

# SKYKING

ADVANCED INDUSTRIES CENTER



METRO AIR PARK  
MASTER PLANNED INDUSTRIAL DEVELOPMENT



TENANT SIGNAGE

## PHASE 2

**Two Buildings | ±224,683 and ±233,806 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

**SKYKING**  
ADVANCED INDUSTRIES CENTER

**METRO AIR PARK**  
MASTER PLANNED INDUSTRIAL DEVELOPMENT



## PHASE 2

### 7345 METRO AIR PARKWAY

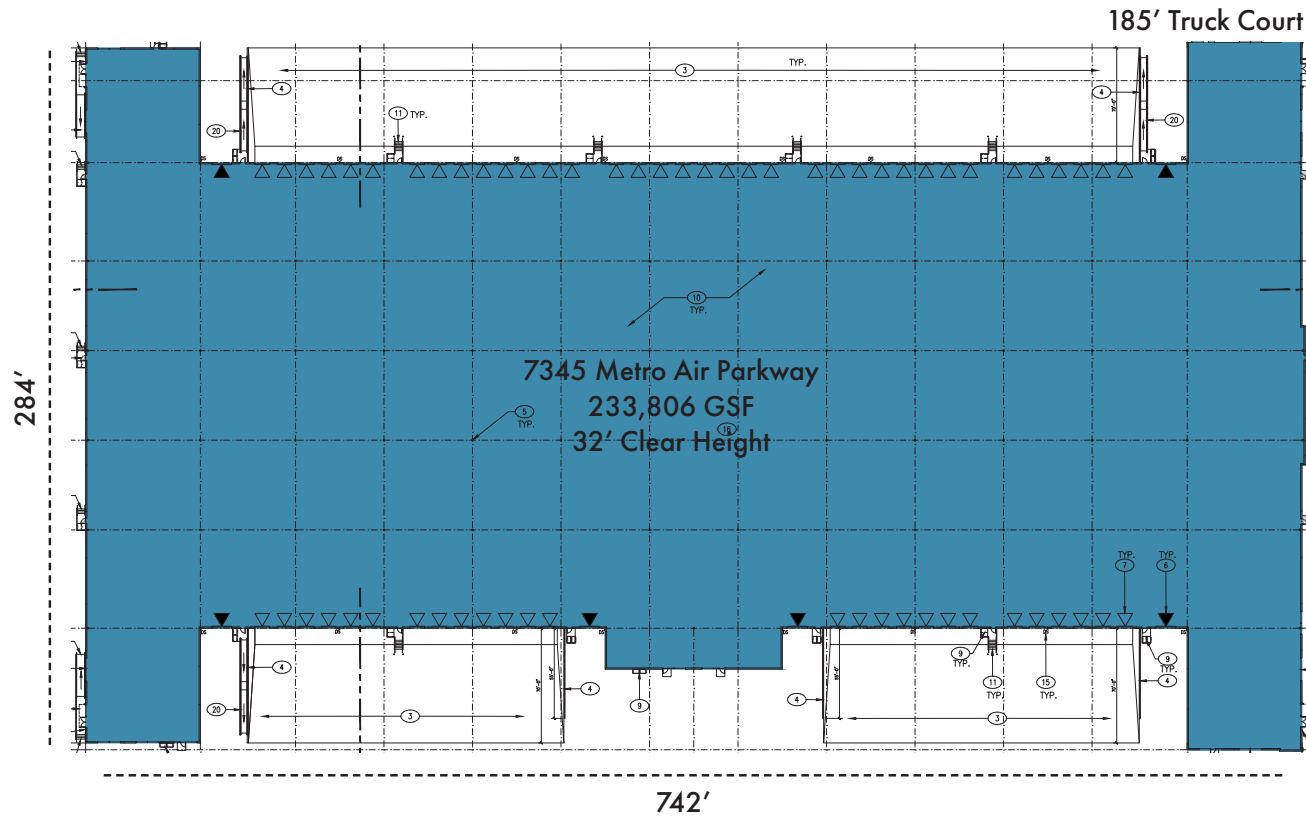
Total Available SF	±233,806 SF
Divisible	±58,452 SF
Clear Height	32'

### 7385 METRO AIR PARKWAY

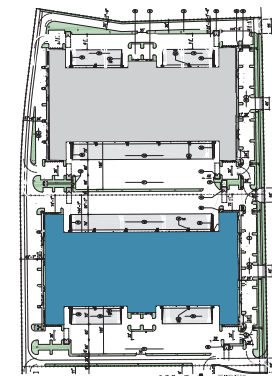
Total Available SF	±224,683 SF
Divisible	±56,170 SF
Clear Height	32'

