

SKYKING

ADVANCED INDUSTRIES CENTER



METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



PHASE 1 | Under Construction | Completion/Delivery Q3 2025

Suites Ranging From 15,890 - 145,180 SF For Lease in Metro Air Park
Catering to Small Industrial, R&D, and Advanced Manufacturing

Tommy Ponder, SIOR
Executive Vice President
+1 916 563 3005
tommy.ponder@colliers.com
CA Lic. 01431506

Mark Demetre, SIOR
Executive Vice President
+1 916 563 3010
mark.demetre@colliers.com
CA Lic. 00852871

Michael Hoo, MBA
Associate Vice President
+1 916 563 3087
michael.hoo@colliers.com
CA Lic. 01989521

George Vrame, SIOR
Vice President
+1 916 563 3041
george.vrame@colliers.com
CA Lic. 02028936

Jason Law
Asset Manager
Buzz Oates Management Services
+1 916 379 3860
jasonlaw@buzzoates.com
CA Lic. 02129884

Drew Bocook
Senior Vice President, Portfolio Management
Buzz Oates Management Services
+1 916 379 3856
drewbocook@buzzoates.com
CA Lic. 01836301

SITE PLAN

SKY KING
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PHASE 1

7255 METRO AIR PARKWAY

Total Available SF	±95,099 SF
Divisible	±15,850 SF
Clear Height	28'

7275 METRO AIR PARKWAY

Total Available SF	±145,180 SF
Divisible	±29,036 SF
Clear Height	32'

7295 METRO AIR PARKWAY

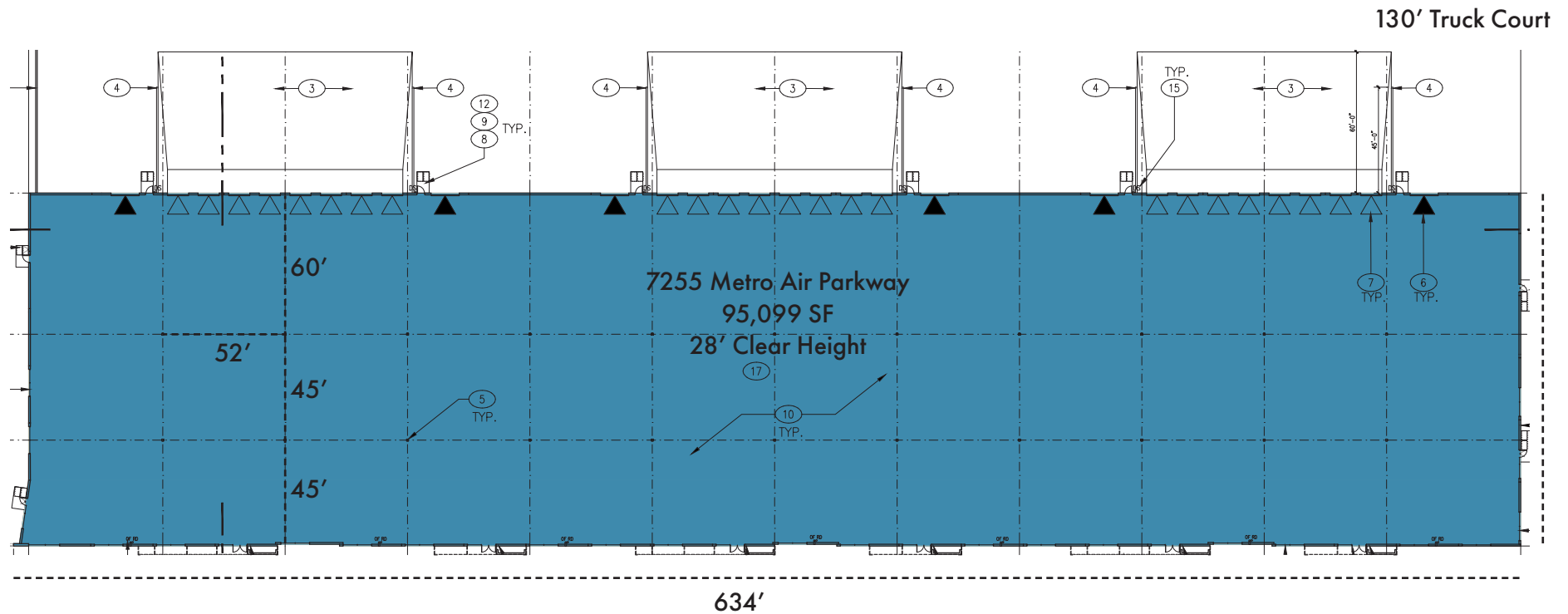
Total Available SF	±110,525 SF
Divisible	±27,631 SF
Clear Height	28'

