

COMING SOON



**METRO AIR PARK**  
MASTER PLANNED INDUSTRIAL DEVELOPMENT

# 326,500 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

BUILDING 21 - LONE TREE ROAD | SACRAMENTO, CA  
NORTHGATE/NATOMAS INDUSTRIAL SUBMARKET

# BUILDING 21 - LONE TREE ROAD | SACRAMENTO, CA

## PROPERTY SPECS & SITE PLAN

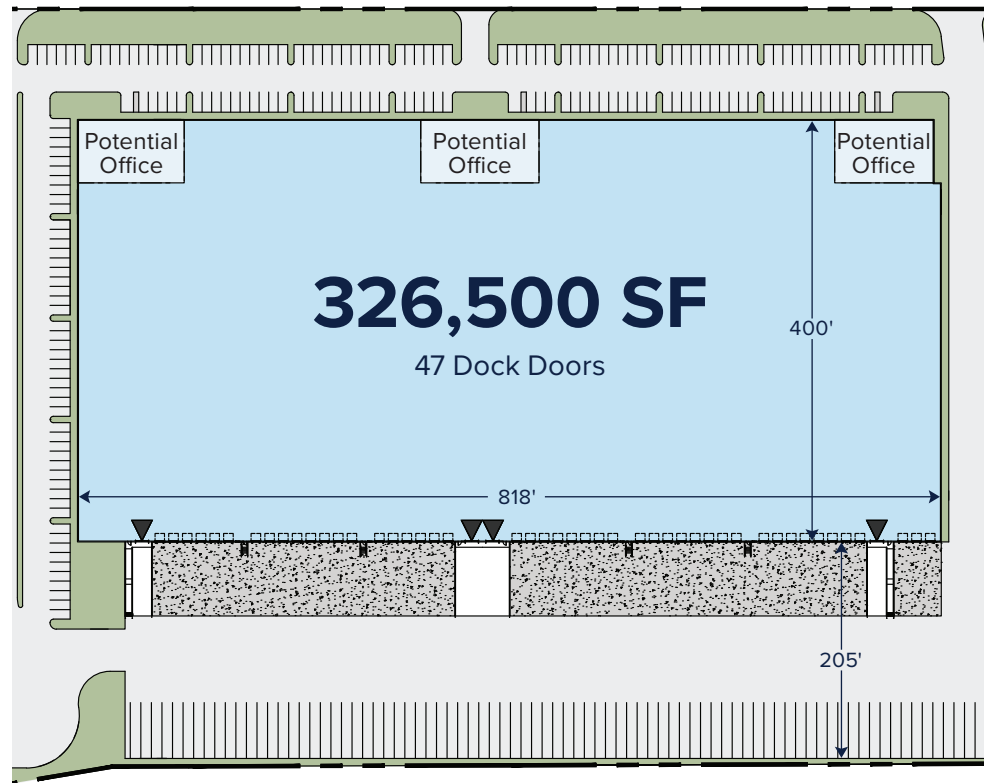


**Building Size:** 326,500 SF  
**Divisible To:** 163,250 SF  
**Office:** To Suit  
**Auto Parking:** 203 Stalls  
**Trailer Parking:** 81 Stalls  
**Truck Courts:** 205' Bldg. to Edge

**Dock Doors:** 47 - 9' x 10'  
**Grade Level Doors:** 4 - 12' x 14'  
**Column Spacing:** 56' x 60'  
**Clear Height:** 36'  
**Slab:** 7" Concrete w/ #4 Rebar 24" OCEW  
**Roof:** Metal w/ R-13 Insulation

**Electrical:** 3,000 amps, 277/480v 3p 4w  
**Fire Suppression:** ESFR  
**Skylights:** Single Dome at 1%  
**Lighting:** LED to Suit  
**Building FAR:** 47.1%  
**Site Area:** 15.9 acres

