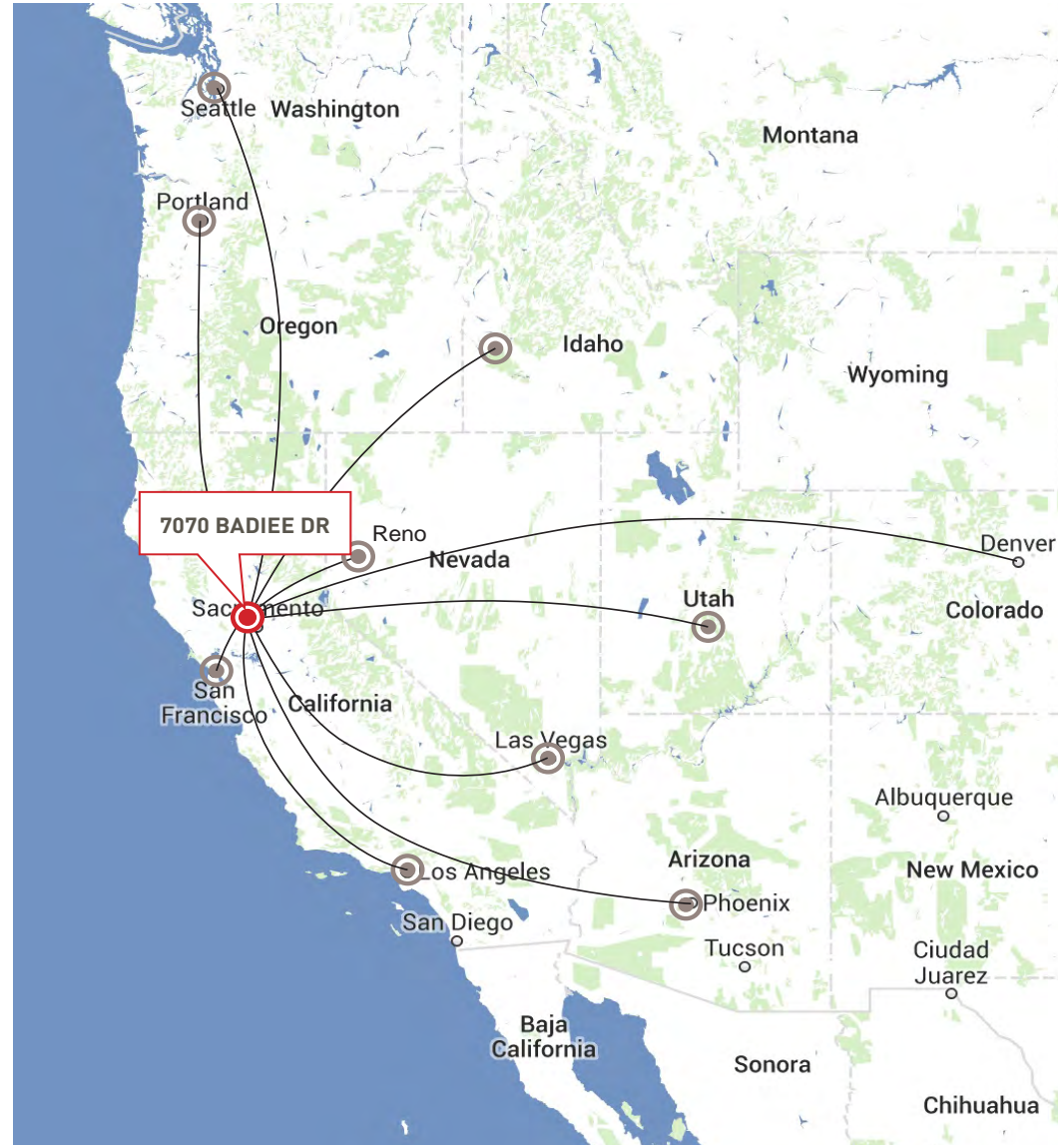
Local &
Regional

Western
U.S.

LOCAL DISTRIBUTION	±DRIVE TIME
FED EX OVERNIGHT HUB	25-MINS
UPS HUB	26-MINS
SACRAMENTO	27-MINS
FED EX GROUND HUB	37-MINS

REGIONAL DISTRIBUTION	±DRIVE TIME
STOCKTON	1 HR, 8-MINS
PORT OF OAKLAND	1 HR, 33-MINS
SAN FRANCISCO	1 HR, 51-MINS
SFO	1 HR, 56-MINS
SAN JOSE	2 HR, 16-MINS
FRESNO	3 HR, 3-MINS
LOS ANGELES	6 HR, 16-MINS
RENO	2 HR, 22-MINS

WESTERN U.S. DISTRIBUTION	±DRIVE TIME
DENVER, CO	17 HR, 11-MINS
PHOENIX, AZ	12 HR, 7-MINS
SEATTLE, WA	11 HR, 20-MINS
SALT LAKE CITY, UT	9 HR, 27-MINS
LAS VEGAS, NV	8 HR, 42-MINS
PORTLAND, OR	8 HR, 39-MINS
BOISE, ID	8 HR, 31-MINS



* All mileage approximate



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OVERNIGHT COURIER DISTANCE

TO BADIEE DRIVE



6900 Airport Blvd.
(Air Cargo/Sorting)

7070 BADIEE DRIVE



ANTELOPE



3950 Development Dr.
(Freight World Service Center)

FED EX

- 6900 Airport Blvd., - 4.1 miles
- 3950 Development Dr. - 9.4 miles
- 4075 Channel Dr. - 12.5 miles
- 8200 Elder Creek - 19.1 miles
- 8371 Rovana Cir. - 20.1 miles

UPS

- 1380 Shore Street - 11.5 miles
- 3745 Whitehead St. - 22.6 miles

113

WOODLAND



RIO LINDA



1380 Shore Street
(UPS Hub)

CARMICHAEL

SACRAMENTO

RANCHO CORDOVA

113



8200 Elder Creek
(Ground Hub)



3745 Whitehead St.
(UPS Air Hub)

DAVIS

WEST SACRAMENTO



4075 Channel Dr.
(Freight Hub)



8371 Rovana Cir.
(Home Delivery Hub)



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7070 BADIEE DRIVE | SACRAMENTO, CA



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