



SOUTHPORT LOGISTICS CENTER

2975 RAMCO ST

WEST SACRAMENTO SUBMARKET
±125,664 SF AVAILABLE FOR LEASE



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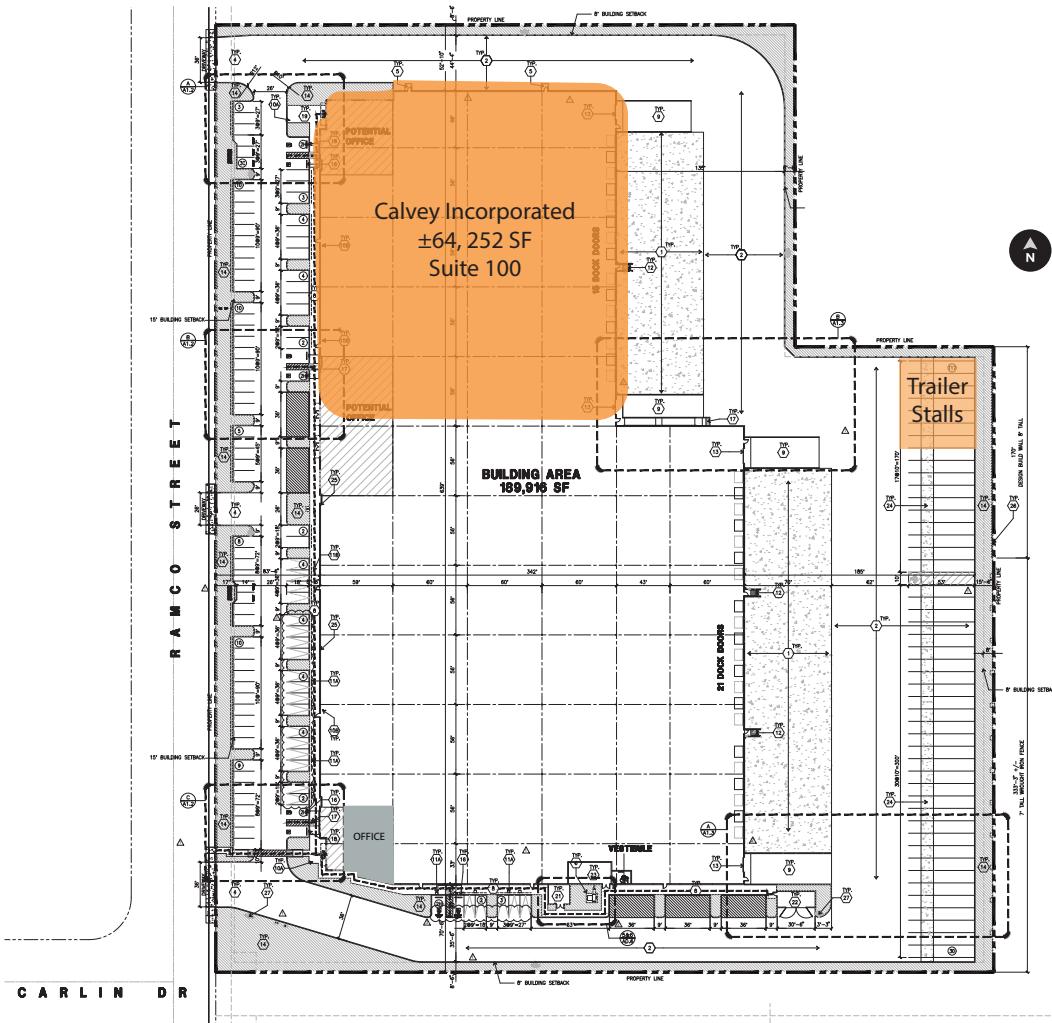
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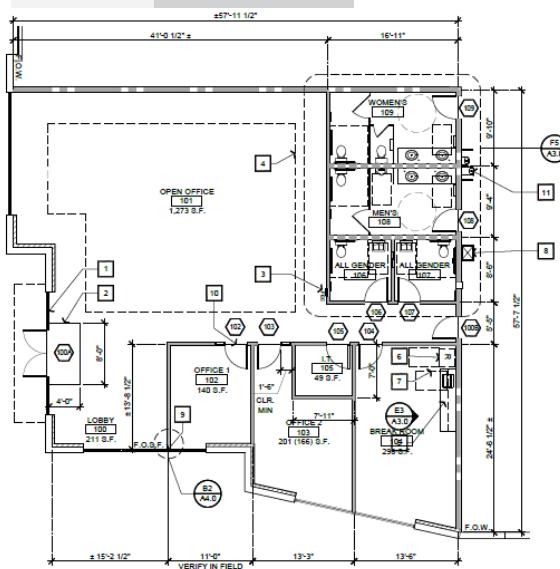
SITE

