



3730 OMEC CIRCLE
3667 OMEC PARK DRIVE

RANCHO CORDOVA, CA

CAN BE LEASED OR SOLD
TOGETHER OR SEPARATELY



3730 OMEC CIRCLE
PARCEL 1

3730 OMEC CIRCLE
PARCEL 2

3667 OMEC PARK
DRIVE - PARCEL 3

AVAILABLE
FOR
SALE OR
LEASE

NEWMARK

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EXECUTIVE
SUMMARY



OMEC CIR.

Newmark is pleased to present **3730 & 3667 Omec Park Drive**—three contiguous parcels totaling **±11 acres** in Rancho Cordova, California. All three sites carry the coveted **M-2 (Heavy Industrial)** designation, Sacramento County's most versatile industrial zoning. M-2 entitlements unlock nearly every high-demand industrial use class—from light manufacturing to high-throughput logistics—positioning an owner to capture multiple revenue streams today and in the future.



BROADEST INDUSTRIAL USE MATRIX

- » Outdoor, public & cold-storage yards
- » Semi-truck and trailer parking, fleet maintenance & repair
- » Automotive service, parts distribution, heavy equipment lay-down
- » Fabrication, batch plants, light & heavy manufacturing
- » Warehouse & high-velocity distribution hubs

PERFORMANCE BUILT INTO THE CODE

Sacramento County establishes M-2 to “provide for the development of uses that include fabrication, manufacturing, assembly, or processing of raw materials” even when such operations generate smoke, gas, odor, dust, or sound. Few other districts accommodate this intensity, making existing M-2 land increasingly scarce and valuable for operators who cannot function in lighter-industrial zones.

SCARCITY PREMIUM

Less than 4 % of industrial land in the east-county submarket carries an M-2 designation, and virtually no shovel-ready acreage trades each year. Securing pre-entitled heavy-industrial dirt today protects against future zoning pressure and lengthy entitlement timelines.

LOGISTICS CONNECTIVITY

Two minutes to Sunrise Boulevard and five minutes to Highway 50 enable rapid east-west freight movement across Greater Sacramento and into the Bay Area corridors.

MULTIPLE INGRESS/EGRESS POINTS

Three gates on the 8.7-acre parcel plus drive-through roll-ups on Parcel 1 simplify circulation for 53-ft trailers and heavy equipment.

INVESTMENT FLEXIBILITY

Acquire individually or as a portfolio; operate, reposition, or re-entitle for higher-yield configurations without zoning risk.

THE OPPORTUNITY

Industrial users are increasingly constrained by zoning—not by demand. By controlling one of the limited **heavy-industrial sites in Sacramento County**, an owner can:

- » **Capture immediate cash flow** from the existing RV/boat storage operation while pursuing higher-yield uses.
- » **Scale vertically or horizontally** across the three parcels—expand yard storage, erect tilt-up warehouse, or integrate truck maintenance facilities without a rezone.
- » **Leverage land-bank value** in a market where new M-2 entitlements are politically challenging and time-intensive.



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HEAVY INDUSTRIAL PROPERTY IN RANCHO CORDOVA



HEAVY INDUSTRIAL PROPERTY IN RANCHO CORDOVA, ONE OF THE FEW M-2 (HEAVY INDUSTRIAL)-ZONED SITES IN THE AREA.

- **180 total spaces** | uncovered stalls
- **[Over 10 acres]** with room to **expand or add ancillary revenue streams** (contractor yard, fleet parking, mini-warehouses)
- **Strategic access to Highway 50**—quick in/out for large Vehicles
- **24/7 gated entry**, on-site management office, two access points
- **Cash Flowing property** with upside via **[add covered parking/rate increases/marketing campaign/optimize business with digital payments, etc]**
- Close to EQH/Folsom Demographics

INVESTOR HIGHLIGHTS

- Zoning flexibility rarely available in this submarket
- Strong regional demand for recreational-vehicle storage (limited new supply)
- Potential to layer in truck parking or cold-shell industrial uses under M-2 entitlement





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PROPERTY HIGHLIGHTS

3730 OMEC CIRCLE

OMEC CIR.

PARCEL - 1

- > ±1.18 Acre Lot (±51,400 SF)
- > ±4,800 SF Building
(±800 SF Office/Mezzanine)
- > ±33,000 SF Gated, Paved Yard
- > Fully Fenced, Gated & Paved Yard with
Two Points of Access
- > Drive-Thru Roll-Up Doors
- > Four (4) Grade Level Doors (12' x 14')
- > 18' Warehouse Clear Height
- > Concrete Tilt-Up Construction
- > M2 Zoning





PARCEL – 2

- > ±1.17 Acres (±50,965 SF)
- > Fully Fenced, Gated, Paved & Secured Property
- > Power Available
- > M2 Zoning
- > Excellent Center For Yard Equipment Storage

04

PROPERTY HIGHLIGHTS

3667 OMEC PARK DRIVE



PARCEL – 3

- > ±8.7 Acre Parcel (±378,972 SF)
- > Paved, Gated, Fenced
- > Fully Leased to RV & Boat Storage
- > 325 Parking Spots
- > Key Fob Access Gate
- > Three (3) Points of Access to the Property for Easy Ingress and Egress from the Front and Rear
- > M2 Zoning Heavy Industrial
- > Selected land excellent for secured storage equipment yard



05

SACRAMENTO
REGION
OVERVIEW



The Sacramento region is well-located in the California Central Valley at the foothills of the Sierra Nevada Mountains. Residents enjoy seismic stability and convenient access to various popular attractions such as Napa County's Wine Country, California's historic gold country, Yosemite, Lake Tahoe and San Francisco. Sacramento is also strategically located for business as air travel times to Los Angeles, Orange County, San Diego, Portland, Las Vegas, and Phoenix are all less than 90 minutes.