7255 METRO AIR PARKWAY SPECIFICATIONS

15,850 SF - 95,099 SF AVAILABLE

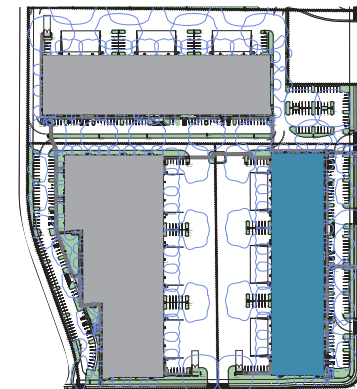
SKY KING
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METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



Building Size	±95,099 SF
Divisible To	±15,850 SF
Office SF	To suit
Parcel Size	6.60 AC
Dock Doors	24 – 9'x10'
Grade Level Doors	6 – 12'x14'
Clear Height	28'
Column Spacing	52'x45' Typ (52'x60' Speed bay)
Slab	6" concrete w/#4rebar 24" OCEW

Natural Gas	Yes - PG&E
Roof	TPO 20 Year specification
Electrical	2,000 amps, 277 / 480v
Fire Suppression	ESFR K25
Skylights	Yes
Lighting	LED - 1/1,000 SF
Auto Parking	132 Stalls (1.39/1,000)
Truck Court	130'
EV Charging	Ready

