

FOR SUBLEASE

7461 METRO AIR PARKWAY

SACRAMENTO, CA 95837

*±164,631 SF Class A Distribution Available
Great location for distribution in greater
Sacramento Area, Bay Area, Nor-Cal and
surrounding states.*

Divisible to ±104,000 SF and ±60,000 SF



Below Market Lease Rate: \$0.59/SF Base Rent | \$0.31/SF NNN

JIM DENNIS
916.765.0353
jim.dennis@kidder.com
LIC N° 01017477

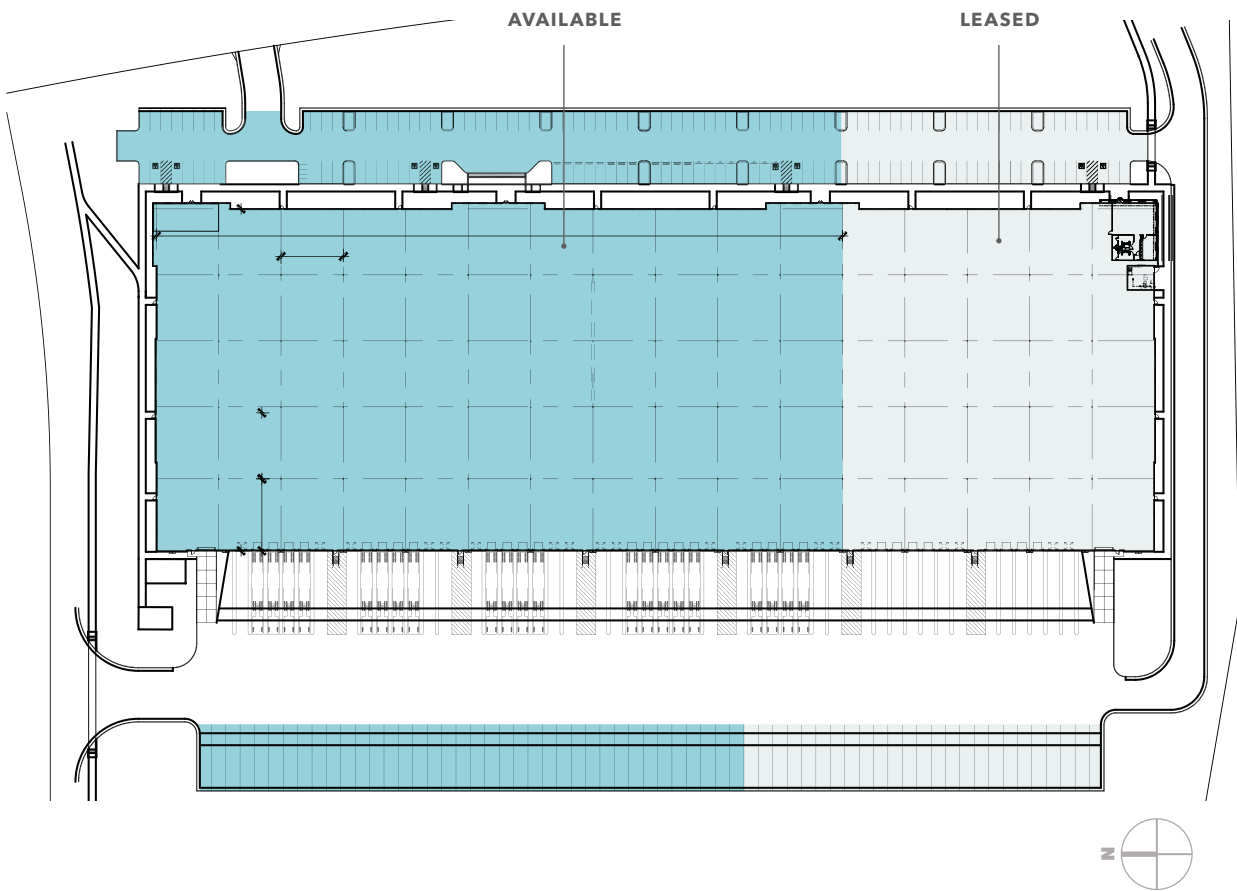
BILL NIETHAMMER
916.751.3639
bill.niethammer@kidder.com
LIC N° 00925770

