



SKYKING

ADVANCED INDUSTRIES CENTER



7255 Metro Air Parkway | ±95,099 SF Industrial Building

For Lease in Metro Air Park | Ready for Occupancy

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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	±114,442 SF
Divisible	±37,098 SF
Clear Height	32'

7295 METRO AIR PARKWAY

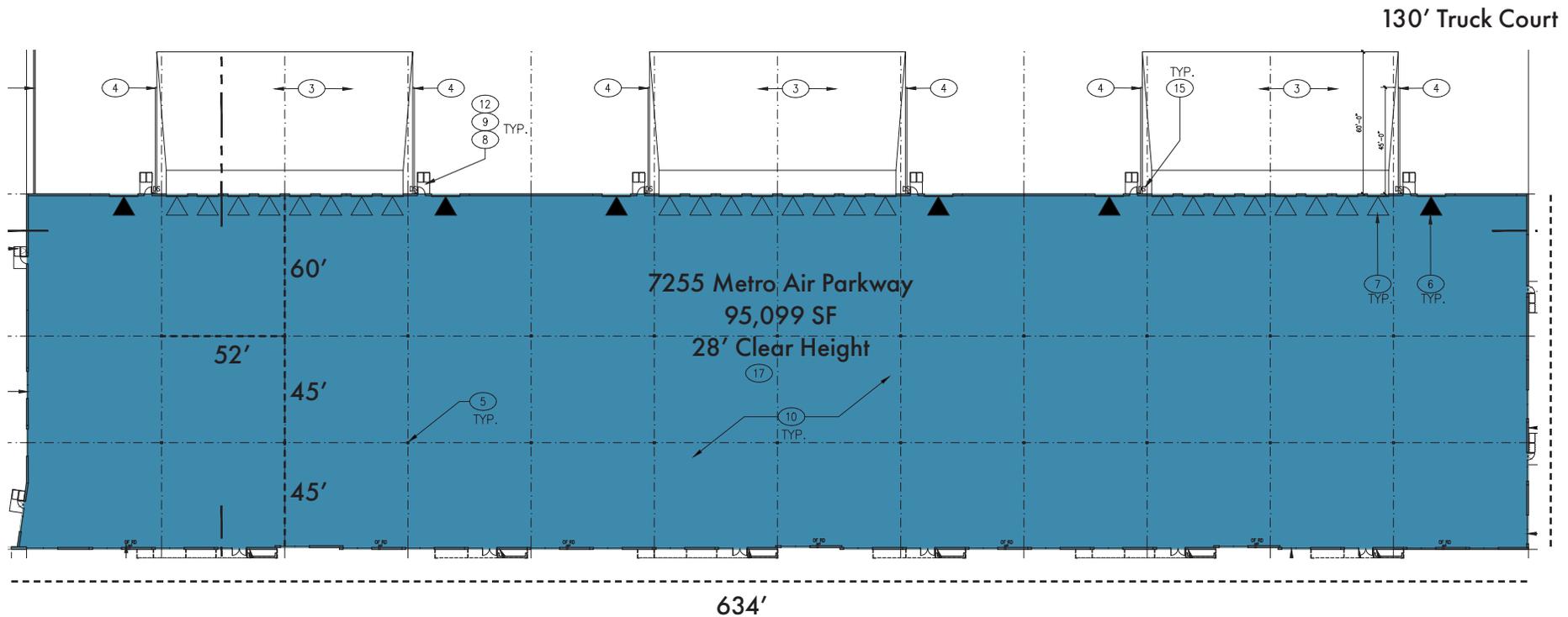
Total Available SF	±110,525 SF
Divisible	±27,631 SF
Clear Height	28'