# 7345 METRO AIR PARKWAY SPECIFICATIONS

58,452 SF - 233,806 SF AVAILABLE

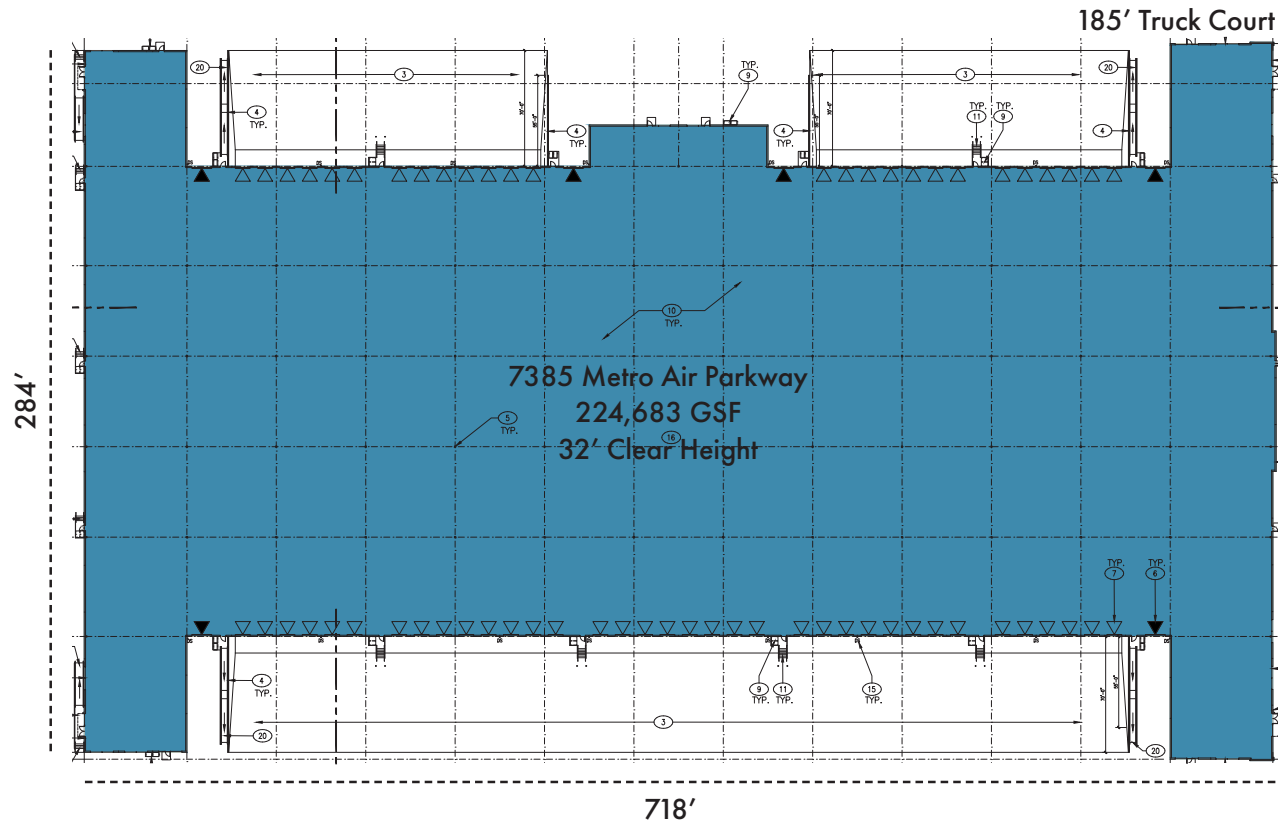


Building SF	±233,806 SF	Natural Gas	Yes - PG&E
Divisible To	±58,452 SF	Roof	TPO 20 Year specification
Office SF	To suit	Electrical	2,000 amps, 277 / 480v
Parcel Size	14.34 AC	Fire Suppression	ESFR K25
Dock Doors	62 - 9'x10' (Cross Dock)	Skylights	Yes
Grade Level Doors	6 - 12'x14'	Lighting	LED - 1/1,000 SF
Clear Height	32'	Auto Parking	198 Stalls (.85/1,000)
Column Spacing	54'x62' Typ (54'x62' Speed bay)	Truck Court	185'
Slab	6" concrete w/#4rebar 24" OCEW	EV Charging	Ready

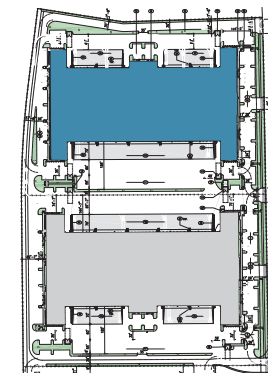


# 7385 METRO AIR PARKWAY SPECIFICATIONS

56,170 SF - 224,683 SF AVAILABLE



Building Size	±224,683 SF	Natural Gas	Yes - PG&E
Divisible To	±56,170 SF	Roof	TPO 20 Year specification
Office SF	To suit	Electrical	2,000 amps, 277 / 480v
Parcel Size	14.37 AC	Fire Suppression	ESFR K25
Dock Doors	62 - 9'x10' (Cross Dock)	Skylights	Yes
Grade Level Doors	6 - 12'x14'	Lighting	LED - 1/1,000 SF
Clear Height	32'	Auto Parking	200 Stalls (.85/1,000)
Column Spacing	54'x62' Typ (54'x62' Speed bay)	Truck Court	185'
Slab	6" concrete w/#4rebar 24" OCEW	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