PLAN

BUILDING SIZE:	±125,664 SF
PARCEL SIZE:	10 ACRES
DIMENSIONS:	±342'D X 639'W
CLEAR HEIGHT:	±32'
COLUMN SPACING:	60'x 56' TYP
GRADE LEVEL DOORS:	2 - 12'X 14'
DOCK DOORS:	21 equipped w/pit levelers
ELECTRICAL:	277/480 AMPS
FIRE SUPPRESSION:	ESFR
TRAILER PARKING:	40 STALLS
TRUCK COURT:	185'
AUTO PARKING:	123
OFFICE:	±2,497 SF

OFFICE

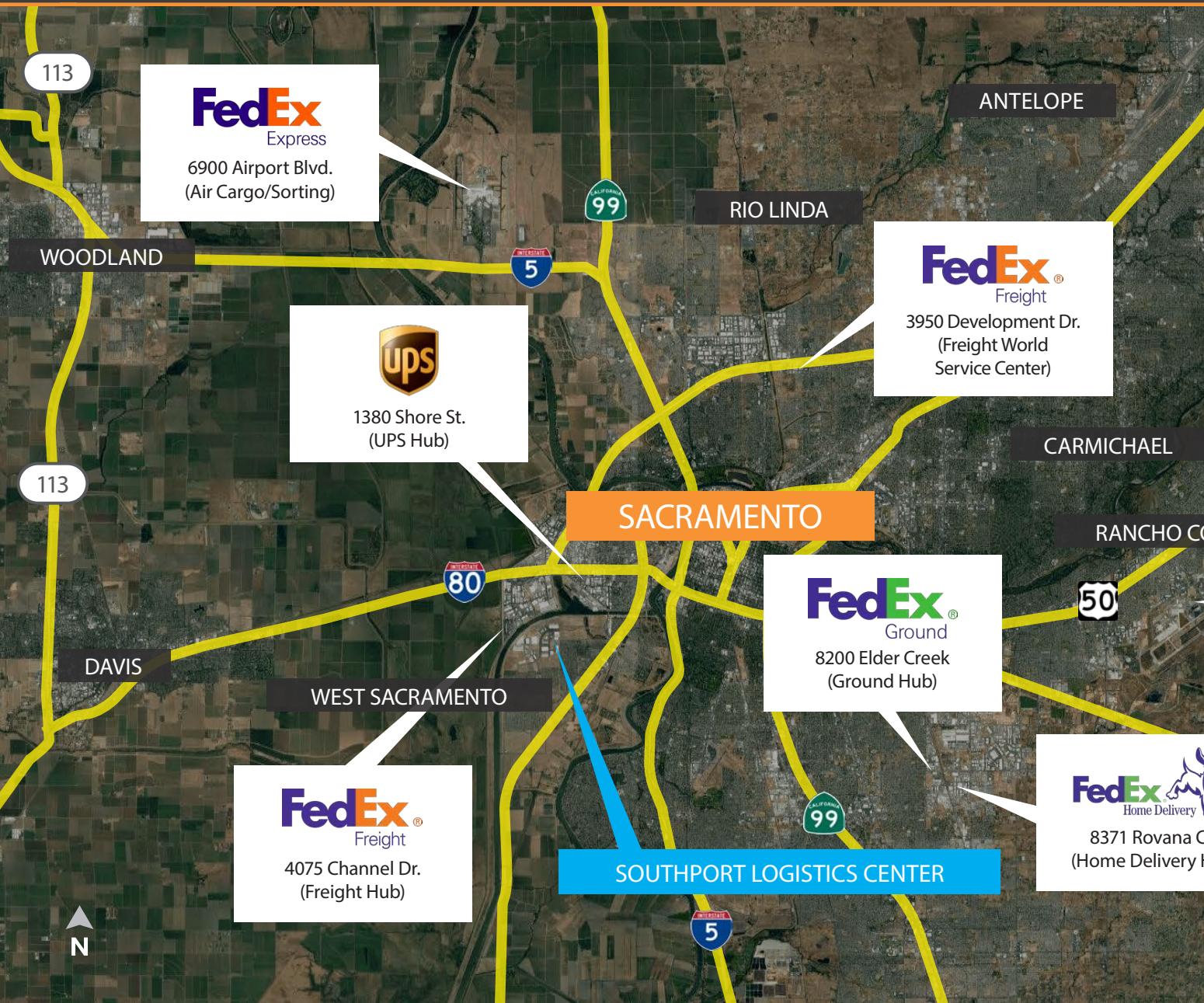
PLAN



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OVERNIGHT COURIER DISTANCES

TO SOUTHPORT LOGISTICS CENTER

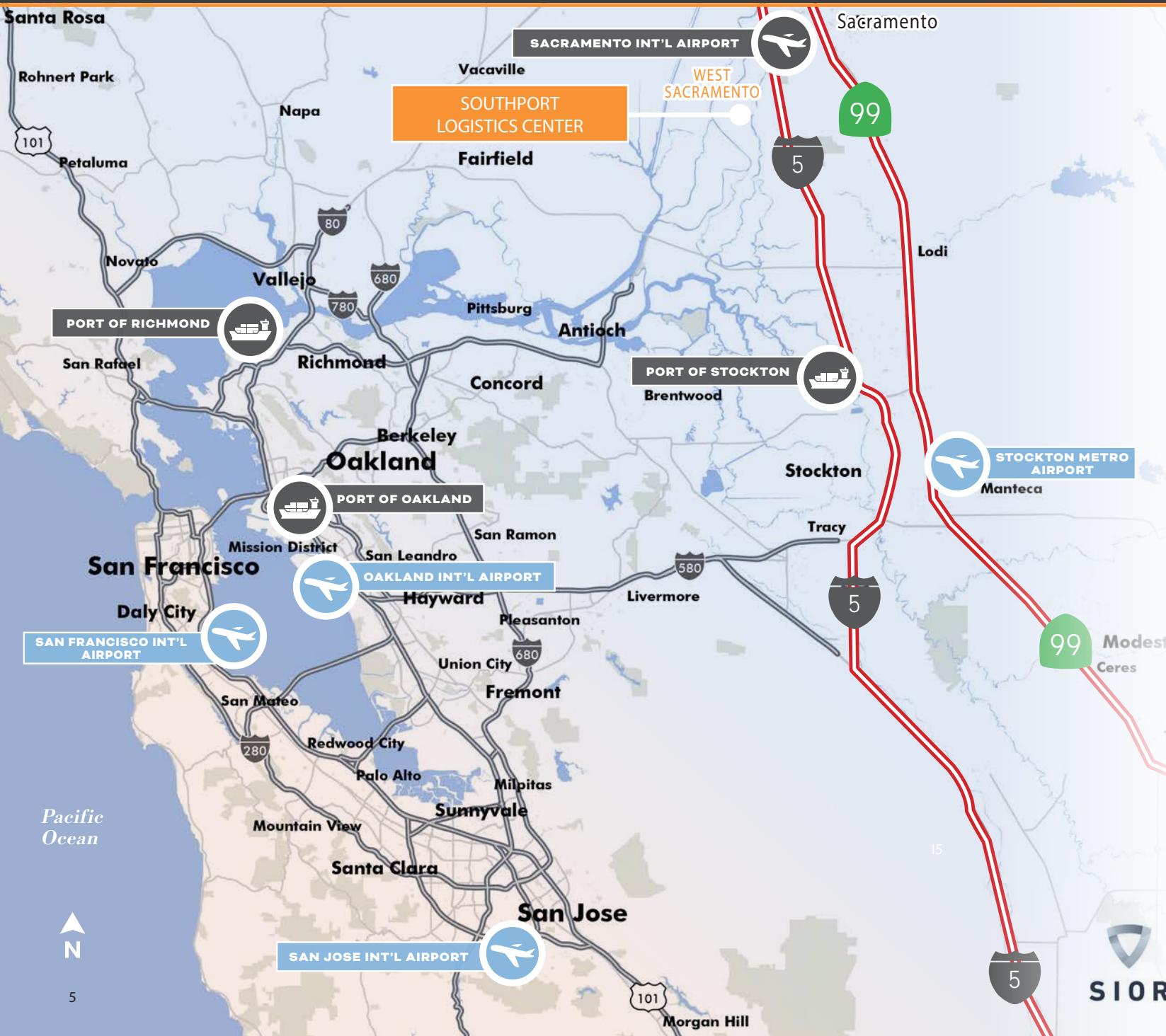
FED EX

6900 Airport Blvd. – 16.0 miles
3950 Development Dr. – 12.1 miles
4075 Channel Dr. – 5.4 miles
8200 Elder Creek Rd. – 14.3 miles
8371 Rovana Cir. – 14.7 miles

UPS

1380 Shore St. – 2.9 miles
3745 Whitehead St. – 17.4 miles





MAP

SACRAMENTO AND BAY AREA ACCESS

- Immediate access to I-5, I-80, Highways 99 & 50
- Convenient access to Sacramento International Airport and Downtown Sacramento
