



BUILDING 8

7320 POWER LINE ROAD

NATOMAS/NORTHGATE INDUSTRIAL SUBMARKET
±87,915 SF AVAILABLE FOR LEASE



METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT

CBRE



MIKE ZIMMERMAN, SIOR
Senior Vice President

P: +1 916 446 8702
mike.zimmerman1@cbre.com
LIC. 01514055

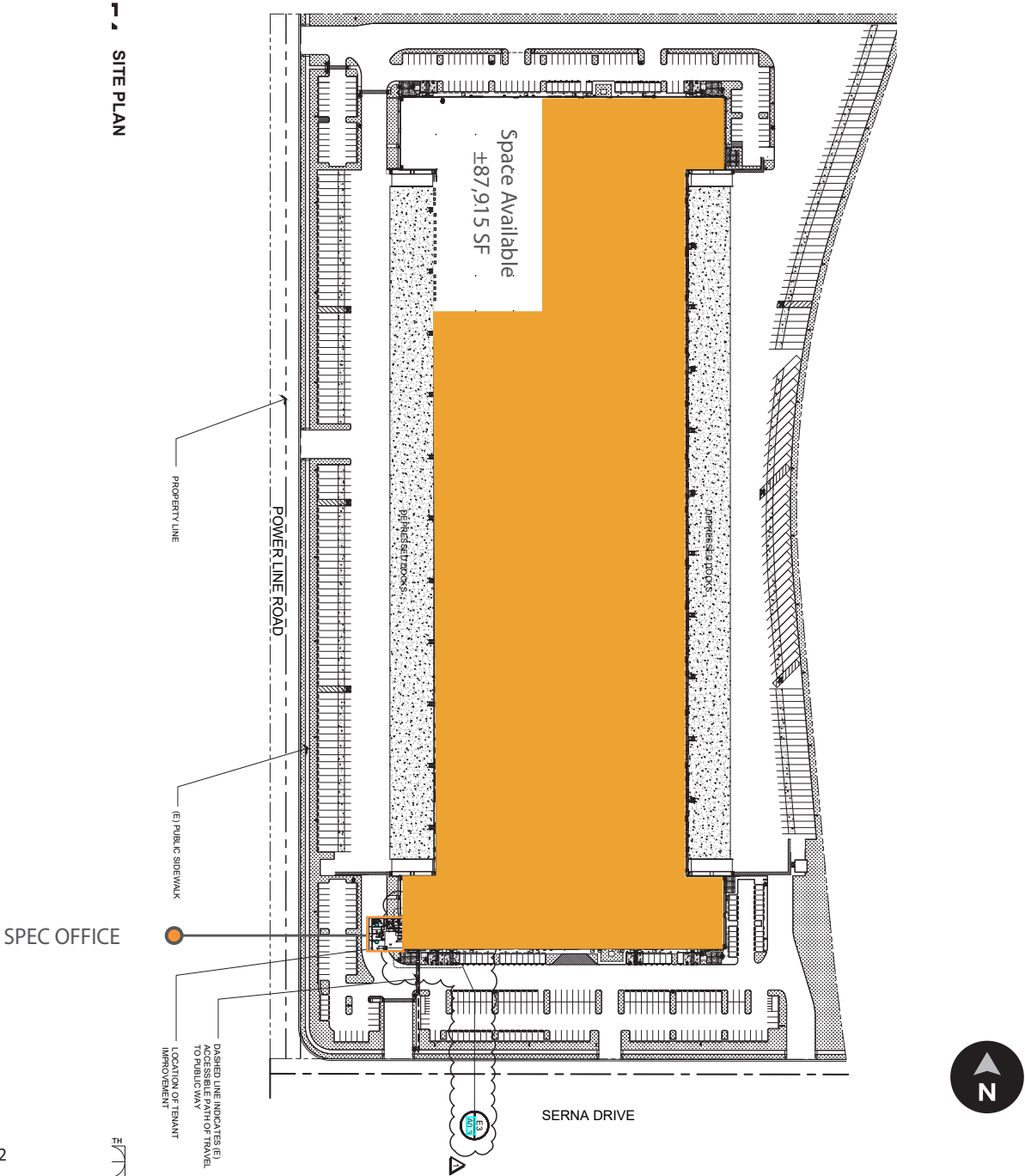
SEAN MEROLD, SIOR
Senior Vice President

P: +1 916 446 8701
sean.merold@cbre.com
LIC. 01803204

RYAN DEANGELIS, SIOR
Executive Vice President