7255 METRO AIR PARKWAY SPECIFICATIONS

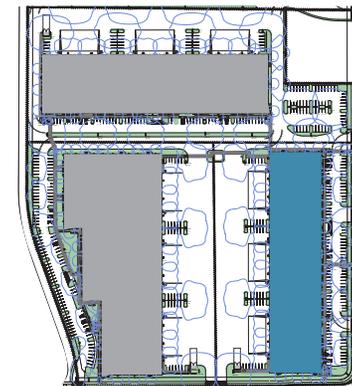
15,850 SF - 95,099 SF AVAILABLE

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ADVANCED INDUSTRIES CENTER

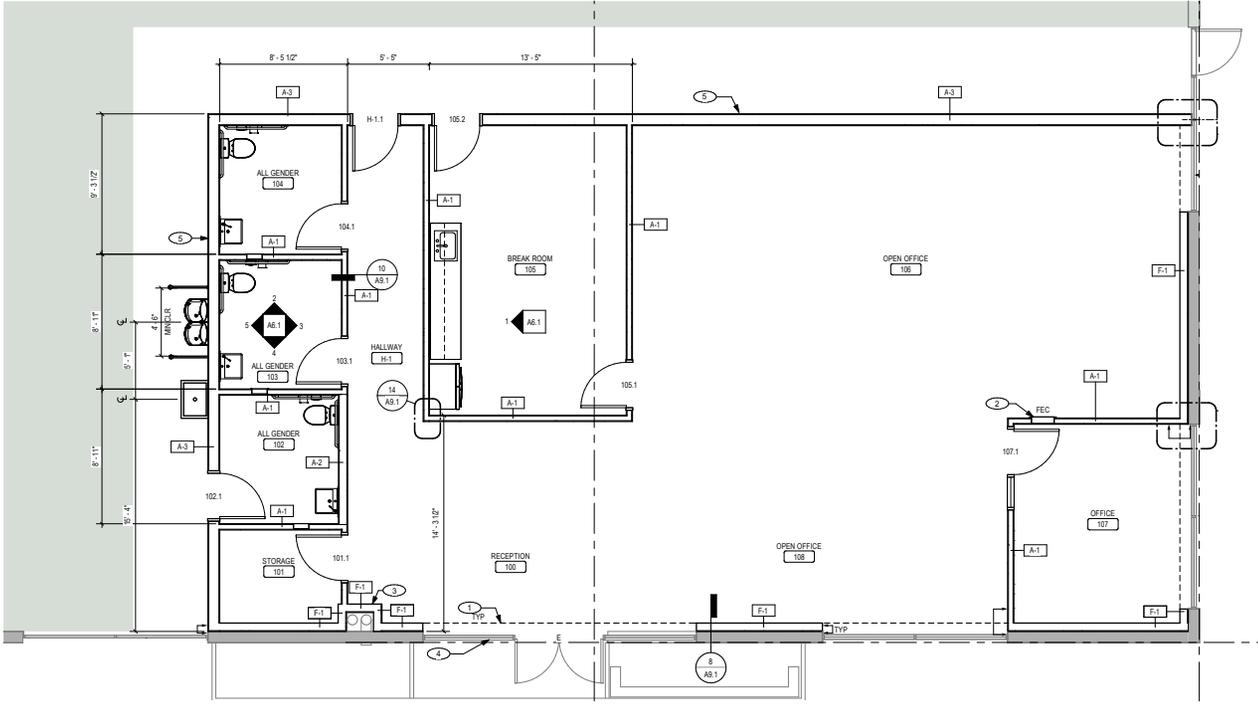
METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



Building Size	±95,099 SF	Natural Gas	Yes - PG&E
Divisible To	±15,850 SF	Roof	TPO 20 Year specification
Office SF	±2,245 SF Spec Office	Electrical	2,000 amps, 277 / 480v
Parcel Size	6.60 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	28'	Auto Parking	132 Stalls (1.39/1,000)
Column Spacing	52'x45' Typ (52'x60' Speed bay)	Truck Court	130'
Slab	6" concrete w/#4 rebar 24" OCEW	EV Charging	Ready



SPEC OFFICE FLOOR PLAN



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

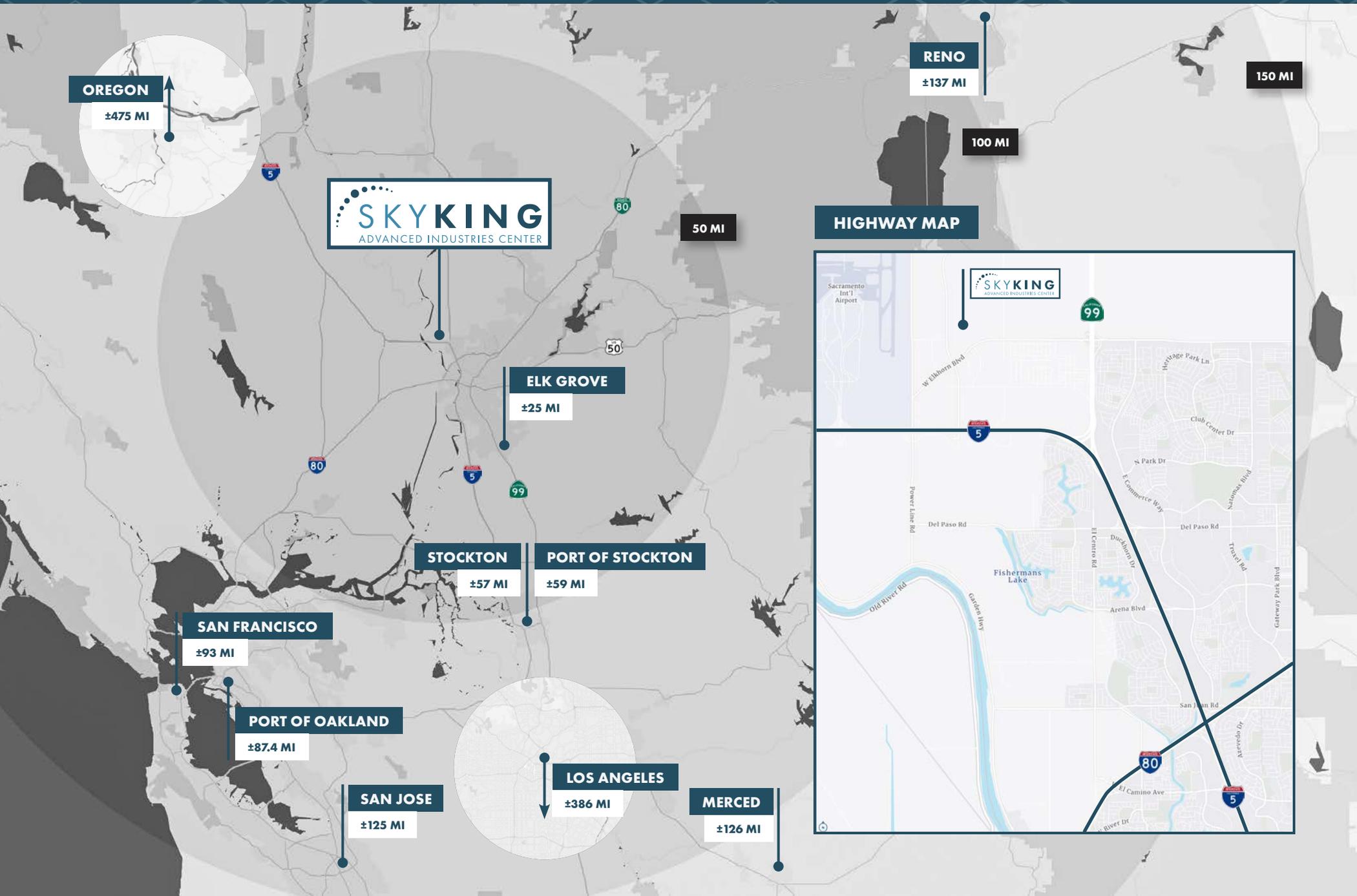
- Total of 612 acres designed for manufacturing and distribution
- #5 water zone and purchases water from the city of Sacramento
- Initial water allotment of 1 million gallons per day with potential for up to 9.3 MGD at full capacity
- 12" water main - Sacramento County Water Agency
- 12kV electrical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