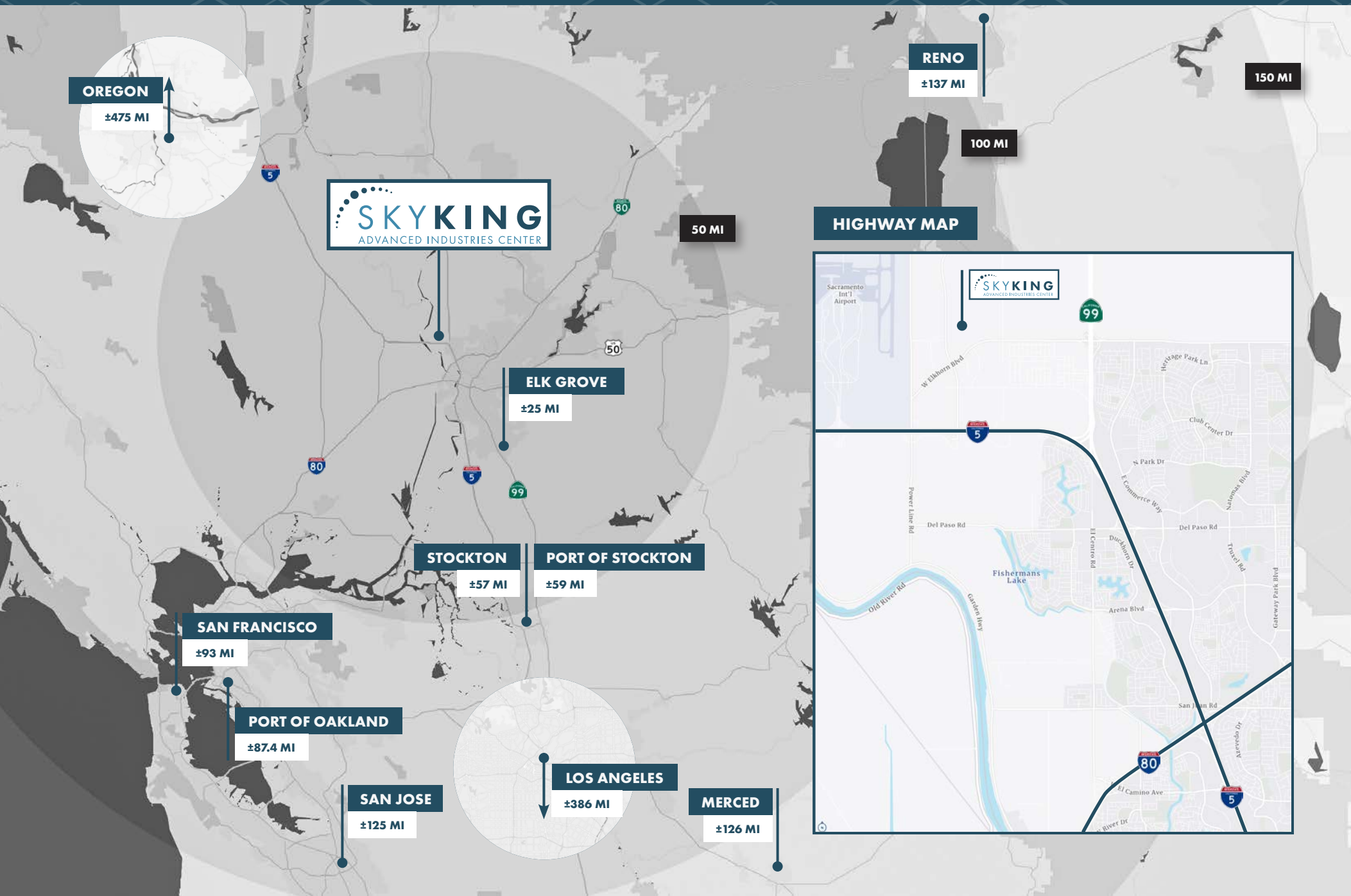




# TRANSPORTATION OVERVIEW

**SKY KING**  
ADVANCED INDUSTRIES CENTER

**METRO AIR PARK**  
MASTER PLANNED INDUSTRIAL DEVELOPMENT



# WHY SACRAMENTO

**SKY KING**  
ADVANCED INDUSTRIES CENTER

**METRO AIR PARK**  
MASTER PLANNED INDUSTRIAL DEVELOPMENT



## 3RD FASTEST GROWING

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

2.4M  
RESIDENTS



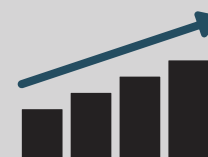
**"CLEAN TECHNOLOGY"**  
CLEAN EDGE RANKED THE SACRAMENTO  
REGION SIXTH IN THENATION FOR  
CLEAN TECHNOLOGY