JACK NIETHAMMER
916.607.6101
jack.niethammer@kidder.com
LIC N° 02205255

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FLOOR PLAN - CURRENT SPACE



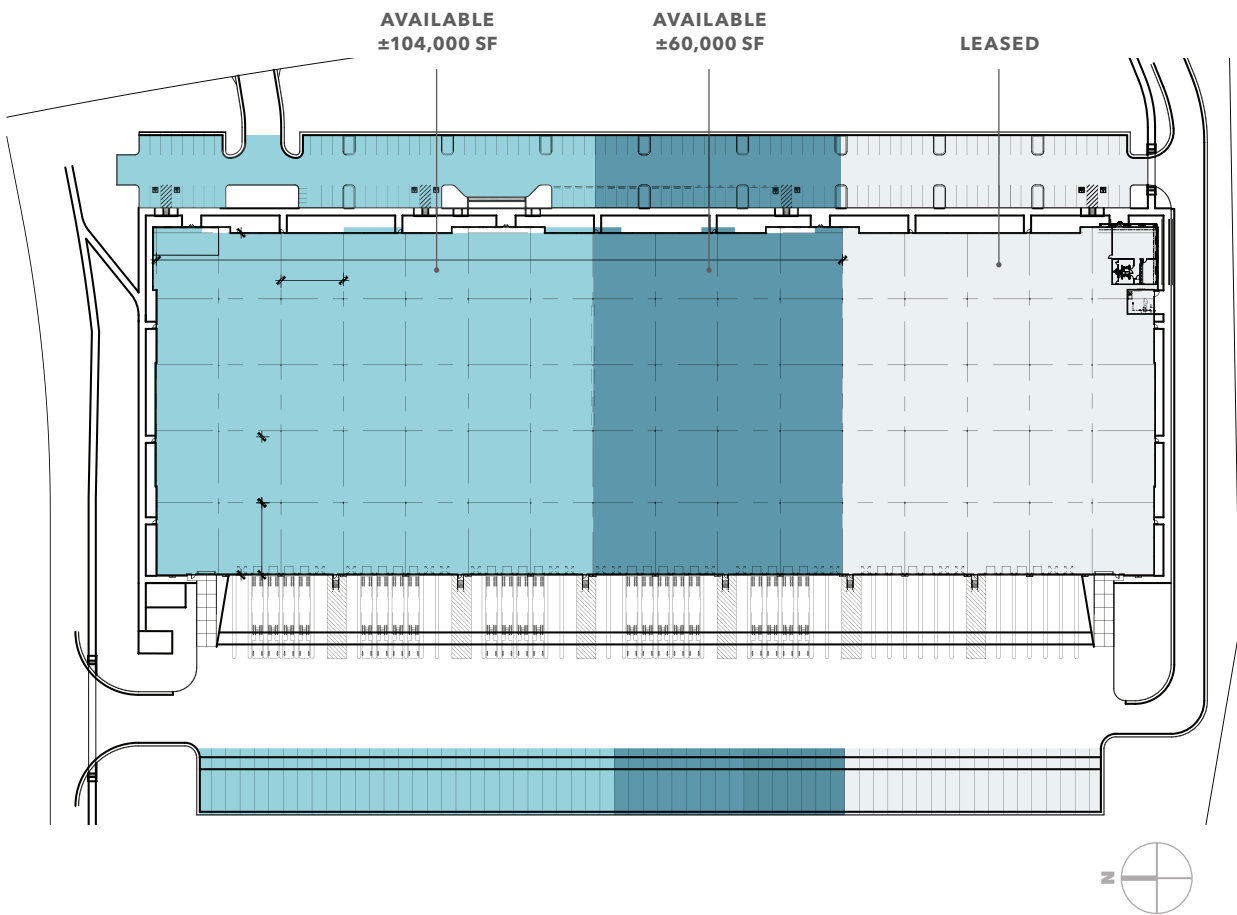
\$0.59 SF
BASE RENT

\$0.31 SF
NNN

PROPERTY SPECIFICATIONS

AVAILABLE SF	±164,631 SF
DIVISIBLE TO	±104,000 SF and ±60,000 SF
DIMENSIONS	285' X 263'
OFFICE	±2,000 SF
COLUMN SPACING	55' X 52'
SPEED BAY SPACING	60' X 52'
CONFIGURATION	Rear load
CLEAR HEIGHT	36'
DOCK DOORS	24 (Expandable by 14)
DRIVE-IN DOORS	1
CAR PARKING	±91 Stalls
TRAILER PARKING	±45 Stalls
TRUCK COURT	185' With trailer parking
FIRE PROTECTION	ESFR
LIGHTING	LED with sensors
ROOF EXHAUST FANS	3
API RECEIVERS	24
MASTER LEASE EXPIRATION	July 31, 2028

FLOOR PLAN - POSSIBLE SPACE OPTIONS



\$0.59 SF
BASE RENT

\$0.31 SF
NNN

SPACE SPECIFICATIONS

AVAILABLE SF	±104,00 SF
DIMENSIONS	285' X 364'
OFFICE	±2,000 SF
DOCK DOORS	12 (Expandable by 8)
DRIVE-IN DOORS	1
CAR PARKING	±51 Stalls
TRAILER PARKING	±28 Stalls
TRUCK COURT	185' With trailer parking
ROOF EXHAUST FANS	2
API RECEIVERS	16

AVAILABLE SF	±60,00 SF
DIMENSIONS	285' X 208'
OFFICE	TBD
DOCK DOORS	9 (Expandable by 6)
DRIVE-IN DOORS	0
CAR PARKING	±40 Stalls
TRAILER PARKING	±17 Stalls
TRUCK COURT	185' With trailer parking
ROOF EXHAUST FANS	1
API RECEIVERS	8