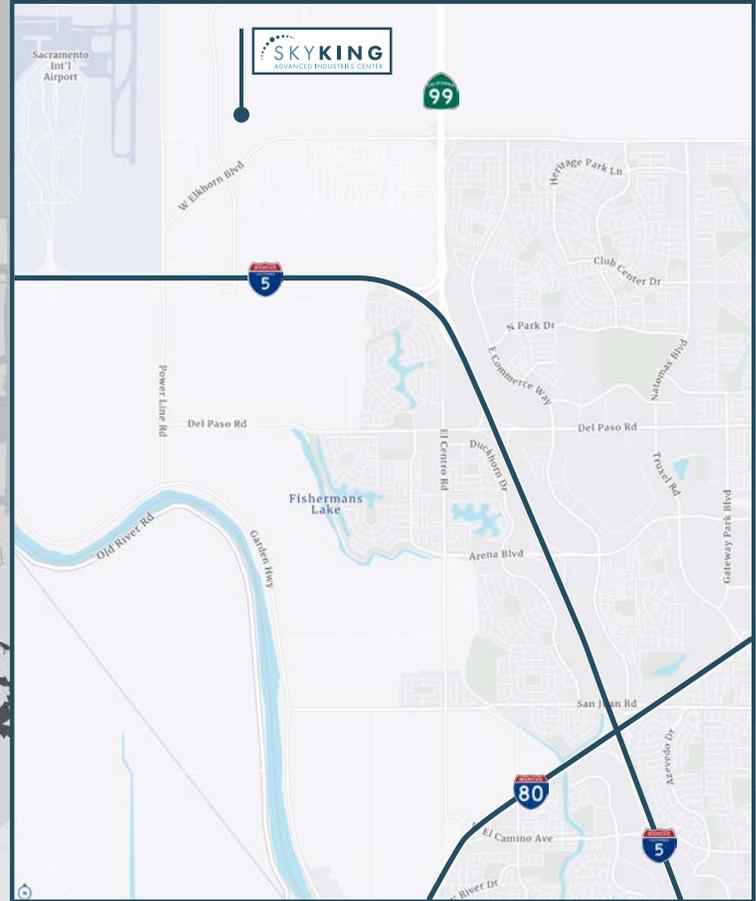
TRANSPORTATION OVERVIEW

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ADVANCED INDUSTRIES CENTER

METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



HIGHWAY MAP



WHY SACRAMENTO

SKY KING
ADVANCED INDUSTRIES CENTER

METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



2.4M
RESIDENTS



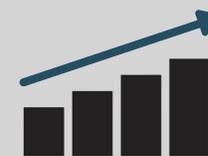
5TH
FASTEST PRIVATE SECTOR
JOB GROWTH RATE
AMONG THE TOP US
METRO AREAS

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

METRO AIR PARK DEVELOPMENT



**±9,301,819 SF
EXISTING BUILDINGS**



**±350,804 SF
UNDER CONSTRUCTION**

- PROPOSED
- FUTURE DEVELOPMENT

through Q2 2025




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

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