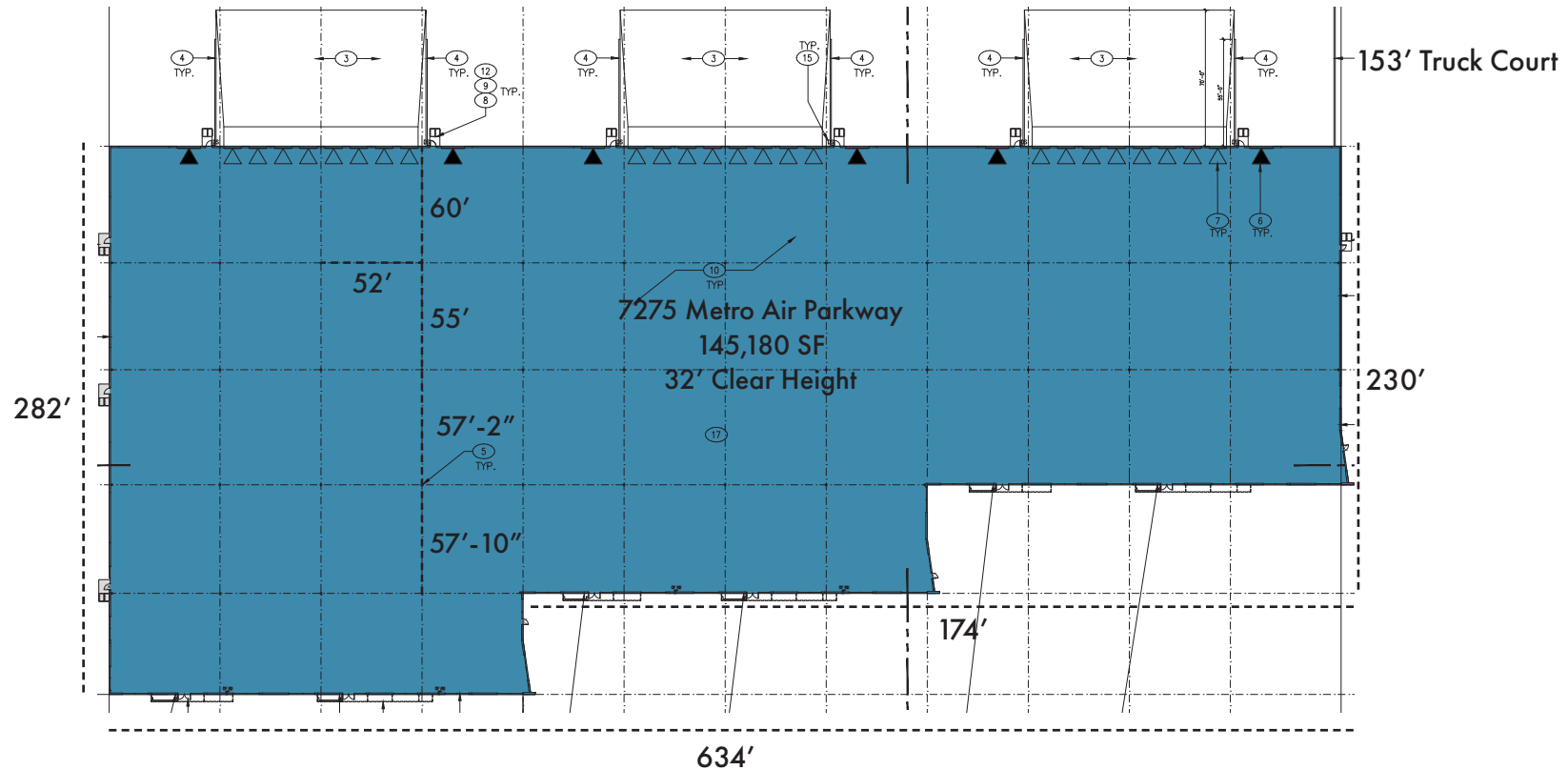


7275 METRO AIR PARKWAY SPECIFICATIONS

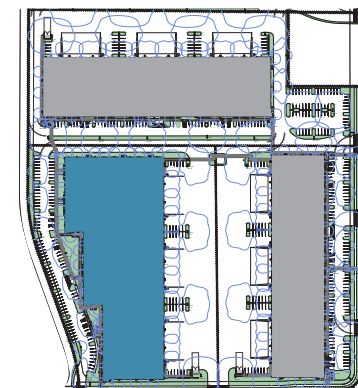
29,036 - 145,180 SF AVAILABLE

SKY KING
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METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



Building Size	±145,180 SF	Natural Gas	Yes - PG&E
Divisible To	±29,036 SF	Roof	TPO 20 Year specification
Office SF	To suit	Electrical	2,000 amps, 277 / 480v
Parcel Size	7.76 AC	Fire Suppression	ESFR K25
Dock Doors	24 – 9'x10'	Skylights	Yes
Grade Level Doors	6 – 12'x14'	Lighting	LED - 1/1,000 SF
Clear Height	32'	Auto Parking	139 Stalls (.96/1,000)
Column Spacing	52'x55' Typ (52'x60' Speed bay)	Truck Court	153'
Slab	6" concrete w/#4rebar 24" OCEW	EV Charging	Ready

