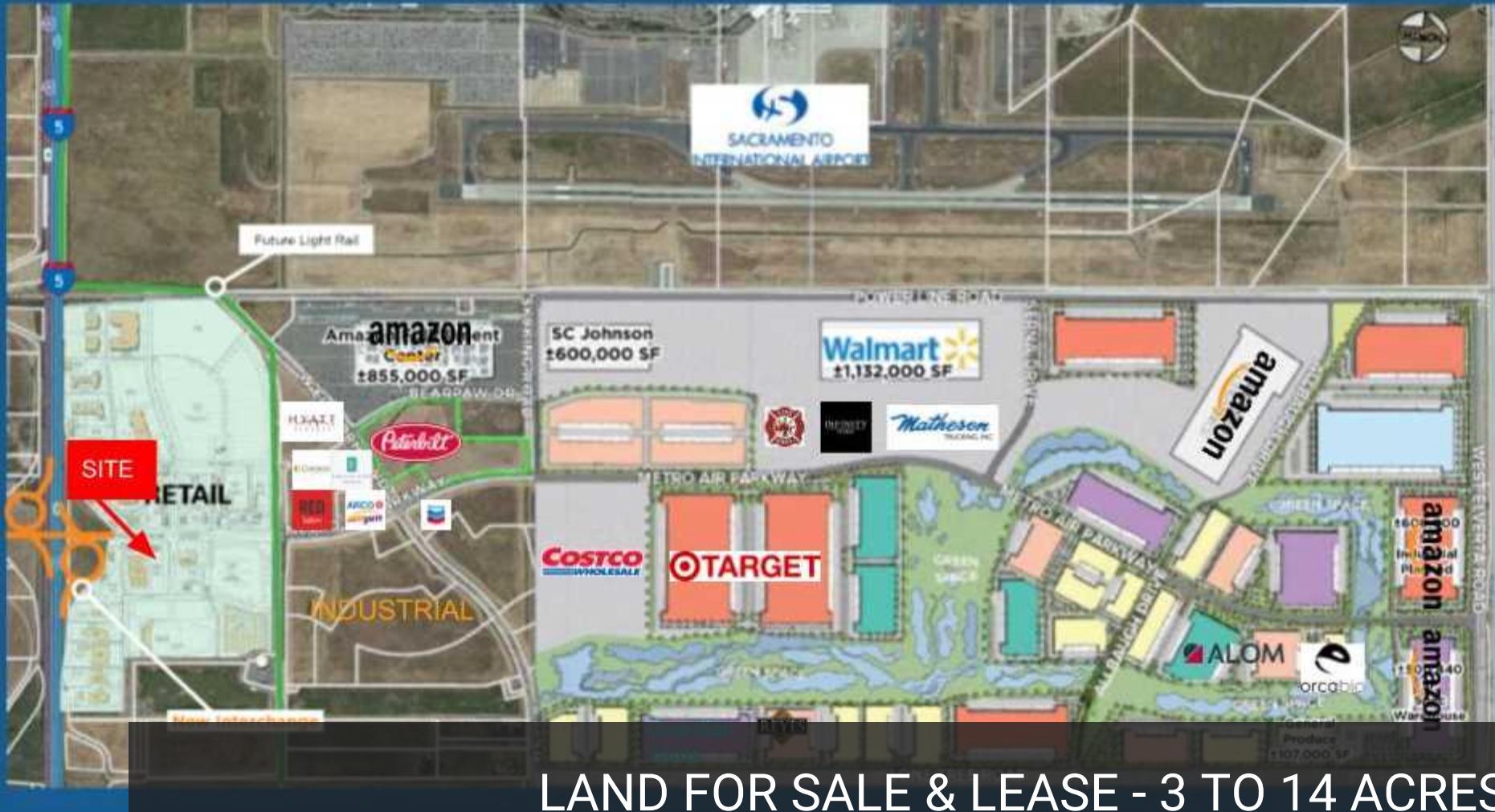


LAND FOR SALE & LEASE

METRO AIR PARK LAND FOR SALE & LEASE

2264 MEISTER WAY

SACRAMENTO, CA 95837



LAND FOR SALE & LEASE - 3 TO 14 ACRES

PRESENTED BY:

