

THE NEW DESTINATION FOR INDUSTRIAL COMMERCE



NORTHPOINT
AT METRO AIR PARK

BUILDING 8 ±117,743 SF AVAILABLE
4905 SERNA DRIVE | SACRAMENTO, CA 95837



±18 MM SF
Master Planned
Business Park



±4 MM SF Planned
NorthPoint™ Project



BTS Options



±235,890 SF Building | ±117,743 SF Available

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NorthPoint™
DEVELOPMENT

CBRE

SITE OVERVIEW



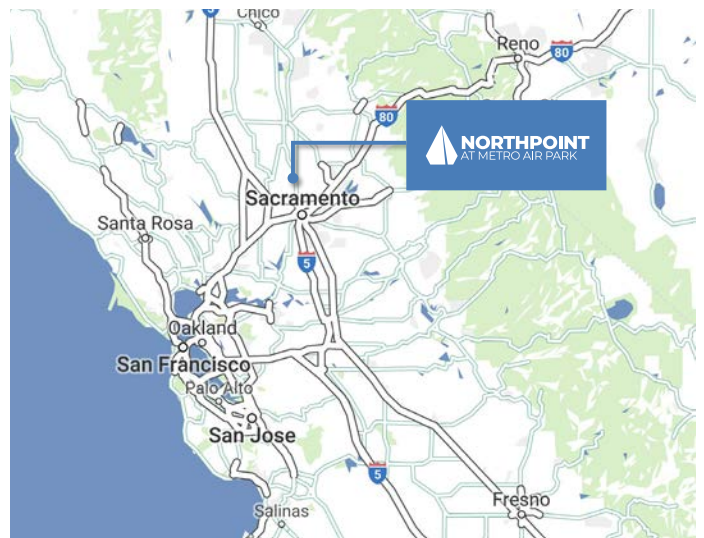
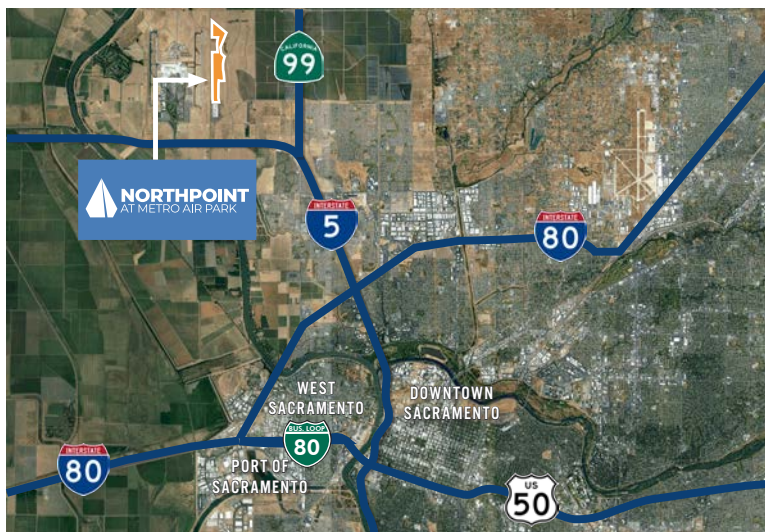
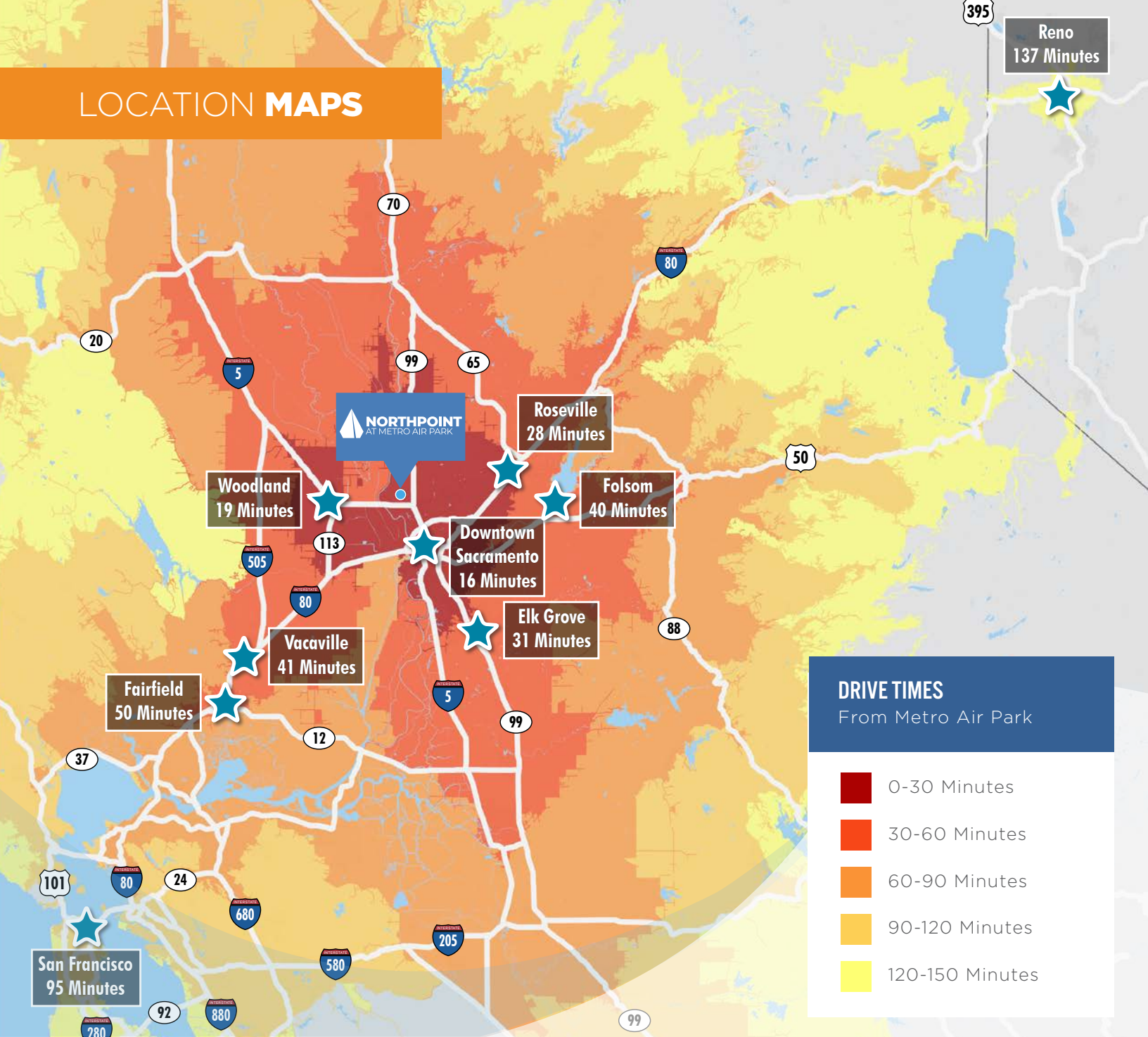
Sacramento's Metro Air Park is the region's next frontier and focal point of industrial development for the foreseeable future. After years of planning and infrastructure investment, Metro Air Park is now poised to take flight. NorthPoint Development's investment in Metro Air Park is designed to offer 4.2 MSF of class A industrial space. Since breaking ground in 2018, over 8 MSF is delivered and occupied today. Leaving opportunities for flex warehouse design to fit tenant requirements.