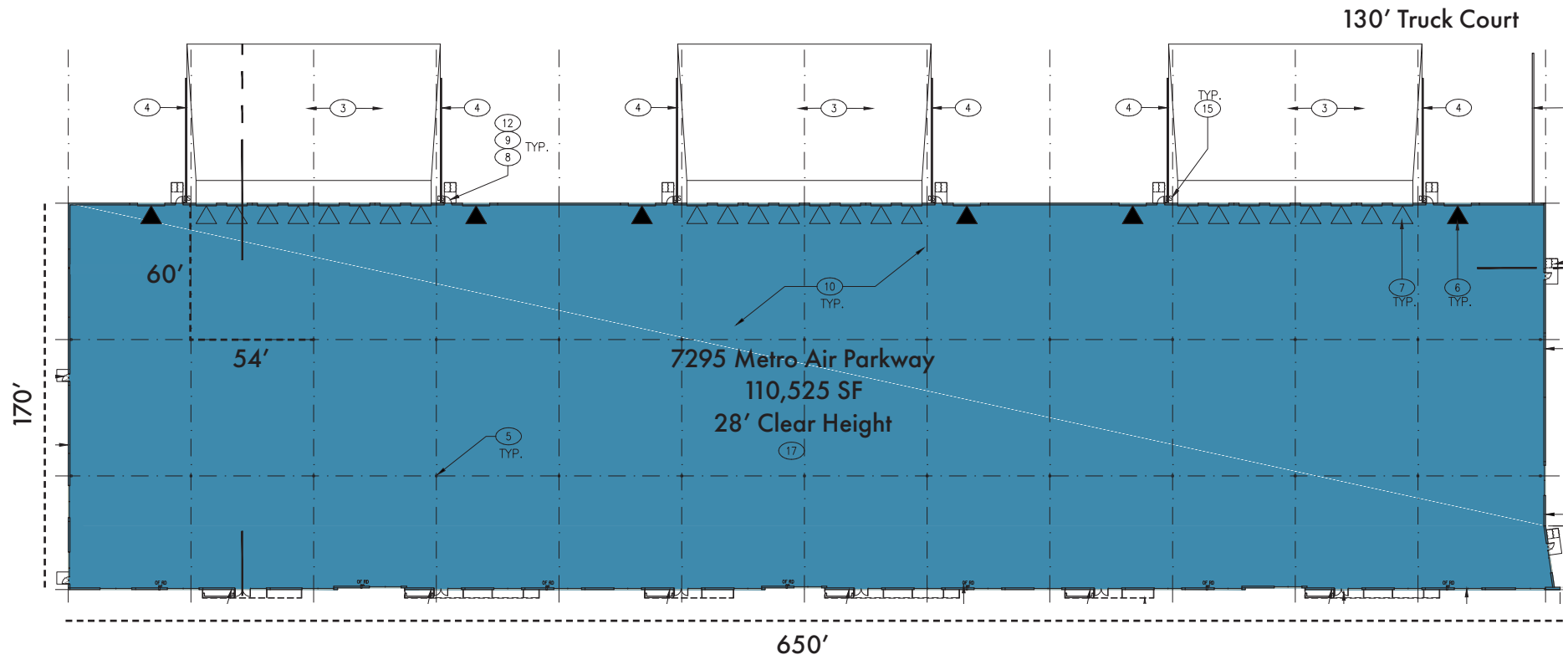


7295 METRO AIR PARKWAY SPECIFICATIONS

27,631 - 110,525 SF AVAILABLE

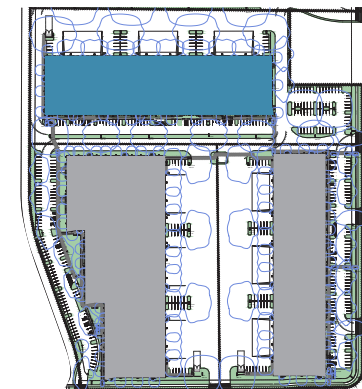
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METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



Building Size	±110,525 SF
Divisible To	±27,631 SF
Office SF	To suit
Parcel Size	7.37 AC
Dock Doors	24 – 9'x10'
Grade Level Doors	6 – 12'x14'
Clear Height	28'
Column Spacing	54'x60' Typ (54'x60' Speed bay)
Slab	6" concrete w/#4rebar 24" OCEW

Natural Gas	Yes - PG&E
Roof	TPO 20 Year specification
Electrical	2,000 amps, 277 / 480v
Fire Suppression	ESFR K25
Skylights	Yes
Lighting	LED - 1/1,000 SF
Auto Parking	145 Stalls (1.31/1,000)
Truck Court	130'
EV Charging	Ready



EMERGING INDUSTRIAL SUBMARKET



METRO AIR PARK NOW HAS MORE THAN 6.8M SF OF INDUSTRIAL SPACE AND IS POISED TO CONTINUE TO SEE INCREASED ATTENTION FROM TENANTS IN THE MARKET FOR YEARS TO COME.

Metro Air Park is welcoming an increasing number of companies, both existing and new-to-market, including General Produce, Orca Bio, SC Johnson, Walmart, McDonald Wholesale, and Amazon.