6.3%  
UNEMPLOYMENT RATE

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



±1.4M  
SQUARE FEET OF NEW ARENA &  
ENTERTAINMENT DISTRICT



1 OF 6

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

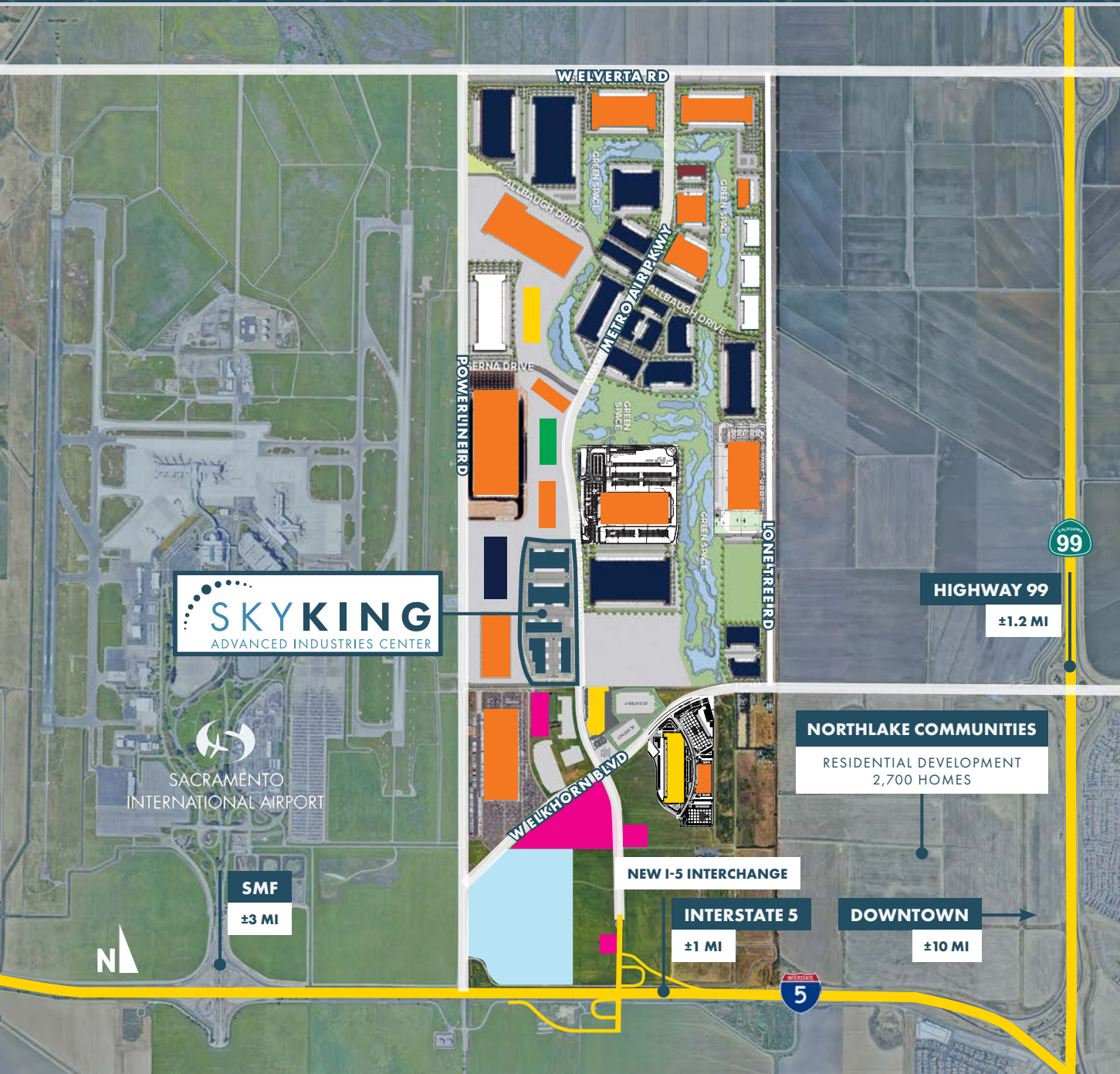


## FARM-TO-FORK CAPITAL

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.



# METRO AIR PARK DEVELOPMENT



**±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





# SKYKING

## ADVANCED INDUSTRIES CENTER

**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