With the new I-5 interchange, excellent geographic location, and NorthPoint Development's industry leading capabilities, Metro Air Park is set to become The Destination for industrial and logistics facilities within the Sacramento region and Northern California. Delivering above market construction, NorthPoint Development has designed their buildings for the future.

PROJECT HIGHLIGHTS

- Ideally located to target distribution within Greater Sacramento, Bay Area, and Nor-Cal to Oregon border
- Immediate access to I-5/I-80 and State Highways 99 and 50
- Directly adjacent to Sacramento International Airport, with freight service by FedEx, USPS and Amazon
- Land availability to accommodate e-commerce parking requirements
- Highly experienced landlord and developer
- State-of-the-Art, Class A Building
- Flexibility for multiple occupants
- Above market standard building finishes with LED motion detector fixtures, and 45,000 lb mechanical dock door packages
- Strong workforce demographics
- High standard of living for industrial workforce

LOCATION MAPS



LABOR ASSESSMENT

Metro Air Park in the Sacramento, CA labor market has a **warehouse worker labor pool of over 42,600**. The region's sizable warehouse worker labor pool and low working age participation, **help support the market's capacity to sustain an additional 1,800 warehouse jobs**.

WAREHOUSE WORKER LABOR POOL¹ DENSITY (PEOPLE PER SQUARE MILE), 2021



LARGE
WAREHOUSE WORKER
LABOR POOL



LOW
WORKING AGE
PARTICIPATION RATE



LARGE
GROUP OF PART-TIME
COLLEGE STUDENTS FOR
SEASONAL EMPLOYMENT

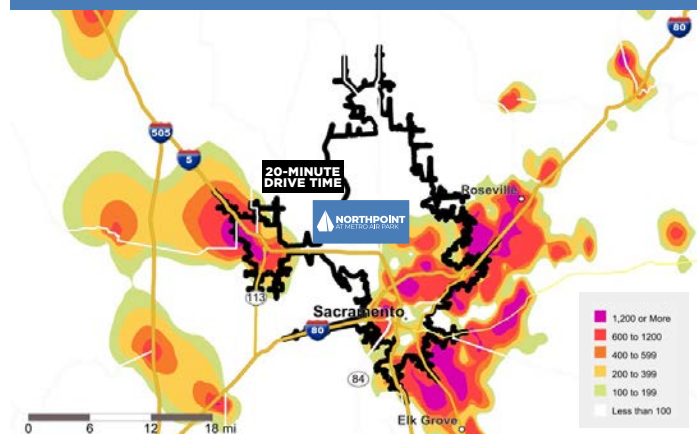


\$19.18
PER HOUR STARTING WAGE:
FORKLIFT OPERATOR



\$17.02
PER HOUR STARTING WAGE:
FULFILLMENT SPECIALIST

WAREHOUSE WORKER LABOR POOL¹ DENSITY (PEOPLE PER SQUARE MILE), 2021



2021 Selected Labor Market Statistics **20-MINUTE DRIVE TIME**

		Metro Air Park	US Average
Population Total		436,276	--
Warehouse Worker Labor Pool ¹	TOTAL	42,601	--
	Concentration vs US = 1.0	1.0	1.0
Working Age Participation Rate		73%	80%
August 2021 Unemployment	Rate	7.0%	5.2%
	TOTAL	15,008	8,904,152
Blue Collar Total Underemployed		11,932	9,591,377
Area Affluence Median Household Income	TOTAL	\$67,544	\$65,694
	Less than \$35K	27.3%	26.9%
Part-Time College Student Enrollment		83,590	--
Warehouse Union Elections, 2016 to 2020	Number of Elections	1	--
	%Wins	0%	--