P: +1 916 871 3714
ryan.deangelis@cbre.com
LIC. 01280330

1 SITE PLAN

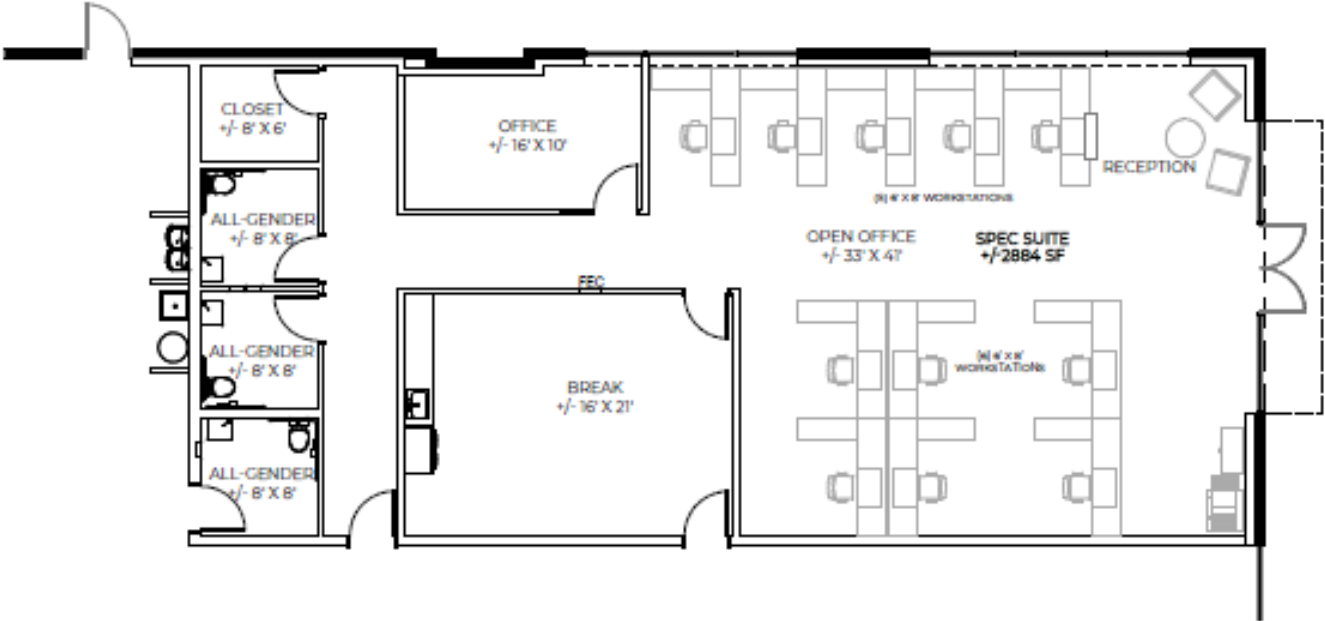


SITE

PLAN

BUILDING SIZE:	±87,915 SF
PARCEL SIZE:	31.7 ACRES
COVERAGE:	38.5%
CLEAR HEIGHT:	36'
COLUMN SPACING:	56' x 60'
GRADE LEVEL DOORS:	1 - 12' X 14'
DOCK DOORS:	13 - 9' x 10'
SLAB:	7" CONCRETE
ROOF:	METAL W/ R-13 INSULATION
ELECTRICAL:	277/480 Volt
FIRE SUPPRESSION:	ESFR
SKYLIGHTS:	1 PER 2,000 SF
BUILDING DEPTH:	517'
AUTO STALLS:	±66
TRAILER STALLS:	±22





