METRO AIR PARK
±85.45 ACRES OF INDUSTRIAL READY LAND

W. ELVERTA ROAD & POWERLINE ROAD, SACRAMENTO, CA

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PROPERTY HIGHLIGHTS

- One Parcel Totaling ±85.45 Acres located within the Master Planned Business Park.

- The parcel is zoned for Industrial, Manufacturing, Distribution and Airport Related Industrial.

- The large parcel offers flexible dimensions for large floor plate e-commerce users.

- Adjacent to Sacramento International Airport

- Centrally located to Downtown Sacramento

- Full-access interchange connection to State Highway 99 and connecting to Interstate 5, 80 & US Highway 50.

- Sacramento’s Assessor’s Parcel #201-1020-006

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**PROPERTY FEATURES**

- **Acreage:** ±85.45
- **Zoning:** 1-B Light Manufacturing & Distribution
- **Water:** 12” Main – Sacramento County Water Agency
- **Sewer:** 18” Main, 8” Distribution – Sacramento Area Sewer District
- **Gas:** 8” Main – PG&E
- **Electricity:** 69KV Main – Sacramento Municipal Utility District
- **Phone:** AT&T, Consolidated Communications
- **Fiber:** AT&T, Consolidated Communications
- **Bonds:** Light Manufacturing Land: ±$1.15 PSF
±85.45 ACRES OF INDUSTRIAL READY LAND

LOCAL & REGIONAL APPROXIMATE DRIVE TIMES

<table>
<thead>
<tr>
<th>City</th>
<th>Approximate Drive Time</th>
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<tbody>
<tr>
<td>Stockton</td>
<td>55-MINS</td>
</tr>
<tr>
<td>Oakland</td>
<td>1 HR. 24-MINS</td>
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<tr>
<td>San Francisco</td>
<td>1 HR. 36-MINS</td>
</tr>
<tr>
<td>San Jose</td>
<td>1 HR. 56-MINS</td>
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<tr>
<td>Fresno</td>
<td>2 HR. 50-MINS</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>5 HR. 52-MINS</td>
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<tr>
<td>Reno</td>
<td>2 HR. 21-MINS</td>
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WESTERN U.S. APPROXIMATE DRIVE TIMES

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<tbody>
<tr>
<td>Denver, CO</td>
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<tr>
<td>Phoenix, AZ</td>
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<tr>
<td>Seattle, WA</td>
<td>11 HR. 9-MINS</td>
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<tr>
<td>Salt Lake City, UT</td>
<td>9 HR. 18-MINS</td>
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<tr>
<td>Las Vegas, NV</td>
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<tr>
<td>Portland, OR</td>
<td>8 HR. 38-MINS</td>
</tr>
<tr>
<td>Boise, ID</td>
<td>8 HR. 30-MINS</td>
</tr>
</tbody>
</table>
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SITE PLAN & PARCEL MAP

- Light Manufacturing & Distribution
- Airport Related Industrial
- Commercial - High Tech R&D Offices
- Commercial, Professional Offices, Corporate Headquarters
- Commercial (Offices, Retail; Services, Automotive Related, Hotels)
- Open Space/Golf Course

± 855,000 SF e-Commerce Fulfillment Center