CONNIE BRADLEY

Broker | President

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01034413, California

COMMERCIAL NNN LEASE

1501 Secret Ravine Pkwy.

Roseville, California 95661



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Metro Air Park Land for Lease
2264 Meister Way | Sacramento, CA 95837



Property Summary

Lot Size:	3 to 14 Acres
Sale Price:	Call for details
Lease Rate:	Call for details
Zoning:	Special Planning Area (SPA)
APN:	201-1020-153

Property Overview

Presenting a rare opportunity to acquire up to ± 14 acres of prime land within Sacramento's premier industrial and commercial hub—Metro Air Park. This highly visible parcel is zoned SPA (Special Planning Area), allowing for a wide range of commercial and industrial uses. Strategically located with access points from Meister Way and future Road "F", the site offers excellent connectivity to major regional transportation corridors, including Interstate 5, Highway 99, and Sacramento International Airport. The Meister Way Improvement Project from Bear Paw Drive to Lone Tree Road is tentatively scheduled to begin as soon as September 2025. The property may be offered as a full ± 14 -acre site or potentially subdivided into parcels ranging from ± 3 to ± 14 acres, providing flexibility to accommodate single or multiple users.

Location Overview

Metro Air Park is Sacramento's premier master-planned business park, strategically located spanning over 1,800 acres, the park is home to a growing number of global and national brands, including Amazon, Costco, and UPS, making it one of the most sought-after logistics and commercial hubs in Northern California.