OFFICE

SPEC

SPEC SUITE:	±2,884 SF
OPEN OFFICE:	±33' X 41'
OFFICE:	±16' X 10'
BREAK ROOM:	±16' X 21'
WORK STATIONS:	11 - ±6' X 8'
ALL GENDER RESTROOMS:	3 - ±8' X 8'
CLOSET:	±8' X 6'



SUBJECT
PROPERTY:
Building 8



Metro Air Park has $\pm 1,320$ developable acres, all of which are fully entitled. Located directly east of Sacramento International Airport, the master planned business park provides excellent access to Interstate 80, Highway 99, and the new Interstate 5 interchange at Metro Air Parkway. Zoned for industrial, manufacturing, distribution, and high-tech commercial use, the park has seen the steady new construction of modern distribution facilities and attracted occupiers such as Amazon, Walmart, SC Johnson, and McDonald's, to name a few. Utilities at Metro Air Park include the following:



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. Water is supplied by a 12" water main.



The Sacramento Municipal Utility District provides a 12 kV electrical line. Located within the Sacramento Area Sewer District, there is an 18" main and 8" distribution.

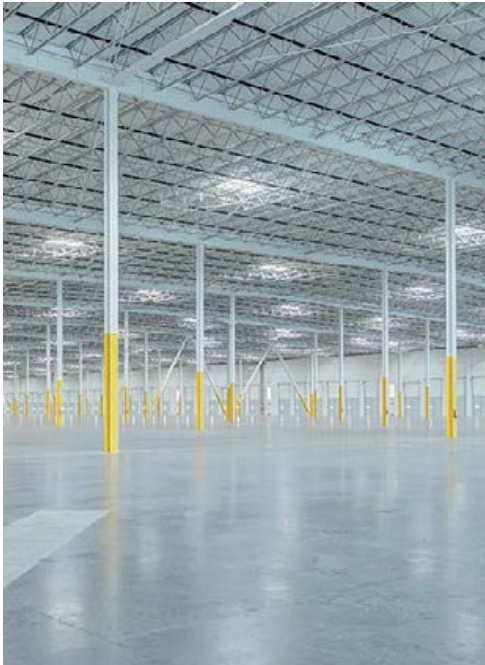


PG&E provides an 8" line for natural gas.