- Direct access to the Greater Bay Area via I-80

PORTS & TRANSPORTATION

MILES

Sacramento Airport	19
Port of Stockton	54
Stockton Airport	57
Port of Richmond	78
Port of Oakland	95
Oakland Airport	94
San Francisco Int'l Airport	101
San Jose Int'l Airport	114

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CORPORATE NEIGHBORS



CORPORATE NEIGHBORS



WHY SACRAMENTO?

- #3 FOR MILLENNIAL MIGRATION (6,680 MILLENNIALS GAINED)
- 53% OF POPULATION IN GREATER SACRAMENTO HAS STEM DEGREES
- #6 OF THE TOP SMALL TECH MARKETS IN NORTH AMERICA
- #10 OVERALL IN NORTH AMERICA FOR ENGINEERING-RELATED TECHNOLOGY
- #11 IN THE U.S. FOR STARTUPS AND ENTREPRENEURS
- #1 CITY IN CALIFORNIA FOR POPULATION GROWTH
- TOP 10 TECH MARKETS TO WATCH



1,821

COMPANIES WHO
MANUFACTURE
IN SACRAMENTO

4.49%

POPULATION GROWTH RATE FROM
2020-2025

10.0%

OF EMPLOYEES IN PROFESSIONAL, SCIENTIFIC,