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PROPOSED SITE PLAN

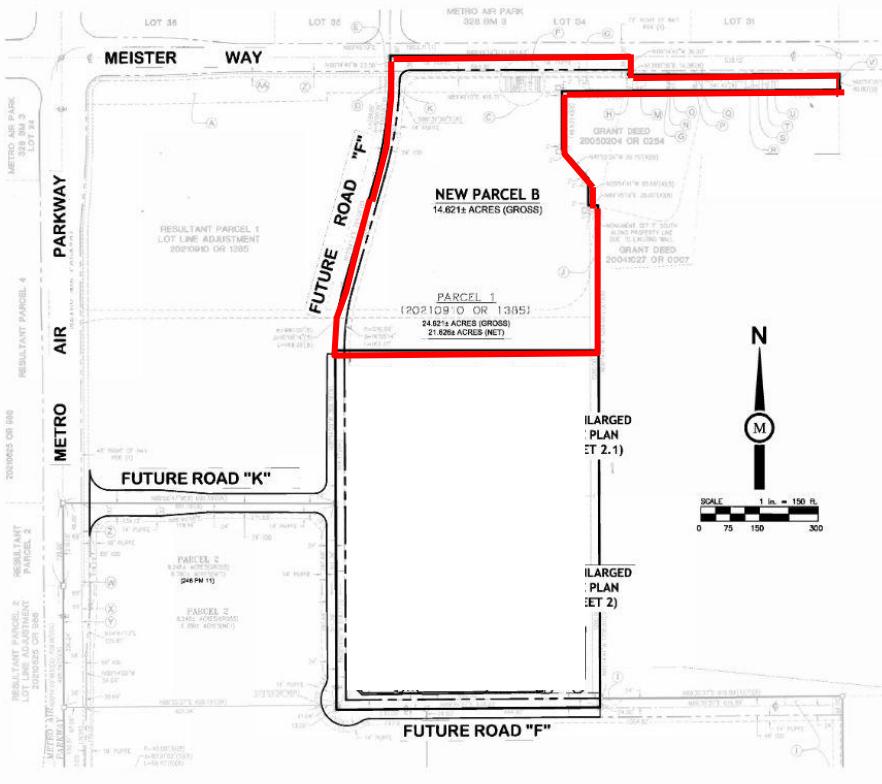
Metro Air Park Land for Sale & Lease

2264 Meister Way | Sacramento, CA 95837

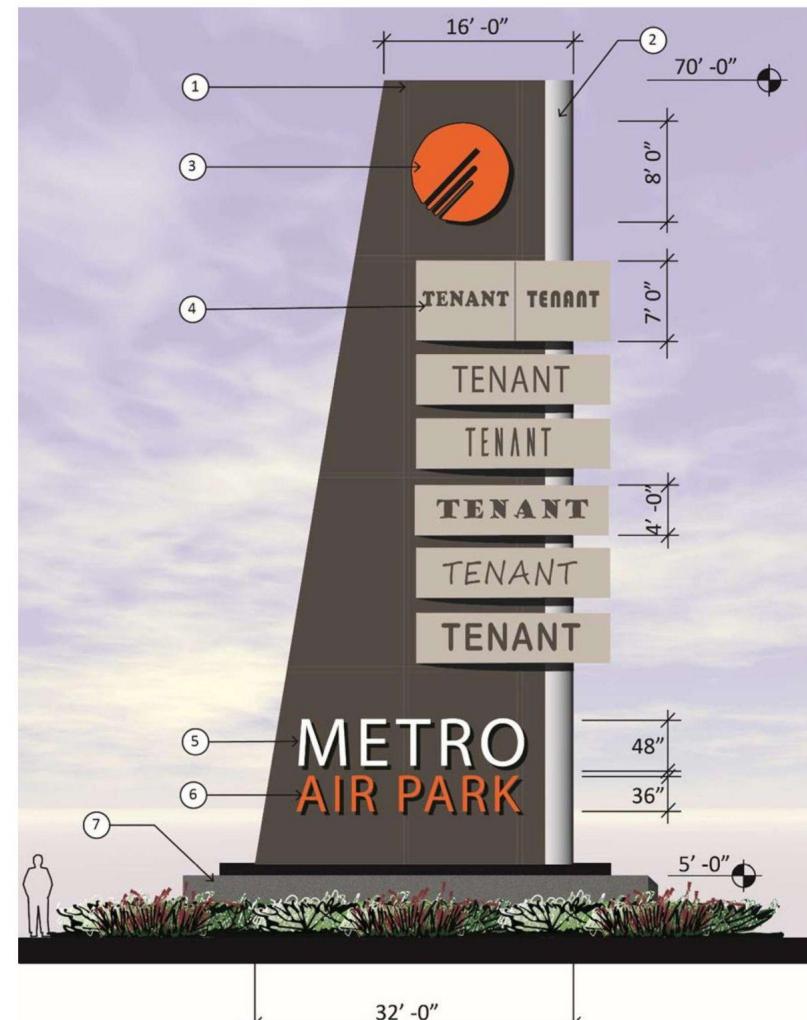
Metro Air Park Travel Center

2264 MEISTER WAY, SACRAMENTO, CA 95835
SACRAMENTO COUNTY

APN 201-1020-153-0000
Parcel 1 (248 PM 11)