### Lone Tree Road

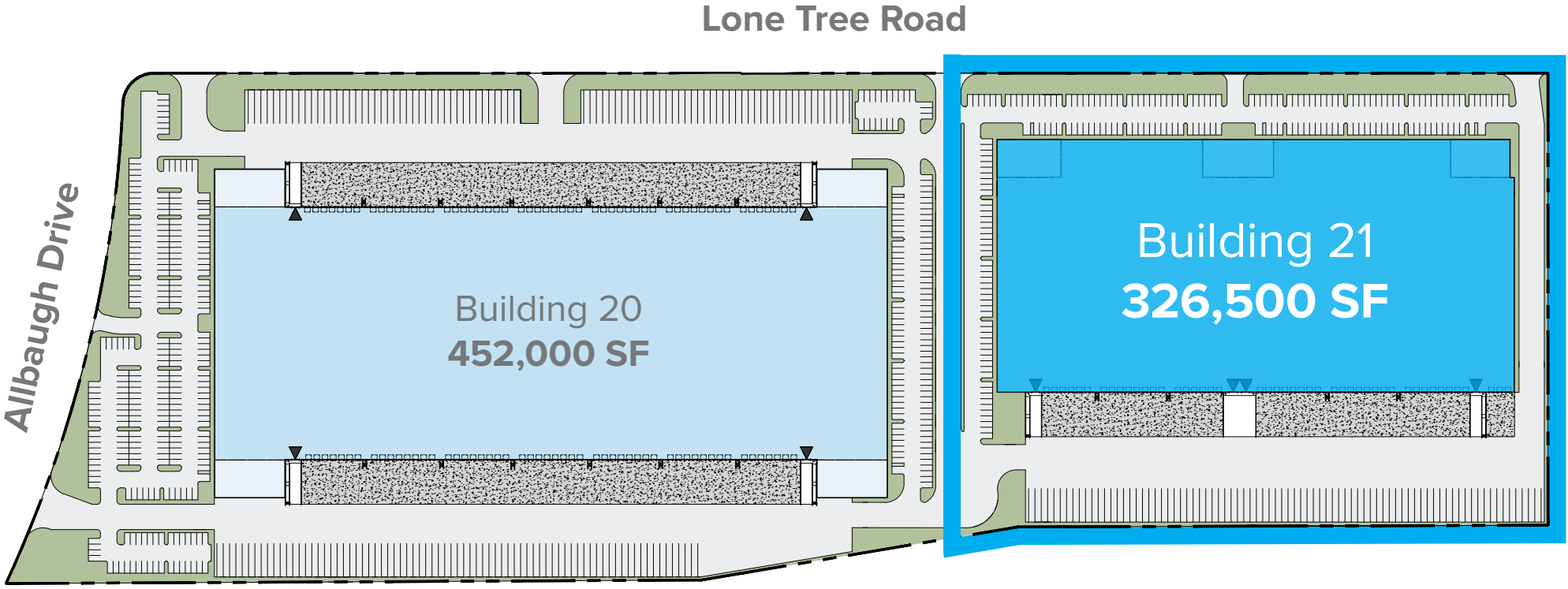


□ = Dock Doors  
▼ = Grade Level Doors



# BUILDING 21 - LONE TREE ROAD | SACRAMENTO, CA

## TWO BUILDING PLAN



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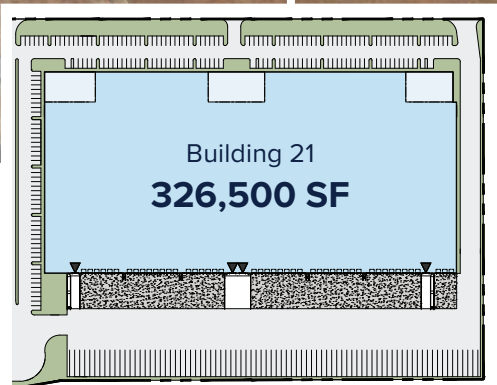
## MASTER SITE PLAN & AERIAL



**METRO AIR PARK/I-5 INTERCHANGE**

**PLANNED RETAIL DEVELOPMENT**

- 2 Gas Stations
- Off Airport Parking for 4,000 Cars
- 3 Car Rentals & 6 Hotels
- Other Retail (77K SF)
- Auto, Boat & RV Sales



-  **Building 21 - 326,500 SF Available & Under Construction**
-  Available & Under Construction
-  Leased & Complete
-  Sold & Under Construction
-  Planned Buildings



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## SUITED FOR IMMEDIATE DEVELOPMENT



Metro Air Park has 1,320 developable acres, all of which are fully entitled. Located just east of Sacramento International Airport, Metro Air Park provides excellent access to Interstate 5, Interstate 80, and Highway 99. Additional gateway open - The Metro Air Park/I-5 Interchange.

Metro Air Park sits one mile west of the Highway 99 Interchange and four miles north of the I-80 Interchange. This master planned business park is zoned for industrial, manufacturing, distribution & high-tech commercial use. Small and large lots are available, ranging from 3 to 166 acres for modern distribution facilities or corporate campuses.

Airport related industrial users are also supported. Environmental mitigation and entitlements are complete, leaving the initial start-up costs low. The ground is suited for immediate development.



## INFRASTRUCTURE SUMMARY



**Metro Air Park** includes a total of 612 acres designated for Manufacturing/Distribution.

Metro Air Park is in the **#5 Water Zone** and purchases water from the City of Sacramento.

There is an initial water allotment of one million gallons per day with a potential for up to **9.3 MGD** at full capacity.