INFRASTRUCTURE

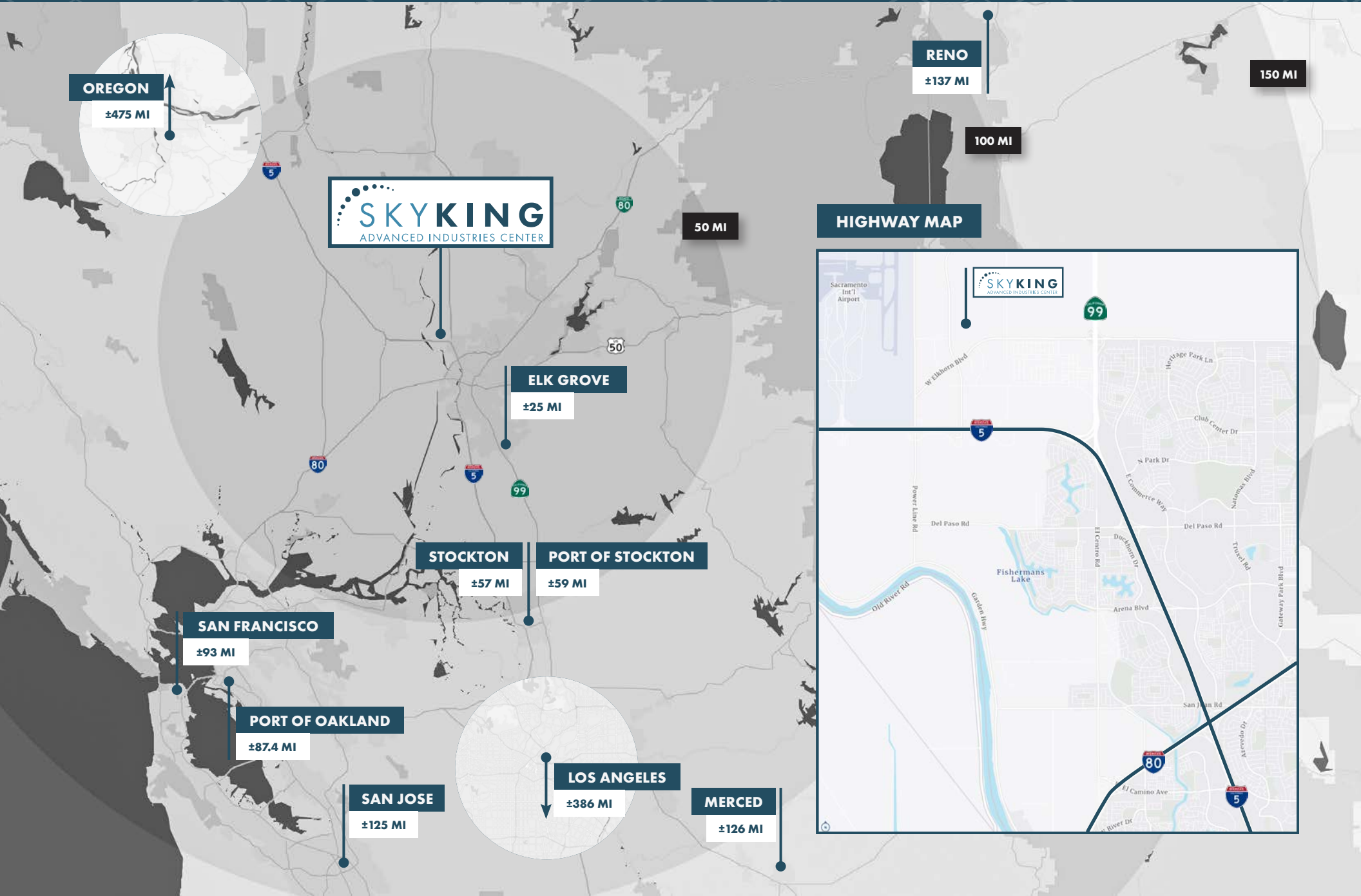
- Total of 612 acres designed for manufacturing and distribution
- #5 water zone and purchases water from the city of Sacramento
- Initial water allotment of 1 million gallons per day with potential for up to 9.3 MGD at full capacity
- 12" water main - Sacramento County Water Agency
- 12kV electrical line - Sacramento Municipal Utility District
- 8" natural gas line - PG&E
- 18" main, 8" distribution - Sacramento Area Sewer District