METRO AIR PARK LANDSCAPE & DESIGN GUIDELINES & MASTER SIGN PROGRAM EXHIBIT 100 - 116



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CIRCULATION & ZONING MAPS

Metro Air Park Land for Sale & Lease

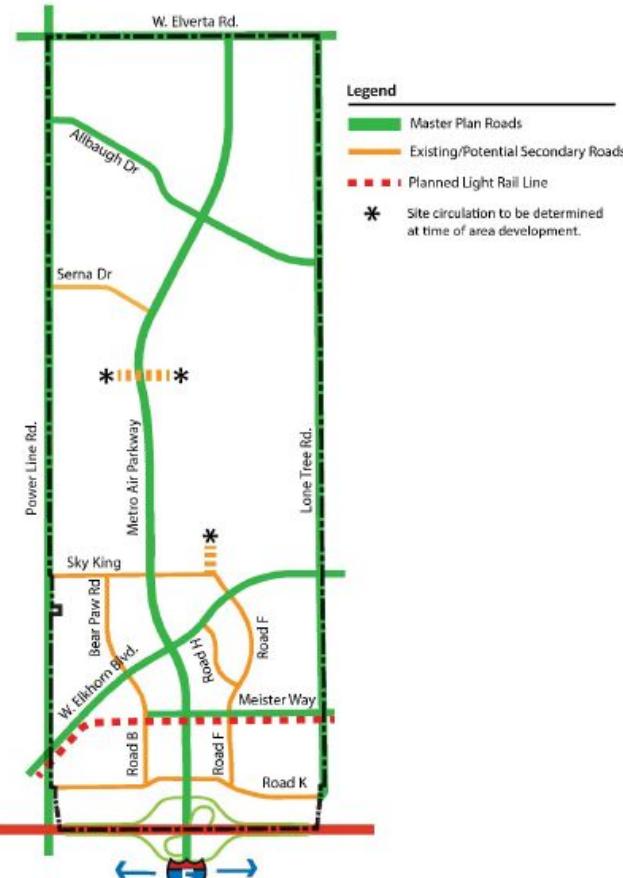
2264 Meister Way | Sacramento, CA 95837

Zoning Code of Sacramento County

Title V: Special Planning Areas and Neighborhood Preservation

Chap

Exhibit 100-115 (Amended 9-23-22) METRO AIR PARK CIRCULATION PLAN



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Zoning Code of Sacramento County

Title V: Special Planning Areas and Neighborhood Preservation Areas

Chapter 5 Article 3



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METRO AIR PARK OVERVIEW

Metro Air Park Land for Sale & Lease

2264 Meister Way | Sacramento, CA 95837

Metro Air Park is a Master Planned Business Park with over 1,800 acres that are fully entitled and is the region's premier logistics site and a focal point of industrial development. Metro Air Park has seen unprecedented growth. Major corporate occupiers such as Amazon, SC Johnson, Target, UPS, General Produce, Orca Bio, McDonald Wholesale and Golden Brands all have a significant presence in the park.

This thoughtfully planned development will feature a diverse mix of uses, including hotel accommodations, storage facilities, office space, and a wide array of commercial services. Anchored by major national retailers and supported by junior anchors and popular quick-service restaurants (QSRs), the project also includes shop space options tailored to serve the daily needs of the surrounding community.

Ideally located near $\pm 3,000$ new homes currently under construction—with thousands more in planning—the site offers unmatched visibility, accessibility, and long-term growth potential.