7461 METRO AIR PARKWAY



±239,000 SF
BUILDING
±164,631 SF
AVAILABLE



±18 MM SF
MASTER
PLANNED
BUSINESS PARK



ACCESS TO I-5 /
I-80 AND STATE
HIGHWAYS 99
AND 50



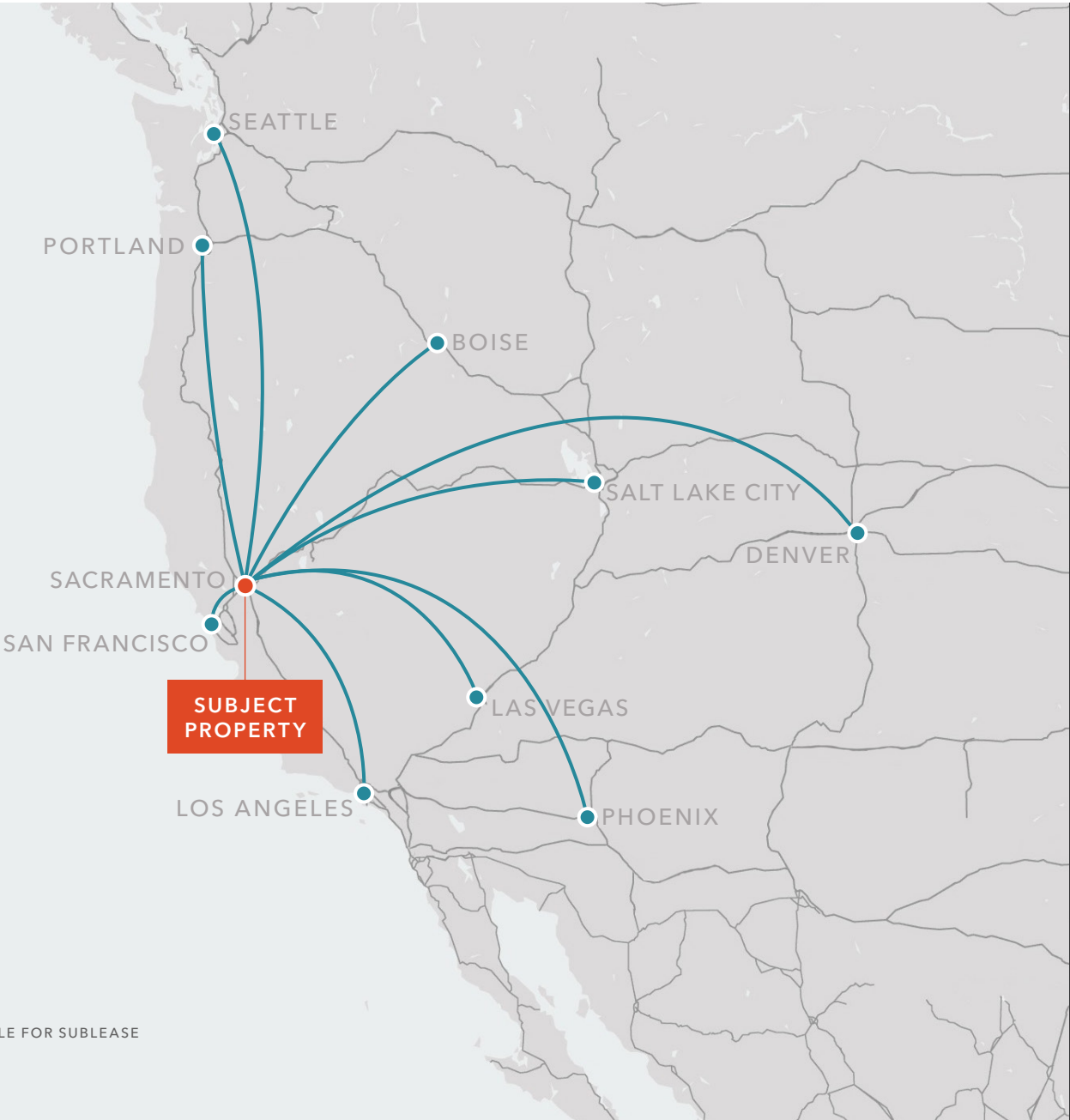
STRONG
WORKFORCE
DEMOGRAPHICS



SURROUNDING TENANTS



DRIVE TIME MAP



LOCAL DISTRIBUTION

FED EX OVERNIGHT HUB	±25-Min
UPS HUB	±26-Min
SACRAMENTO	±27-Min
FED EX GROUND HUB	±37-Min

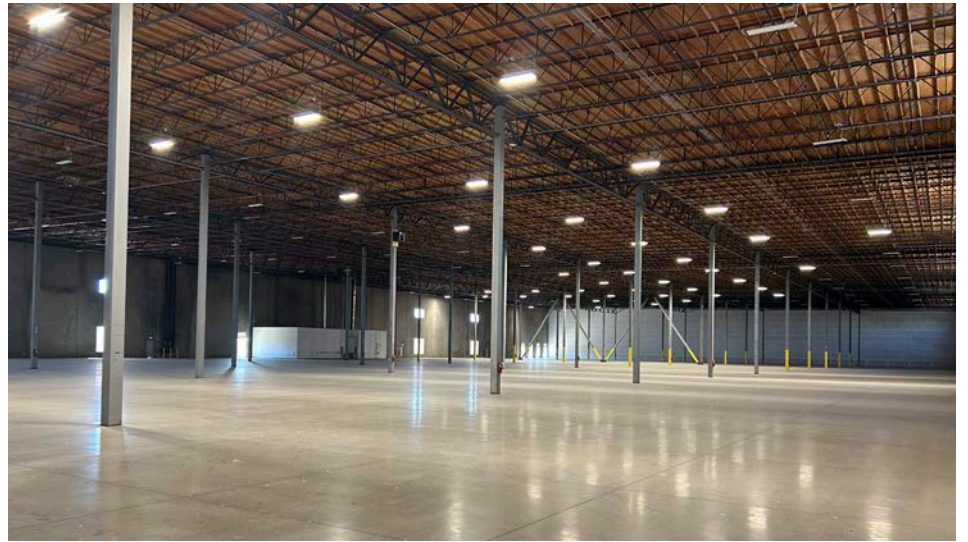
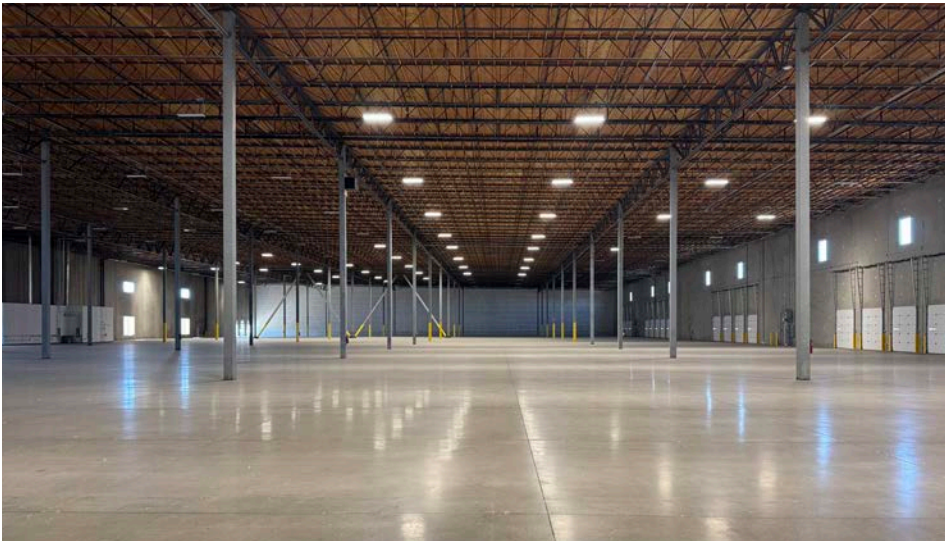