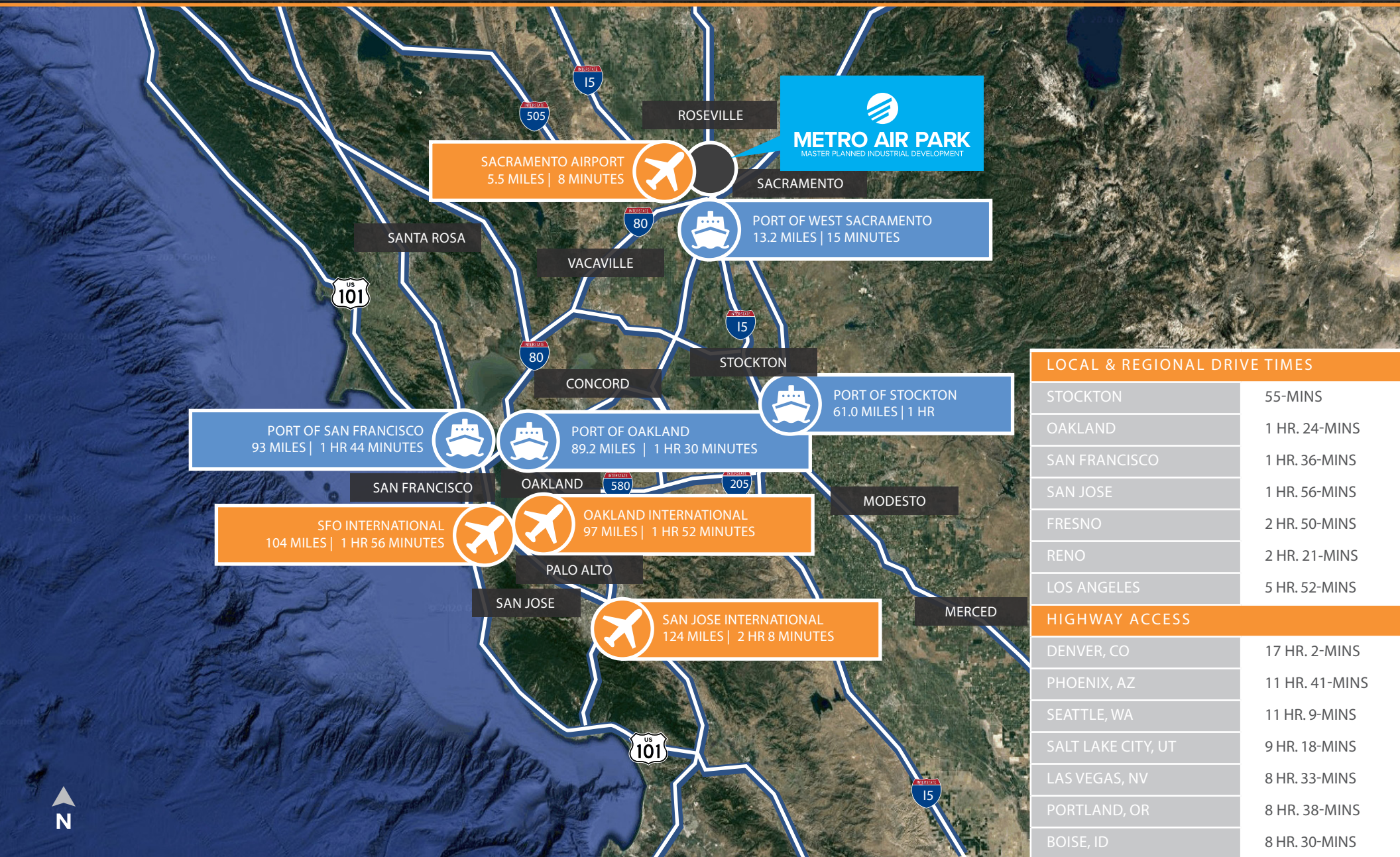


AT&T and Consolidated Communications provide fiber and phone services to the area.





METRO AIR PARK | SACRAMENTO, CA



LOCAL & REGIONAL DRIVE TIMES

STOCKTON	55-MINS
OAKLAND	1 HR. 24-MINS
SAN FRANCISCO	1 HR. 36-MINS
SAN JOSE	1 HR. 56-MINS
FRESNO	2 HR. 50-MINS
RENO	2 HR. 21-MINS
LOS ANGELES	5 HR. 52-MINS

HIGHWAY ACCESS

DENVER, CO	17 HR. 2-MINS
PHOENIX, AZ	11 HR. 41-MINS
SEATTLE, WA	11 HR. 9-MINS
SALT LAKE CITY, UT	9 HR. 18-MINS
LAS VEGAS, NV	8 HR. 33-MINS
PORTLAND, OR	8 HR. 38-MINS
BOISE, ID	8 HR. 30-MINS



SELECT AMENITIES

& SERVICES

RESTAURANTS

BJ's Restaurant & Brewhouse - 6 mi.
 Starbucks - 5.25 mi.
 Oshima Sushi - 5.25 mi.
 In-N-Out - 5.8 mi.
 Chipotle - 5.8 mi.
 Buffalo Wild Wings - 6 mi.

RETAIL STORES

Target - 6 mi.
 Walmart - 5.8 mi.
 Home Depot - 5.8 mi.
 Barnes & Noble - 6 mi.

FINANCIAL INSTITUTIONS

Bank of America - 3.5 mi.
 Wells Fargo - 4.3 mi.

LODGING

Hampton Inn & Suites - 3.3 mi.
 Four Points by Sheraton - 3.4 mi.
 Holiday Inn Express - 3.5 mi.