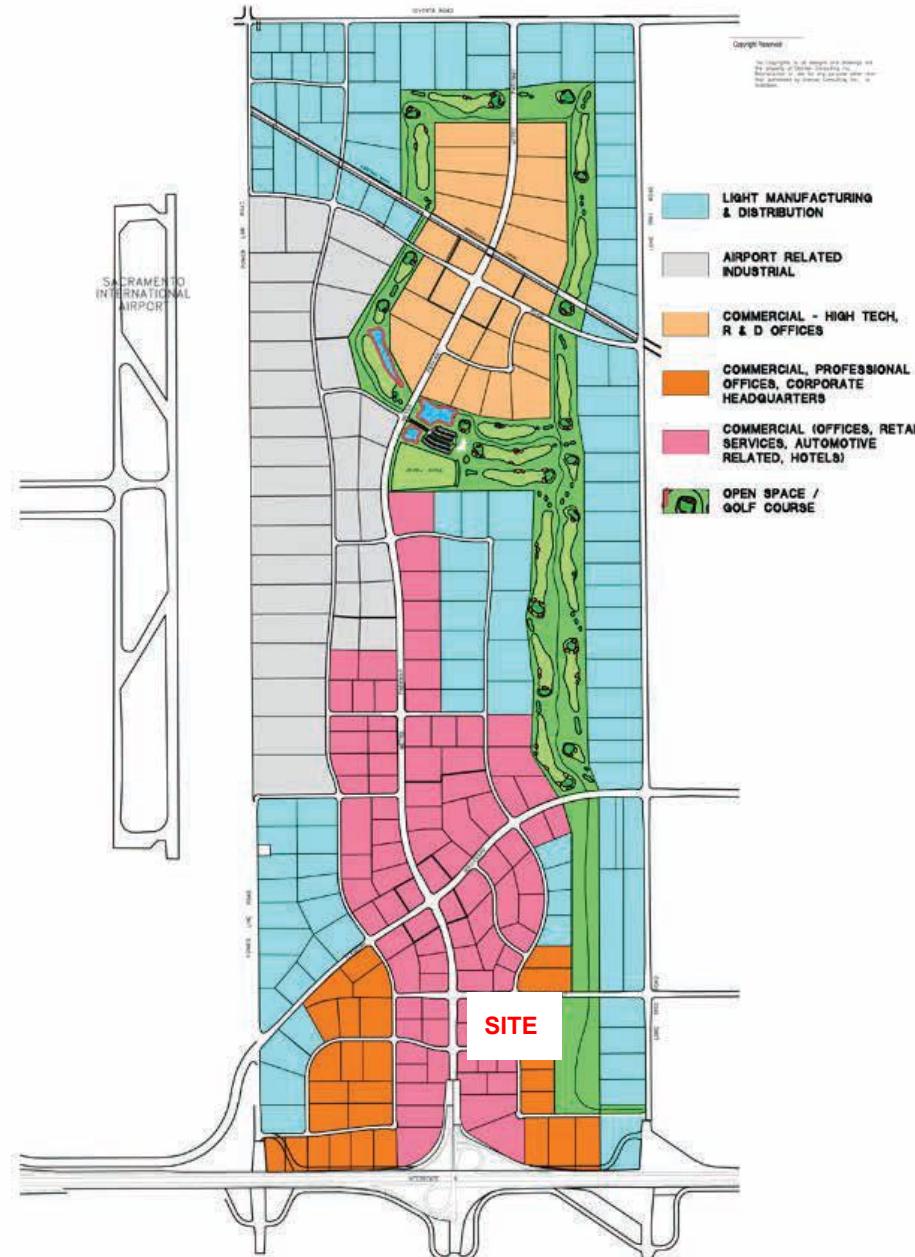
INFRASTRUCTURE SUMMARY

- Metro Air Park is in the #5 Water Zone and purchases water from the City of Sacramento.
- Sewer is 18" Main, 8" Distribution from Sacramento Area Sewer District
- 12" Water Main from Sacramento County Water Agency