Better Conditions

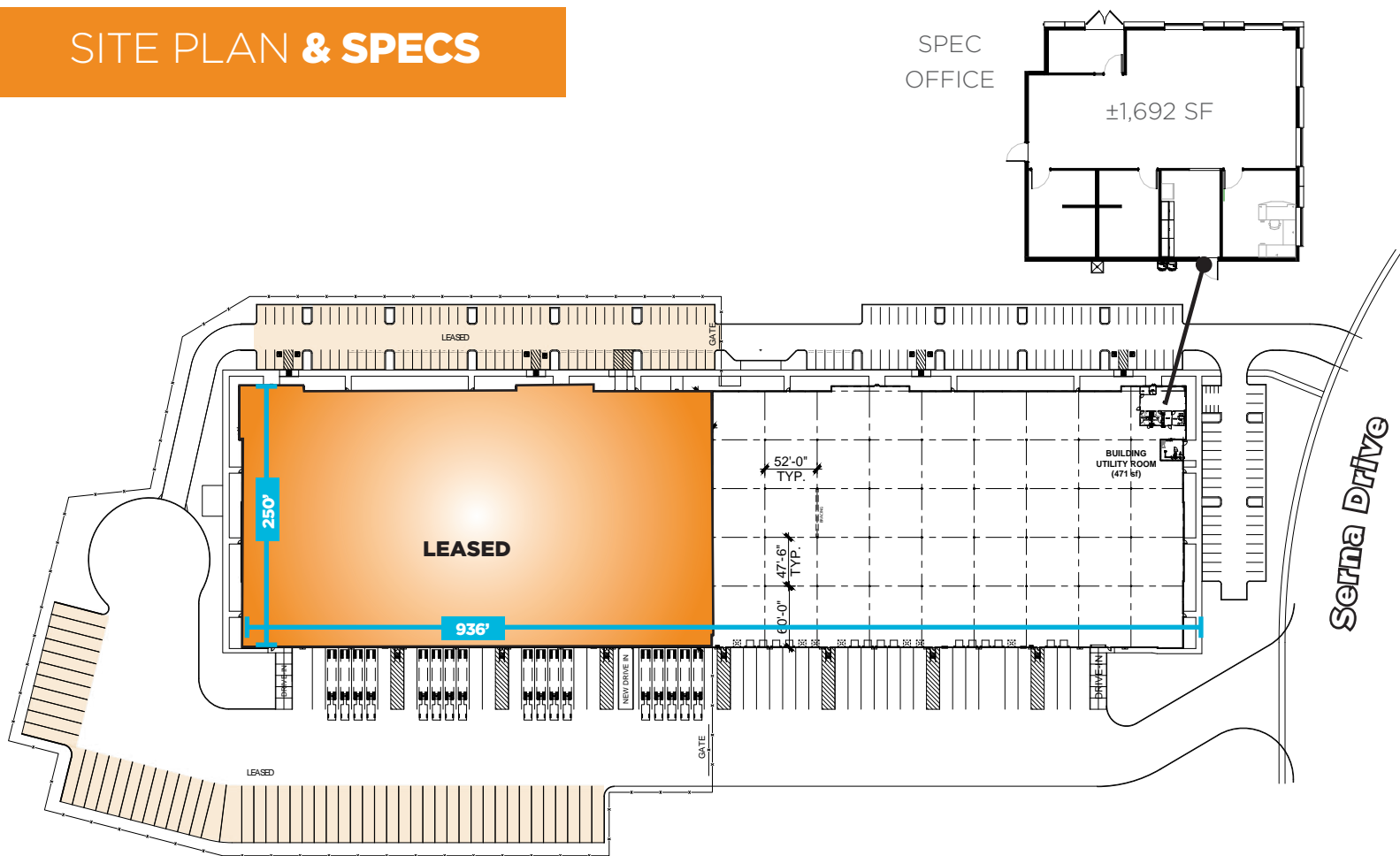
Moderate Conditions

¹ Warehouse Worker Labor Pool Definition: Individuals represent the civilian population (ages 16+) with demographic characteristics best aligned with a typical hourly warehouse worker profile (i.e., lower/moderate income, blue collar and mix of service sector occupational tendencies, high school educated). Data Sources: Experian, U.S. Census Bureau, Economic Research Institute, NorthPoint methodology, National Labor Relations Board, U.S. Bureau of Labor Statistics

SITE PHOTOS



SITE PLAN & SPECS



BUILDING AREA	±235,890 SF
AVAILABLE	±117,743 SF
BUILDING DIMENSIONS	250' x 936'
SPEC OFFICE AREA	±1,692 SF
COLUMN SPACING	47.5' x 52'
SPEED BAY SPACING	60' x 52'
CONFIGURATION	Rear Load
CLEAR HEIGHT	36'
DOCK DOORS	14 (Expandable to 22)

DRIVE-IN DOORS	1
CAR PARKING	±102 stalls
POWER	800A/480v/277 3Ph
TRUCK COURT	135' with trailer parking
FIRE PROTECTION	ESFR
LIGHTING	LED with sensors
CONSTRUCTION	Concrete-tilt with clerestory windows



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