OVERNIGHT COURIER DISTANCES

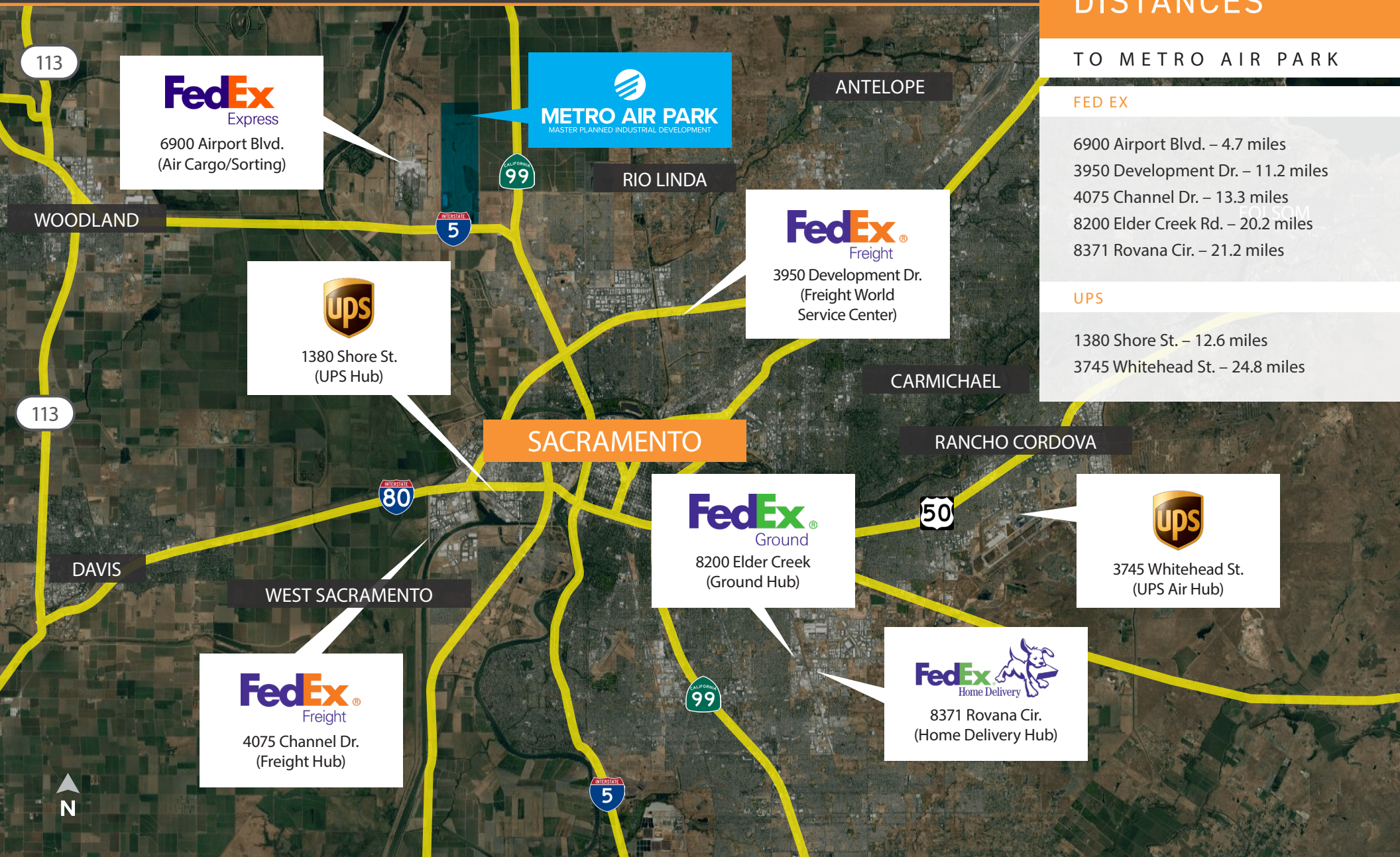
TO METRO AIR PARK

FED EX

6900 Airport Blvd. – 4.7 miles
3950 Development Dr. – 11.2 miles
4075 Channel Dr. – 13.3 miles
8200 Elder Creek Rd. – 20.2 miles
8371 Rovana Cir. – 21.2 miles