- 12 kV Electrical Line from Sacramento Municipal Utility District

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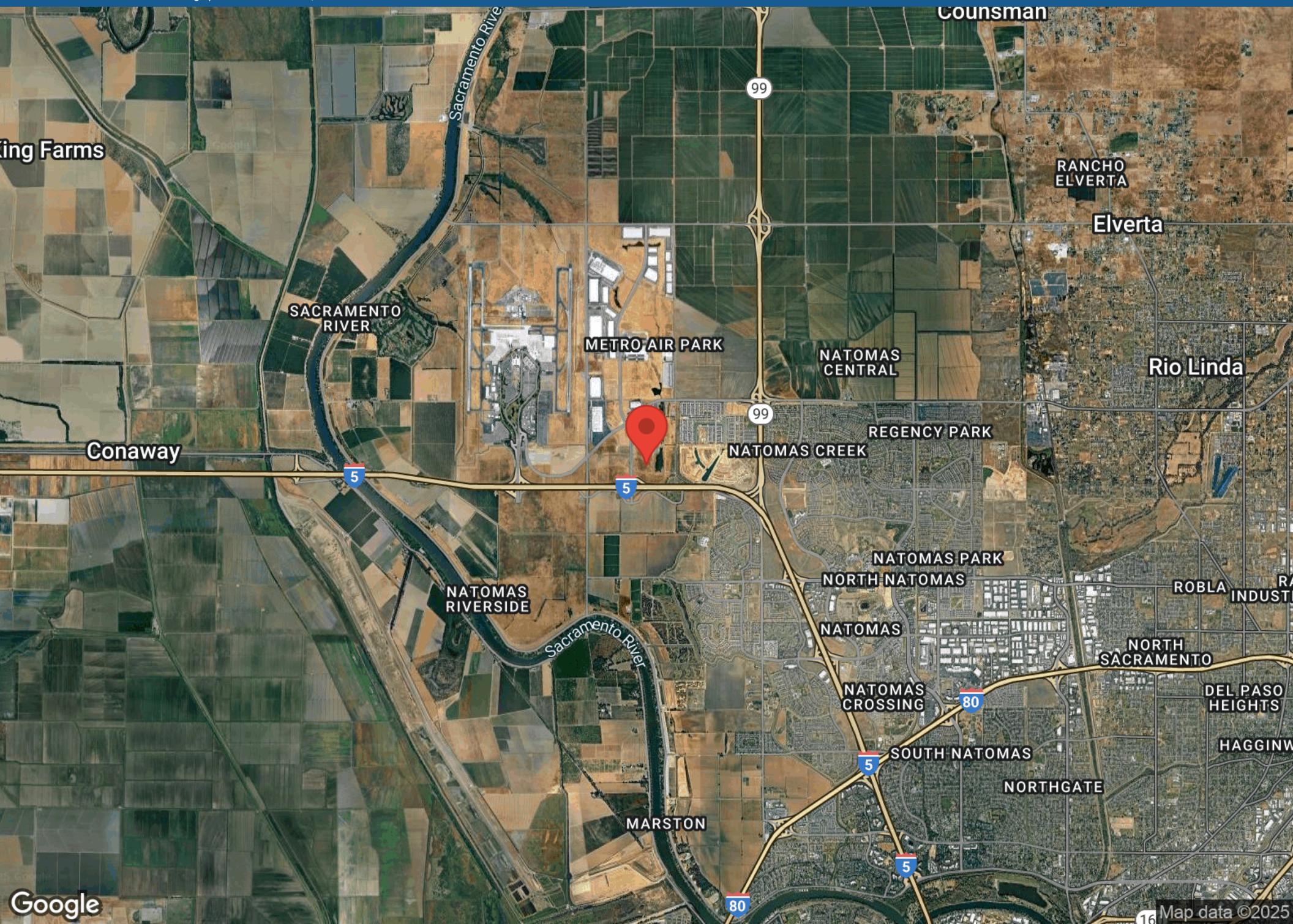
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REGIONAL MAP