TRANSPORTATION OVERVIEW

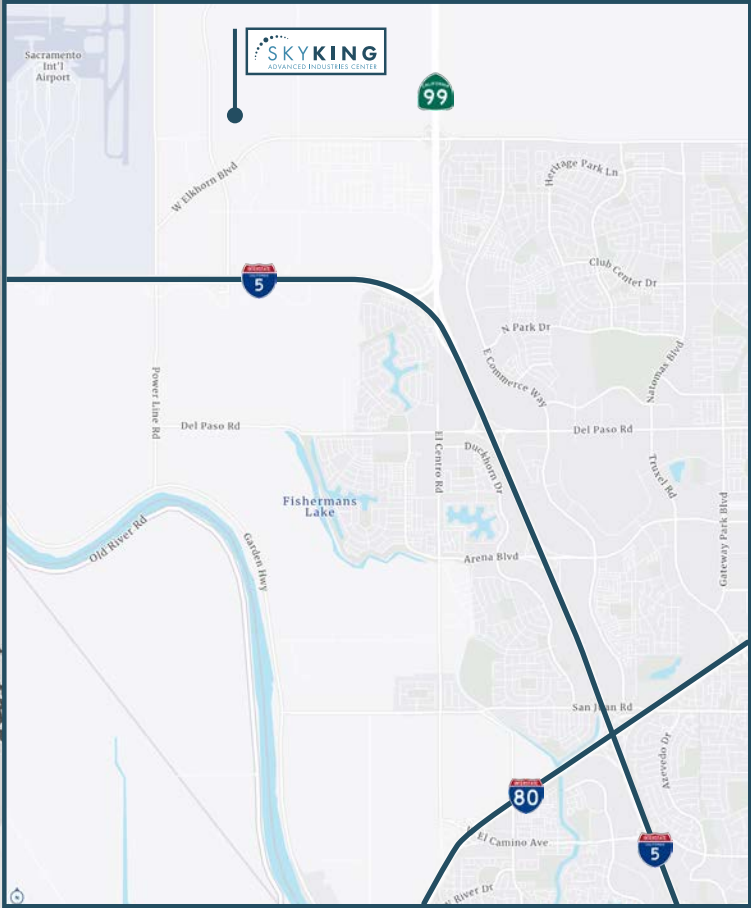
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HIGHWAY MAP



WHY SACRAMENTO

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2.4M
RESIDENTS



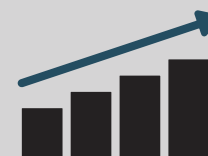
5TH
FASTEST PRIVATE SECTOR
JOB GROWTH RATE
AMONG THE TOP US
METRO AREAS

RANKS 4TH
AMONGST UCS IN
RESEARCH FUNDING
WITH A RECORDING
OF \$750 MILLION IN 2012



"CLEAN TECHNOLOGY"
CLEAN EDGE RANKED THE SACRAMENTO
REGION SIXTH IN THENATION FOR
CLEAN TECHNOLOGY

6.3%
UNEMPLOYMENT RATE



±1.4M
SQUARE FEET OF NEW ARENA &
ENTERTAINMENT DISTRICT



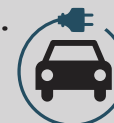
**3RD FASTEST
GROWING**

METRO AREA IN CALIFORNIA WITH
PROJECTED GROWTH OF 55.4% IN THE
NEXT 30 YEARS



FARM-TO-FORK CAPITAL

Sacramento sits among 1.5 million acres of farms and ranches that grow more than 160 crops for markets here and abroad. The region is also home to more than 40 regional farmers markets - including the largest California Certified Farmers' Market in the state.



