

# THE NEW DESTINATION FOR INDUSTRIAL COMMERCE



**NORTHPOINT**  
AT METRO AIR PARK

**BUILDING 8 ±52,335-±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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**CBRE**

# SITE OVERVIEW



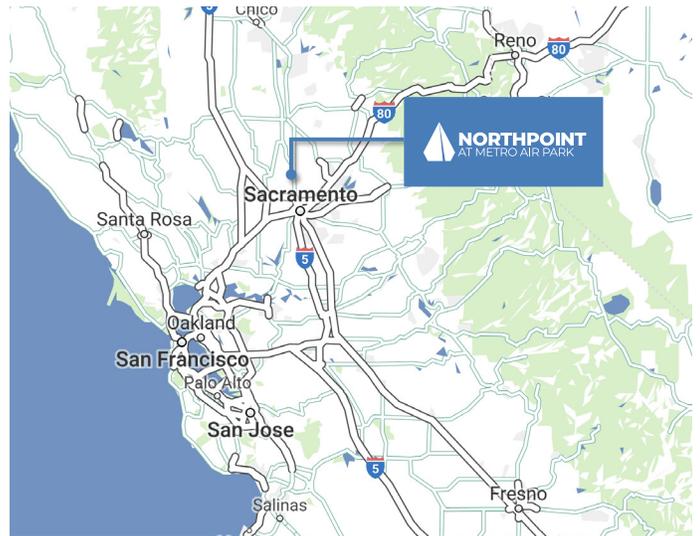
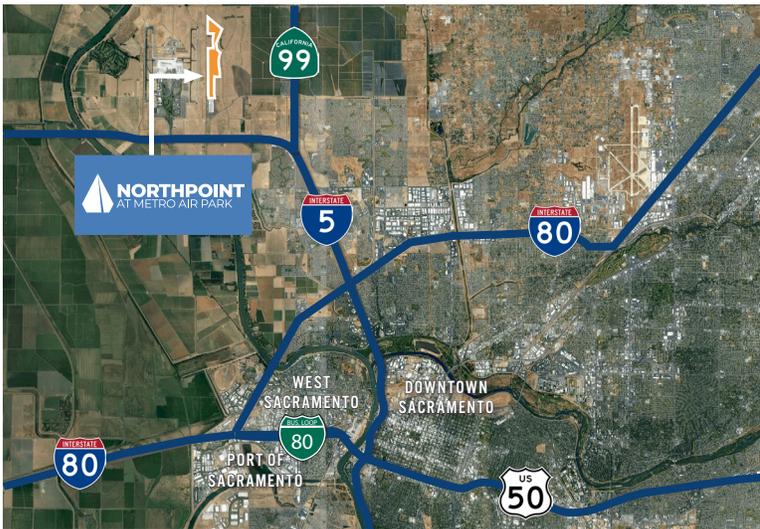
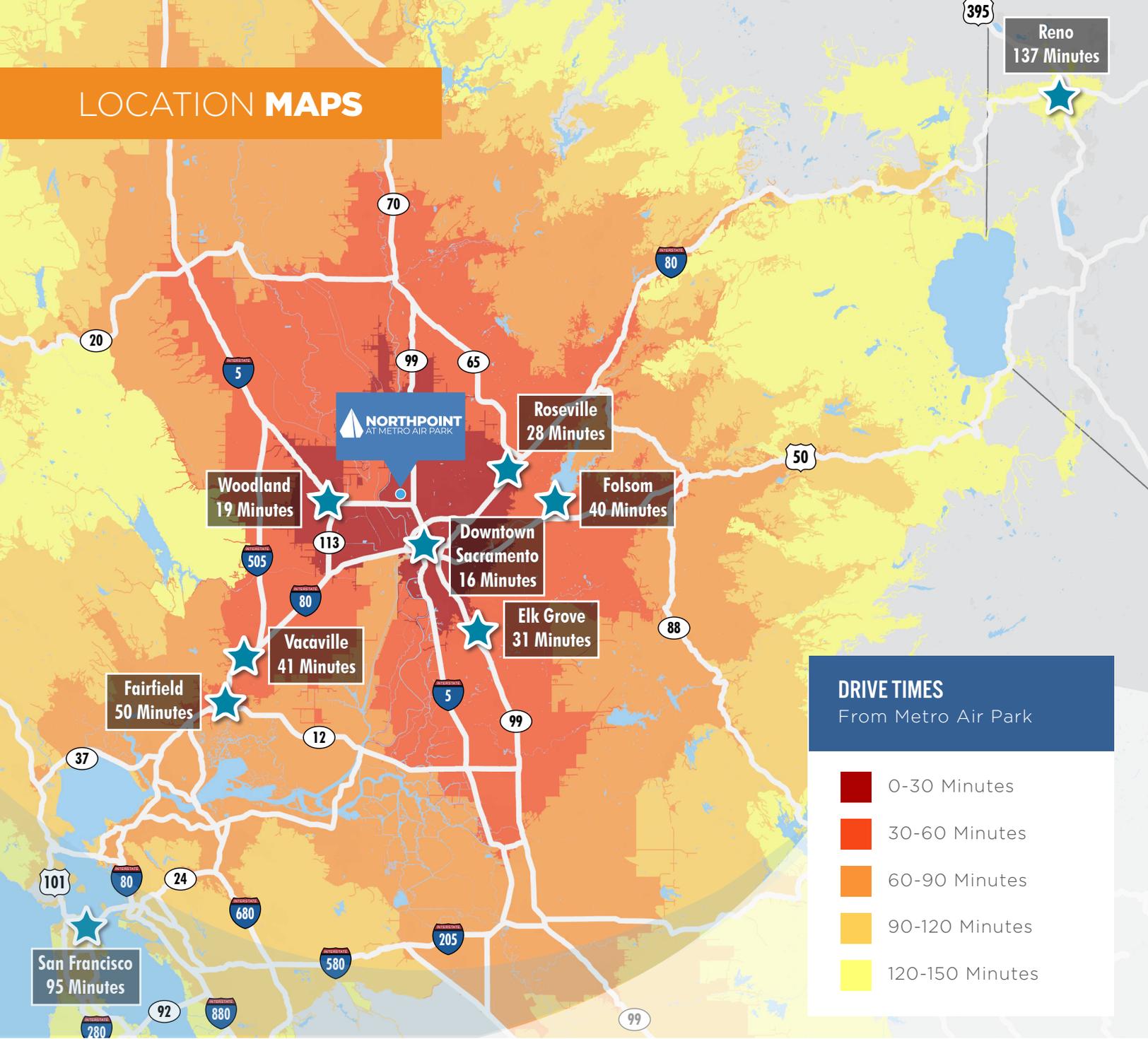
Sacramento's Metro Air Park is the region's next frontier and focal point of industrial development for the foreseeable future. After years of planning and infrastructure investment, Metro Air Park is now poised to take flight. NorthPoint Development's investment in Metro Air Park is designed to offer 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 POOL<sup>1</sup> 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