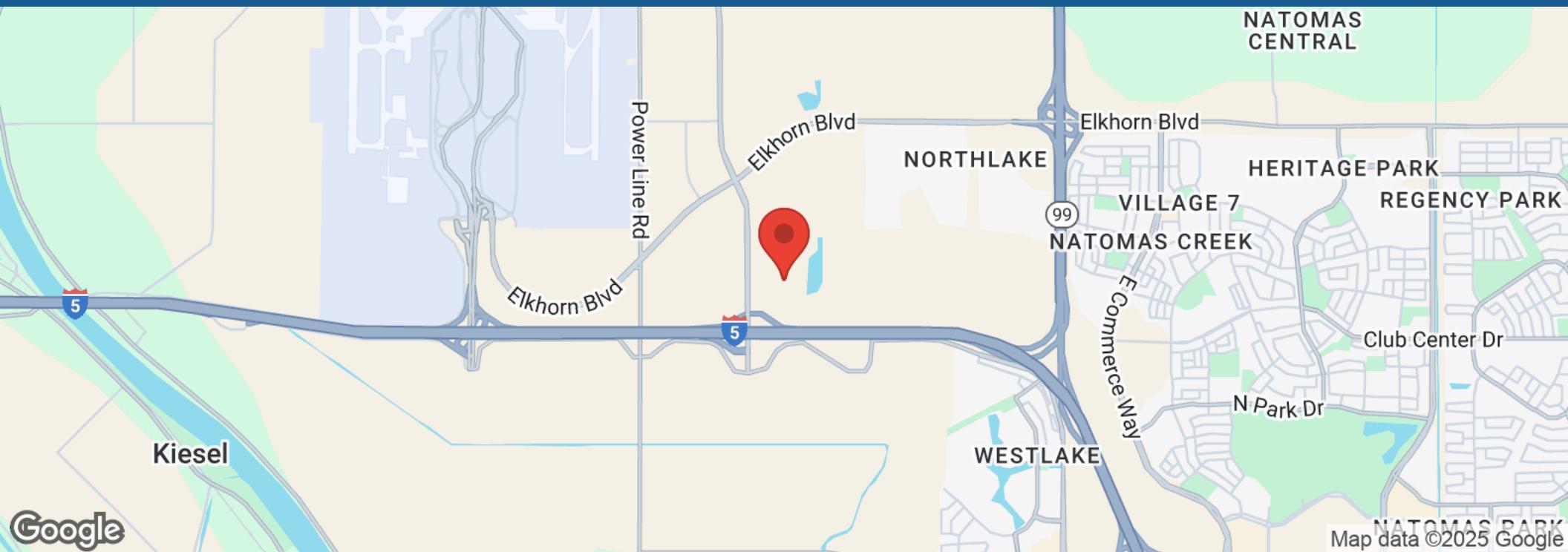
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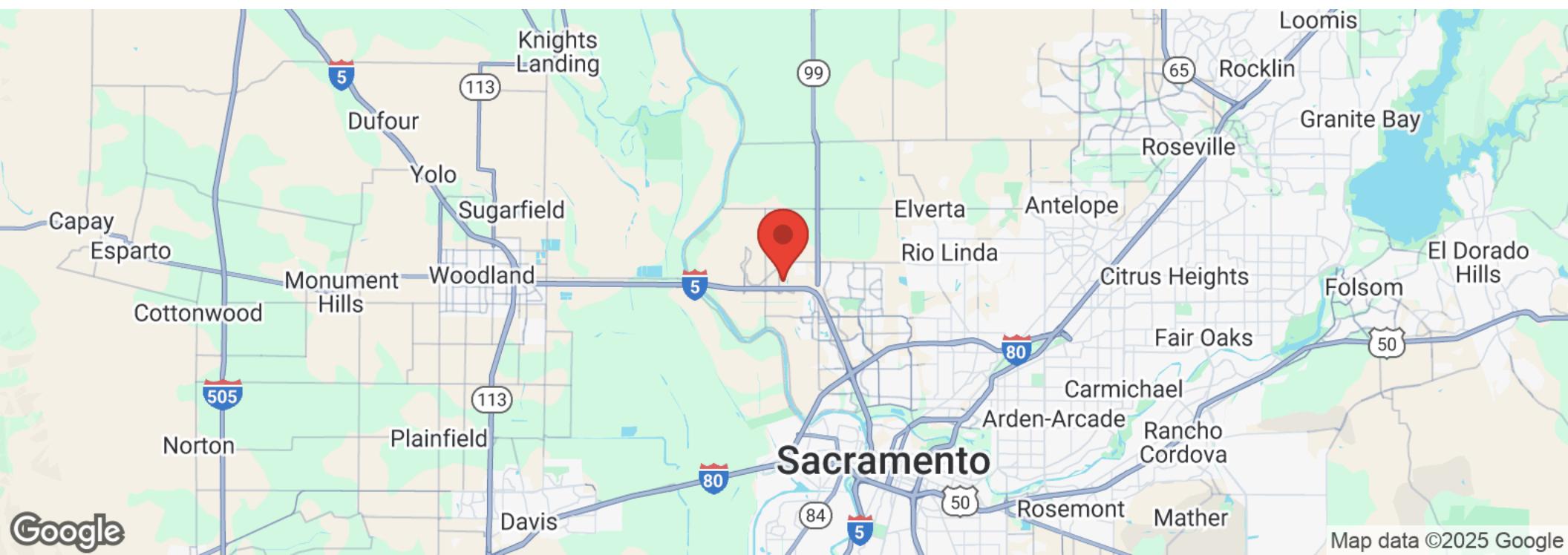
LOCATION MAPS