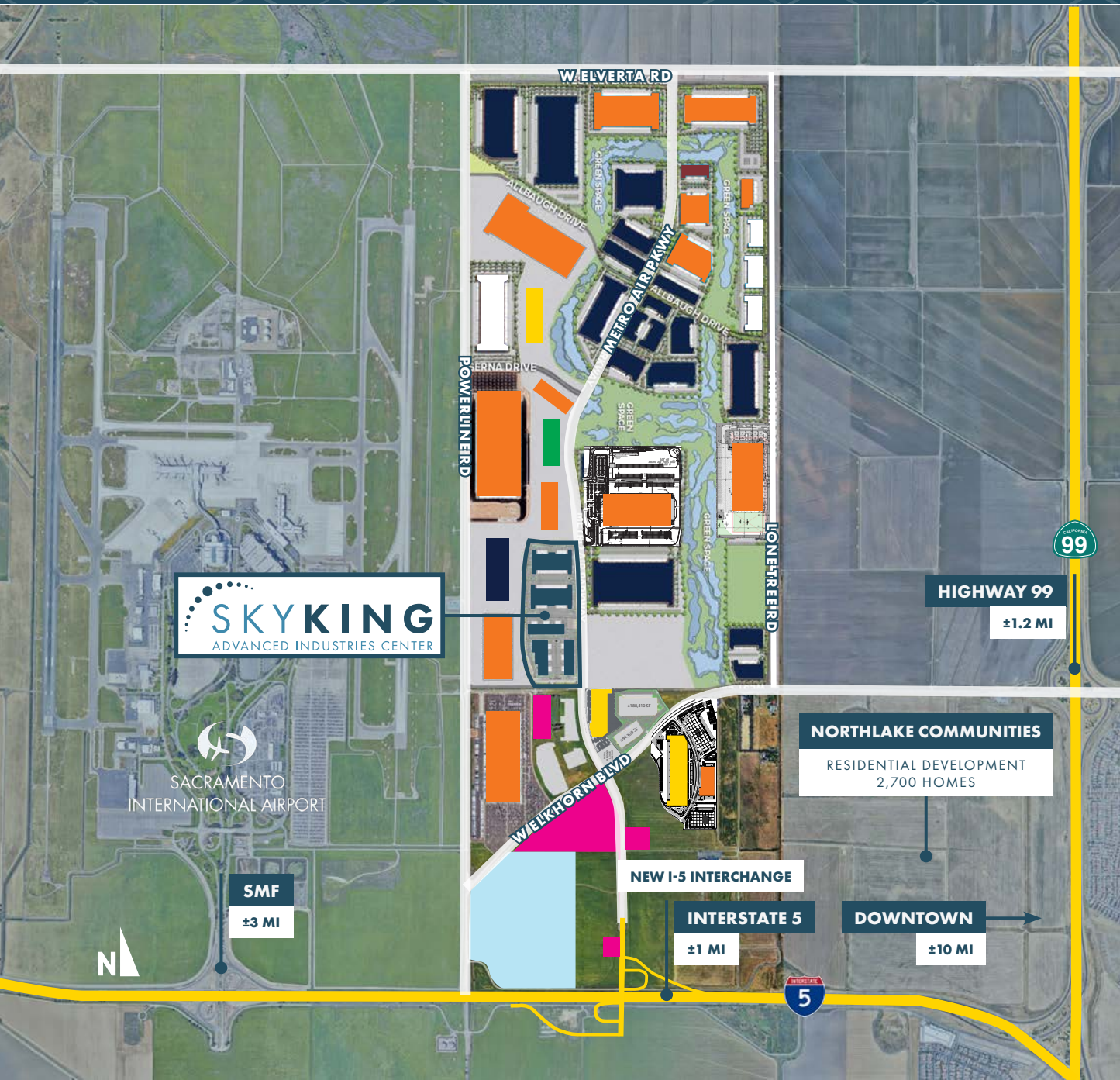
1 OF 6

US CITIES ON BOTH FORD'S AND GE'S
MOST ELECTRIC VEHICLE READY CITIES

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**±9,301,819 SF
EXISTING BUILDINGS**



**±350,804 SF
UNDER CONSTRUCTION**

- UNDER CONSTRUCTION
- PROPOSED
- SUBMITTED FOR APPROVAL
- PROPOSED COMMERCIAL/
INDUSTRIAL
- PROPOSED RETAIL
- LEASED ECOMMERCE
- LEASED BIOSCIENCE
- LEASED CHEMICAL INDUSTRY

through Q3 2024



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METRO AIR PARK'S FIRST DEVELOPMENT CATERING TO USERS STARTING AT 15,850 SF

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Executive Vice President
+1 916 563 3005
tommy.ponder@colliers.com
CA Lic. 01431506

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Executive Vice President
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