Sacramento benefits tremendously from the fact that it is the capital of the State of California. The region currently boasts a highly diversified economy that has earned a reputation as a highly desirable location for regional headquarters, manufacturing companies and back office operations. The Sacramento metropolitan area has benefited from an influx and expansion of technology-related companies and financial services firms seeking:

01

An affordable alternative for major corporations in Northern California

02

Seismic stability

03

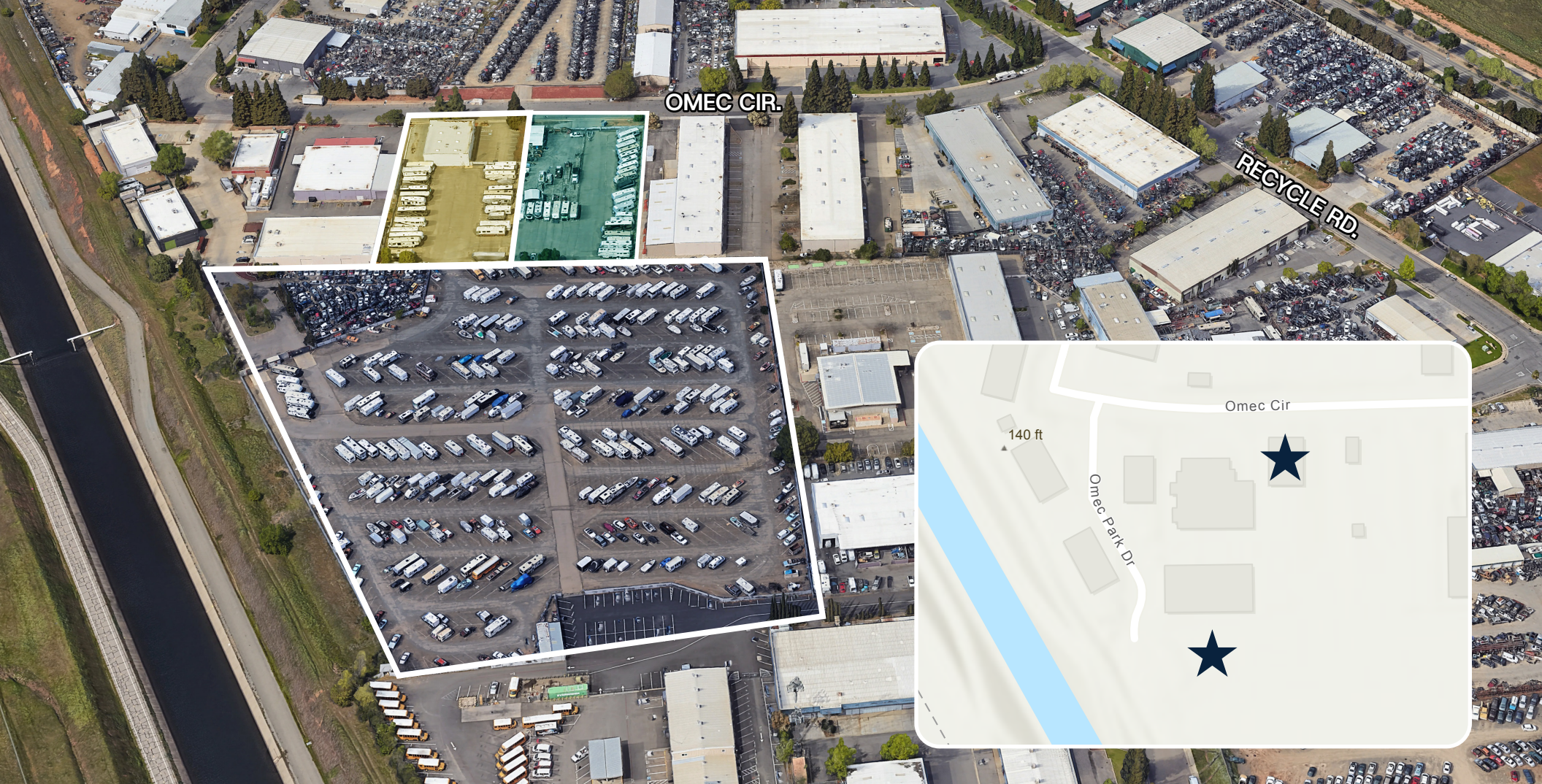
Affordable housing and lifestyle choices for employees

04

Proximity to the State Capitol

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Close to Lake Tahoe, the San Francisco Bay Area and the Napa Wine Country



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