Metro Air Park Land for Sale & Lease

2264 Meister Way | Sacramento, CA 95837



Map data ©2025 Google



Map data ©2025 Google

BUSINESS MAP

Metro Air Park Land for Sale & Lease

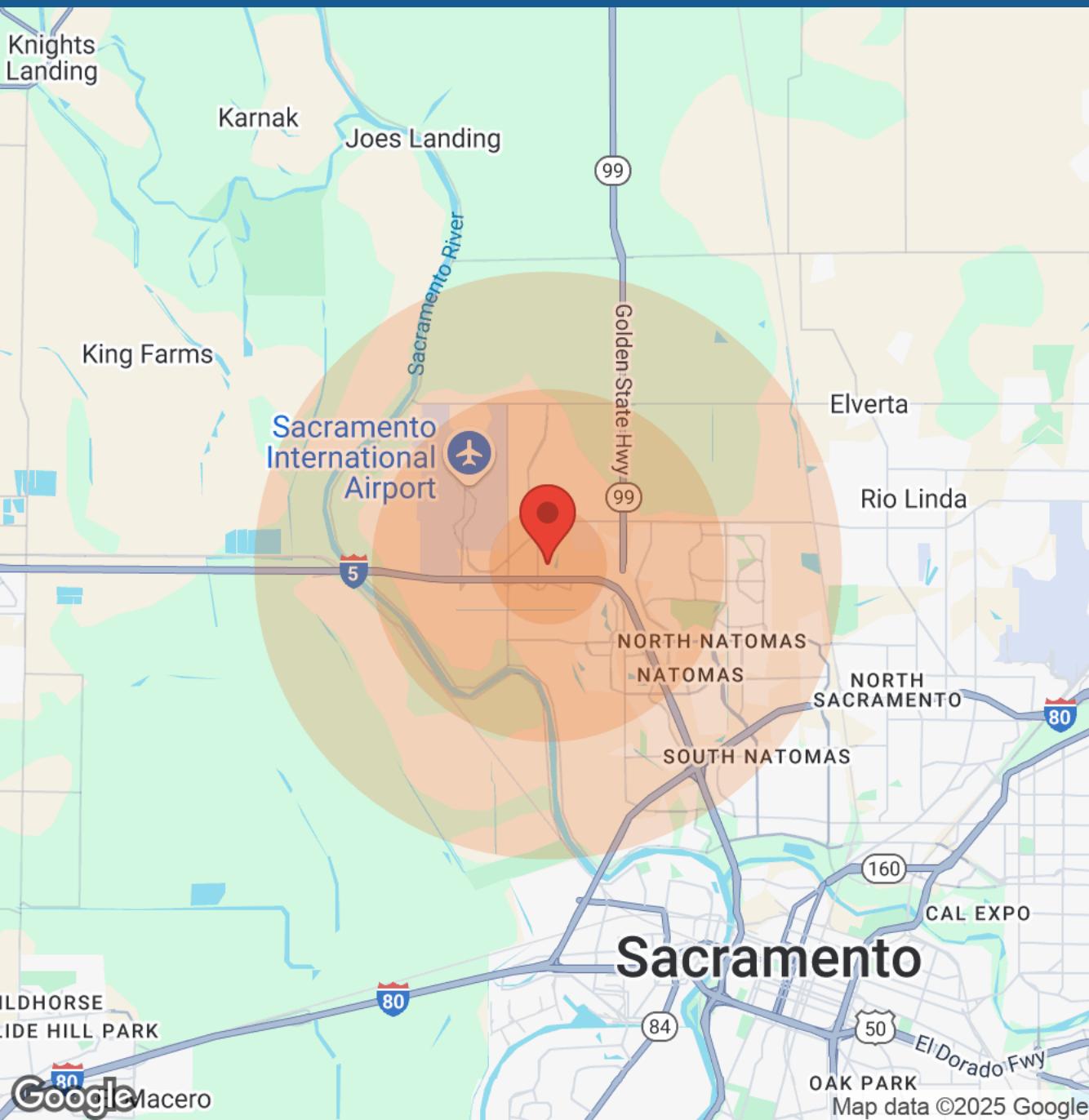
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DEMOCRAPHICS

Metro Air Park Land for Sale & Lease

2264 Meister Way | Sacramento, CA 95837



Population	1 Mile	3 Miles	5 Miles
Male	N/A	18,278	42,819
Female	N/A	18,627	44,157
Total Population	N/A	36,905	86,976

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	8,336	20,417
Ages 15-24	N/A	4,187	10,858
Ages 25-54	N/A	15,596	33,981
Ages 55-64	N/A	4,088	9,303
Ages 65+	N/A	4,698	12,417

Race	1 Mile	3 Miles	5 Miles
White	N/A	16,826	39,881
Black	N/A	4,524	11,196
Am In/AK Nat	N/A	36	158
Hawaiian	N/A	95	248
Hispanic	N/A	5,681	18,831
Multi-Racial	N/A	10,284	32,000

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$87,656	\$75,048
< \$15,000	N/A	658	2,068
\$15,000-\$24,999	N/A	800	1,925
\$25,000-\$34,999	N/A	876	2,436
\$35,000-\$49,999	N/A	1,519	3,850
\$50,000-\$74,999	N/A	2,784	6,677
\$75,000-\$99,999	N/A	2,315	4,955
\$100,000-\$149,999	N/A	2,922	6,003
\$150,000-\$199,999	N/A	1,516	2,775
> \$200,000	N/A	610	1,408

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	13,286	31,176
Occupied	N/A	12,323	29,060
Owner Occupied	N/A	7,163	15,905
Renter Occupied	N/A	5,160	13,155
Vacant	N/A	963	2,116

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DISCLAIMER

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