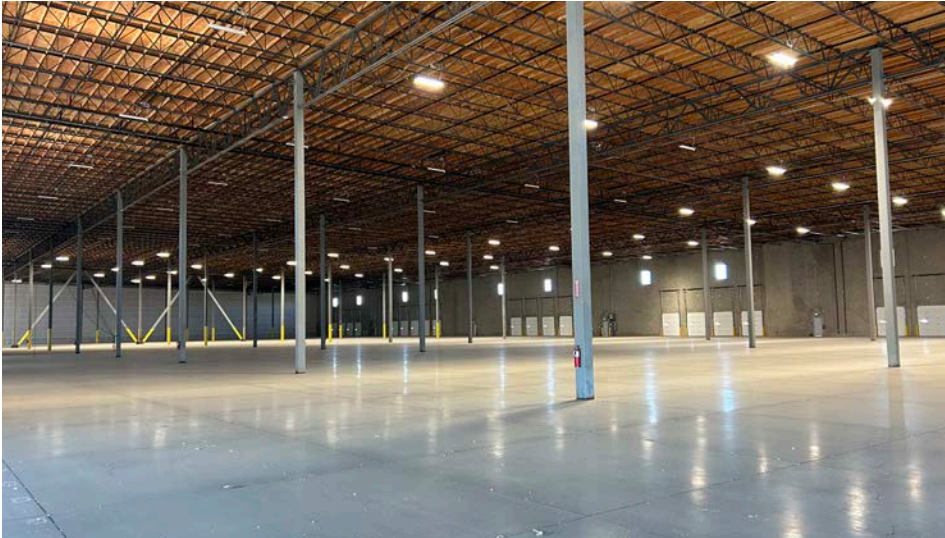
REGIONAL DISTRIBUTION

STOCKTON	±1 Hr, 8-Min
PORT OF OAKLAND	±1 Hr, 33-Min
SAN FRANCISCO	±1 Hr, 51-Min
SFO	±1 Hr, 56-Min
SAN JOSE	±2 Hr, 16-Min
FRESNO	±3 Hr, 3-Min
LOS ANGELES	±6 Hr, 16-Min
RENO	±2 Hr, 22-Min

WESTERN U.S. DISTRIBUTION

DENVER, CO	±17 Hr, 11-Min
PHOENIX, AZ	±12 Hr, 7-Min
SEATTLE, WA	±11 Hr, 20-Min
SALT LAKE CITY, UT	±9 Hr, 27-Min
LAS VEGAS, NV	±8 Hr, 42-Min
PORTLAND, OR	±8 Hr, 39-Min
BOISE, ID	±8 Hr, 31-Min

INTERIOR PHOTOS





Exclusively listed by

JIM DENNIS

Vice President

916.765.0353

jim.dennis@kidder.com

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BILL NIETHAMMER

Senior Vice President

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LIC N° 00925770

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Industrial Specialist

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LIC N° 02205255

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