UPS

1380 Shore St. – 12.6 miles
3745 Whitehead St. – 24.8 miles

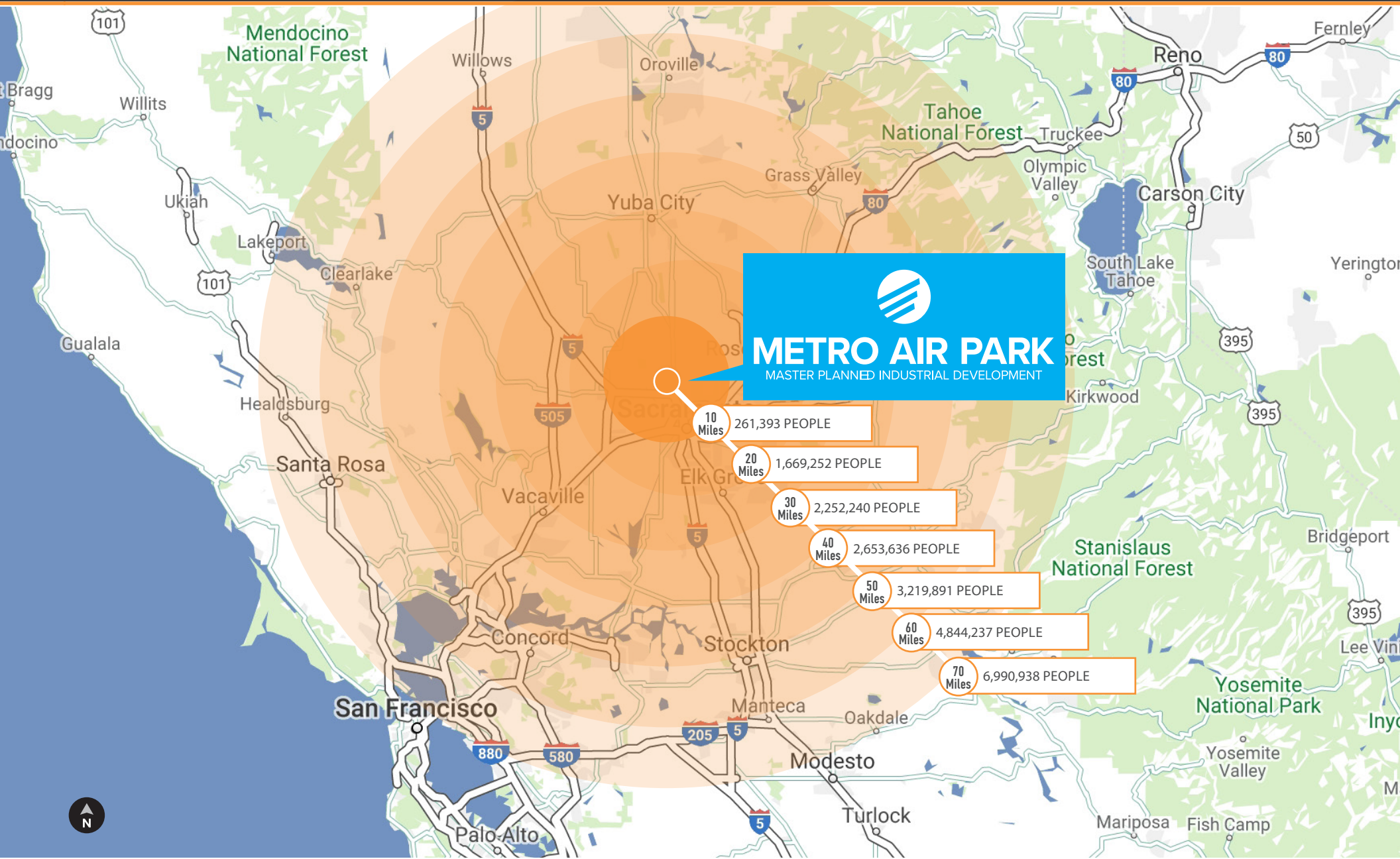




WEST SACRAMENTO

SACRAMENTO





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 ARE 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
5.5 MILES AWAY | 8 MINUTES
- » MCCLELLAN AIRFIELD
12.7 MILES AWAY | 21 MINUTES
- » RIO LINDA AIRPORT
8.9 MILES AWAY | 13 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
13.2 MILES | 15 MINUTES
- » PORT OF STOCKTON
61.0 MILES | 60 MINUTES
- » 4th Busiest Amtrak Route in the Nation
- » 1.7 Million Greater Sacramento Amtrak
Riders in 2018

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