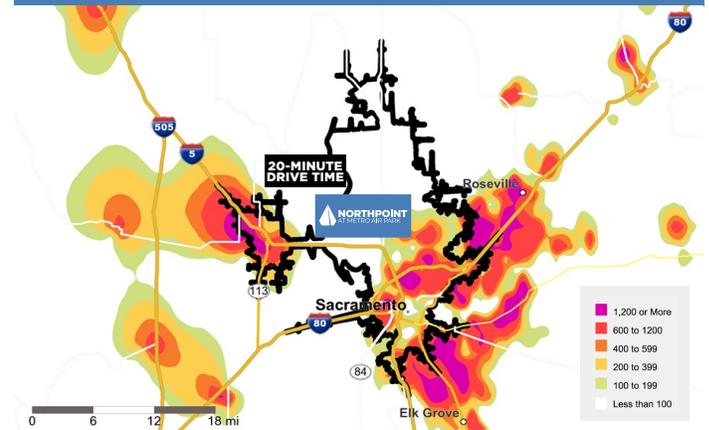


**\$19.18**  
PER HOUR STARTING WAGE:  
**FORKLIFT OPERATOR**



**\$17.02**  
PER HOUR STARTING WAGE:  
**FULFILLMENT SPECIALIST**

## WAREHOUSE WORKER LABOR POOL<sup>1</sup> 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 <sup>1</sup>	TOTAL	42,601
	Concentration vs US = 1.0	1.0
Working Age Participation Rate	73%	80%
August 2021 Unemployment	Rate	7.0%
	TOTAL	15,008
Blue Collar Total Underemployed	11,932	9,591,377
Area Affluence Median Household Income	TOTAL	\$67,544
	Less than \$35K	27.3%
Part-Time College Student Enrollment	83,590	--
Warehouse Union Elections, 2016 to 2020	Number of Elections	1
	%Wins	0%