AND TECHNICAL SERVICES

14.6%

OF EMPLOYEES ARE IN HEALTHCARE
AND SOCIAL ASSISTANCE

DEMOGRAPHICS



67,794

RESIDENTS WITHIN 5 MILES



\$101,317

AVERAGE HOUSEHOLD INCOME



43.6%

COLLEGE GRADUATES



29.5%

OF MILLENNIALS IN AREA



35-39

MEDIAN AGE OF POPULATION



17,999

EMPLOYEES WITHIN 5 MILES



179 NONSTOP FLIGHTS DEPART
FROM SACRAMENTO
INTERNATIONAL AIRPORT

- » SACRAMENTO INTERNATIONAL AIRPORT
15.9 MILES AWAY | 22 MINUTES
- » MCCLELLAN AIRFIELD
18.4 MILES AWAY | 27 MINUTES
- » RIO LINDA AIRPORT
16.5 MILES AWAY | 24 MINUTES



BART EXPANSION INTO
SACRAMENTO

- » BART & Capitol Corridor partnership
- » First Phase in 2021
- » Second Phase in 2024
- » Final Phase in 2028



LINK TO YOUR WEST
COAST SUPPLY CHAIN

- » PORT OF WEST SACRAMENTO
3.0 MILES | 8 MINUTES
- » PORT OF STOCKTON
53.9 MILES | 60 MINUTES
- » 4th Busiest Amtrak Route in the Nation
- » 1.7 Million Greater Sacramento Amtrak
Riders in 2018