12" Water Main - Sacramento  
County Water Agency

12 kV Electrical Line - Sacramento  
Municipal Utility District



**Natural Gas** is supplied via 8" line.

Sewer is 18" Main, 8" Distribution - Sacramento  
Area Sewer District

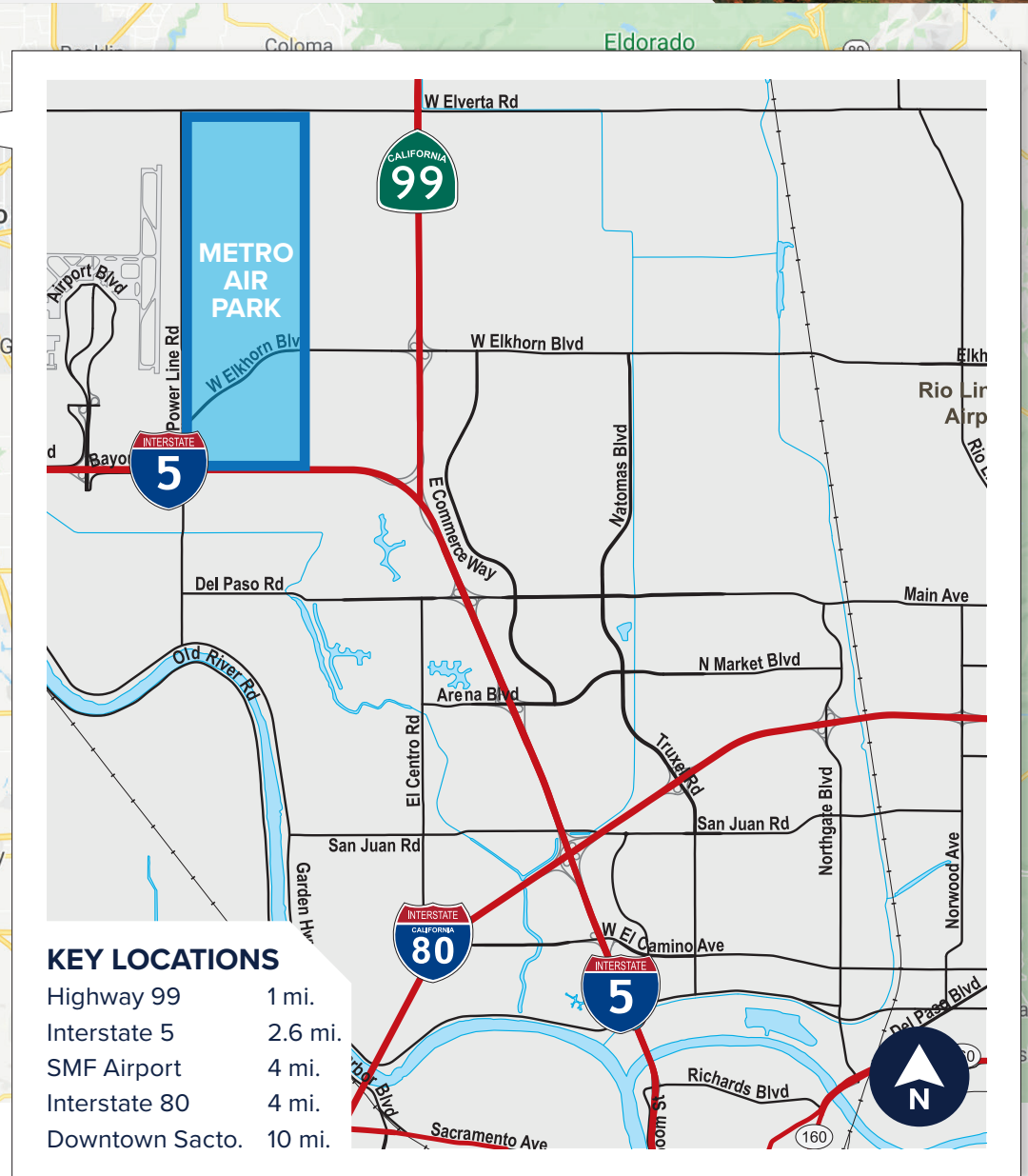


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# BUILDING 21 - LONE TREE ROAD | SACRAMENTO, CA

## REGIONAL MAP



# BUILDING 21 - LONE TREE ROAD | SACRAMENTO, CA

## DEMOGRAPHICS - 2021 KEY STATISTICS



	15 Minutes	30 Minutes	45 Minutes
<b>2021 Total Population</b>	186,162	1,540,090	2,315,628
<b>2021 Total Households</b>	63,756	559,984	827,643
<b>2021 Millennial Population</b> (Born 1981 to 1998)	56,361	423,174	609,540
<b>2021 Generation X Population</b> (Born 1965 to 1980)	36,513	287,470	444,792
<b>2021 Occupation: Manufacturing</b>	4,704	37,620	57,054
<b>2021 Occupation: Transportation/Material Moving</b>	4,646	35,373	51,229
<b>Household Income \$100K+</b>	21,438	178,571	297,873
<b>2021 Median Household Income</b>	\$70,577	\$65,730	\$73,664
<b>Consumer Expenditure per Household</b> (E-Commerce)	\$40,041	\$40,481	\$43,830

### AMENITIES (within 6 miles)



3.1 miles



3.3 miles



3.3 miles



3.3 miles



3.5 miles



3.6 miles



4.3 miles



5.3 miles



5.3 miles



5.8 miles



6 miles

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