■ Better Conditions

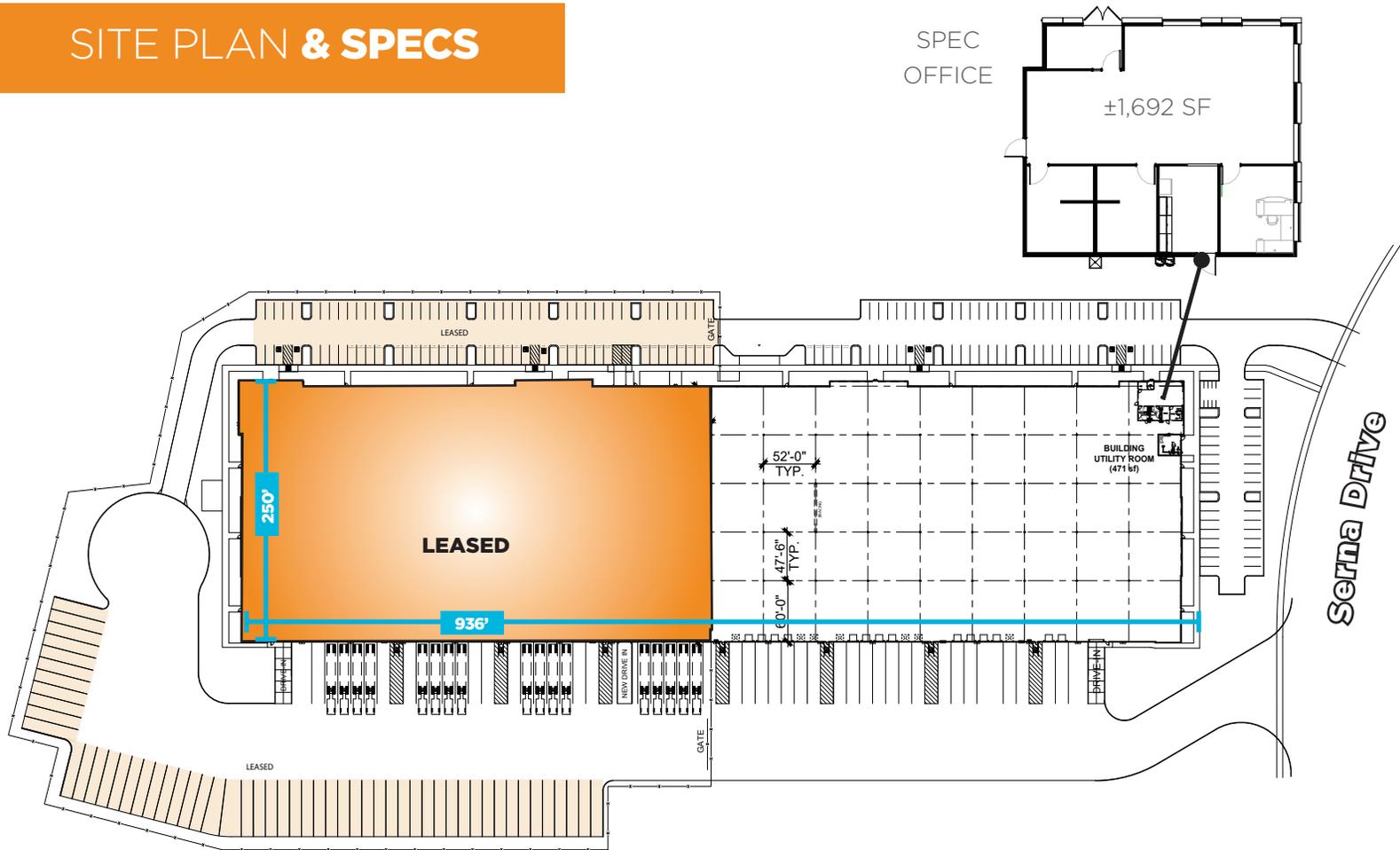
■ Moderate Conditions

<sup>1</sup> 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

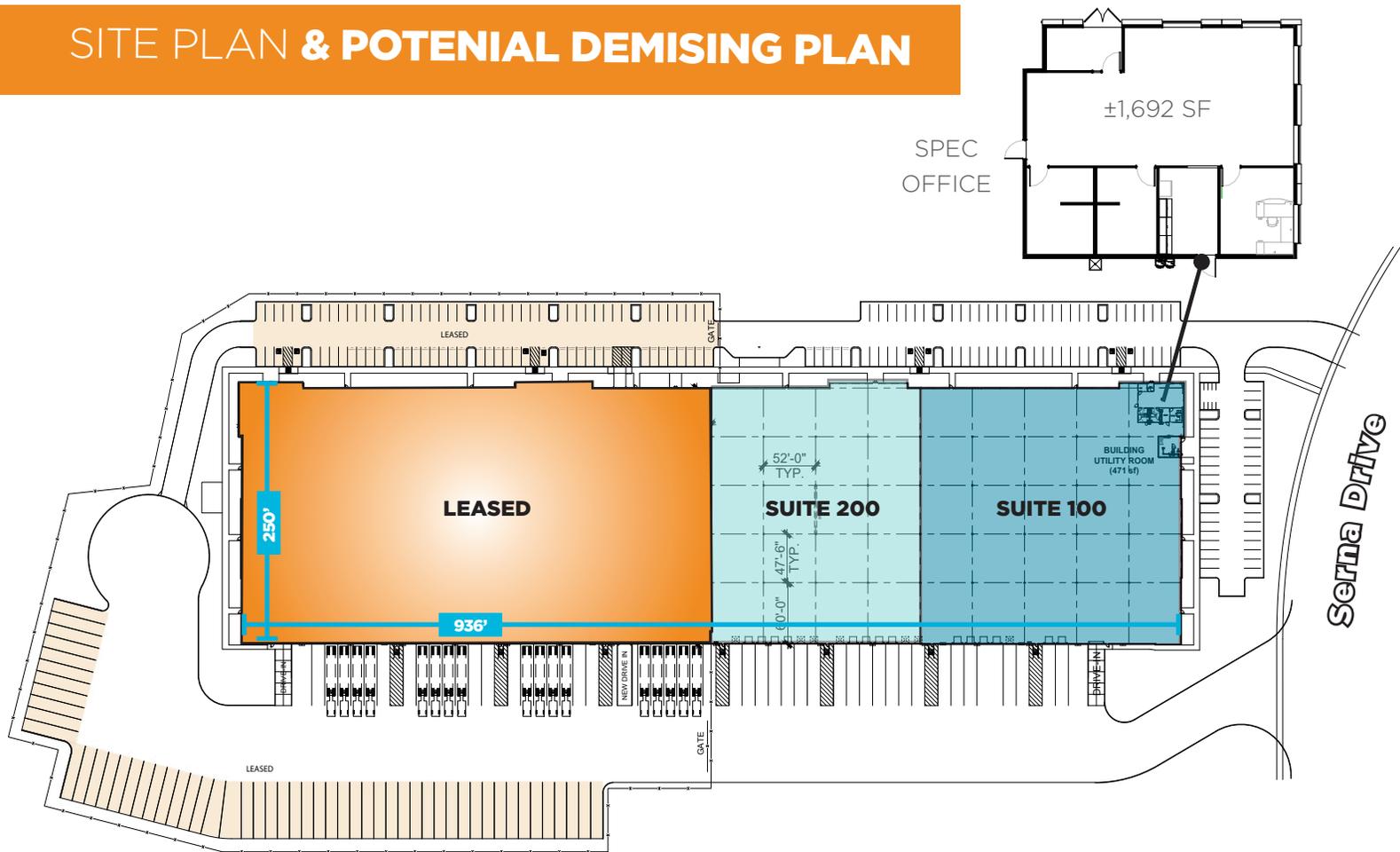


<b>BUILDING AREA</b>	±235,890 SF
<b>AVAILABLE</b>	±117,743 SF
<b>BUILDING DIMENSIONS</b>	250' x 936'
<b>SPEC OFFICE AREA</b>	±1,692 SF
<b>COLUMN SPACING</b>	47.5' x 52'
<b>SPEED BAY SPACING</b>	60' x 52'
<b>CONFIGURATION</b>	Rear Load
<b>CLEAR HEIGHT</b>	36'
<b>DOCK DOORS</b>	14 (Expandable to 22)

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



# SITE PLAN & POTENTIAL DEMISING PLAN



**SUITE 200** ±52,355 SF (Rentable)

**DOCK DOORS** 8 (Expandable to 13)

**CAR PARKING** ±52 Stalls

**DRIVE-IN DOORS** 1 (Future)

**COLUMN SPACING** 47.5' x 52'

**SPEED BAY** 60' x 52'

**SUITE 100** ±65,388 SF (Rentable)

**SPEC OFFICE AREA** ±1,692 SF

**DOCK DOORS** 6 (Expandable to 8)

**CAR PARKING** ±50 Stalls

**DRIVE-IN DOORS** 1

**COLUMN SPACING** 47.5' x 52'

**SPEED BAY** 60' x 52'



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