



7325 LONE TREE ROAD

NATOMAS/NORTHGATE INDUSTRIAL SUBMARKET

±148,658 SF FOR LEASE AVAILABLE

±1.9 ACRES OF ADDITIONAL YARD/PARKING AREA



METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



BUZZ OATES



EQUITIES



SIOR

CBRE

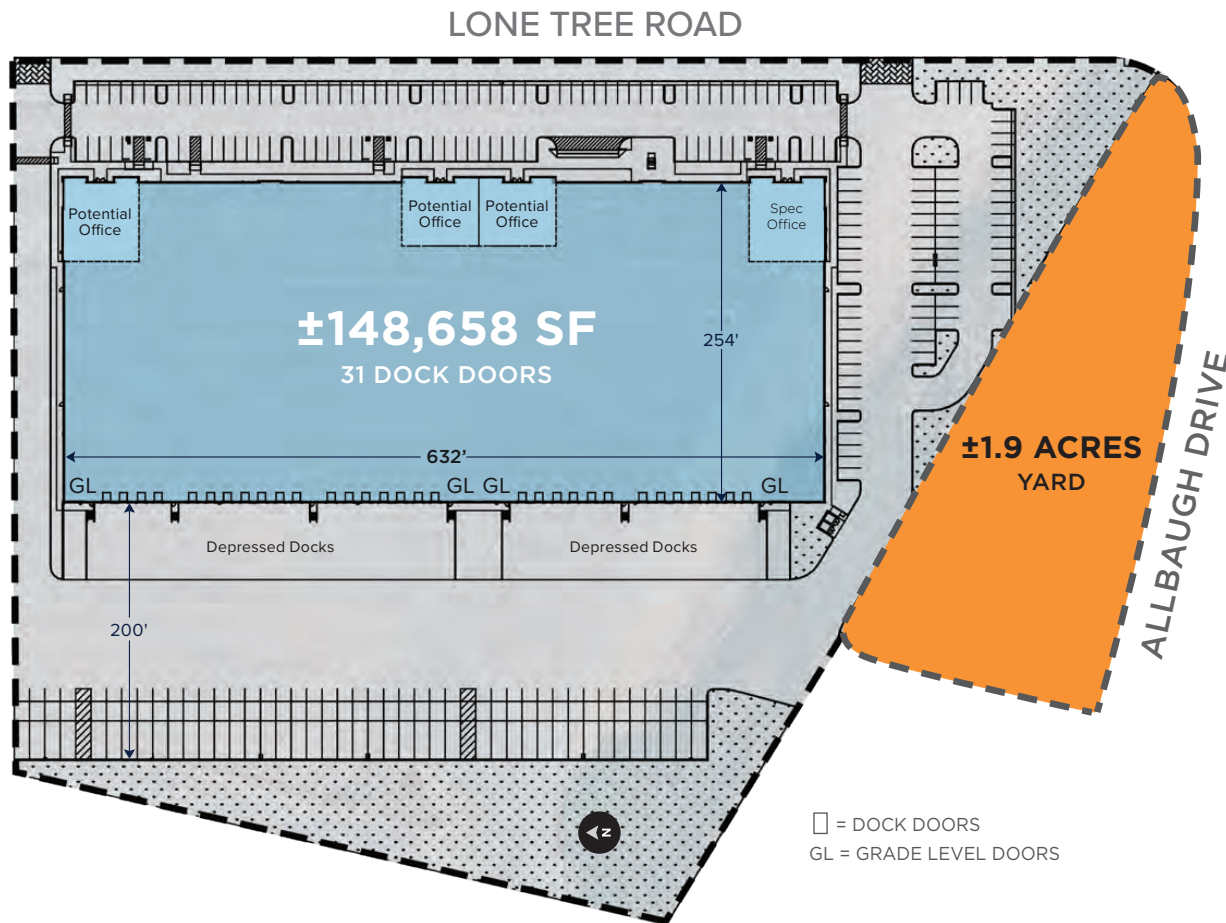
ZAC SWEET SIOR
Senior Vice President
P: +1 916 717 4768
zac.sweet@cbre.com
LIC. 01352800

BOB TAYLOR
Senior Vice President
P: +1 209 476 2920
rj.taylor@cbre.com
LIC. 00937509

TYLER HOWELL
Senior Associate
P: +1 916 781 4835
tyler.howell1@cbre.com
LIC. 02100245

COURTNEY LEE
Associate
P: +1 916 906 5544
courtney.lee@cbre.com
LIC. 02031694

JASON LAW
Asset Manager, Buzz Oates
P: +1 916 379 3860
jasonlaw@buzzoates.com
LIC. 02129884



SITE

PLAN

BUILDING SIZE:	±148,658 SF
MINIMUM DIVISIBILITY:	±37,309 SF
PARCEL SIZE:	±11.50 ACRES
YARD SIZE:	±1.9 ACRES
COVERAGE:	30.0%
OFFICE:	±2,500 SF SPEC OFFICE
DIMENSIONS:	632' X 254'
CLEAR HEIGHT:	32' AT FIRST COLUMN
COLUMN SPACING:	MIN. 52' X 55'
GRADE LEVEL DOORS:	4 - 12' X 14'
DOCK DOORS:	31 - 9' X 10'
SLAB:	6" CONCRETE W/ #4 REBAR 24"
ROOF:	STANDING SEAM METAL (70+ MPH WIND RATING)
ELECTRICAL:	2,000 AMPS, 277/480V*
FIRE SUPPRESSION:	ESFR
SKYLIGHTS:	SINGLE DOME AT 1%
LIGHTS:	LED TO SUIT
TRUCK COURTS:	200'
TRAILER PARKING:	43
AUTO PARKING:	178

*tenant to independently verify prior to entering binding agreement

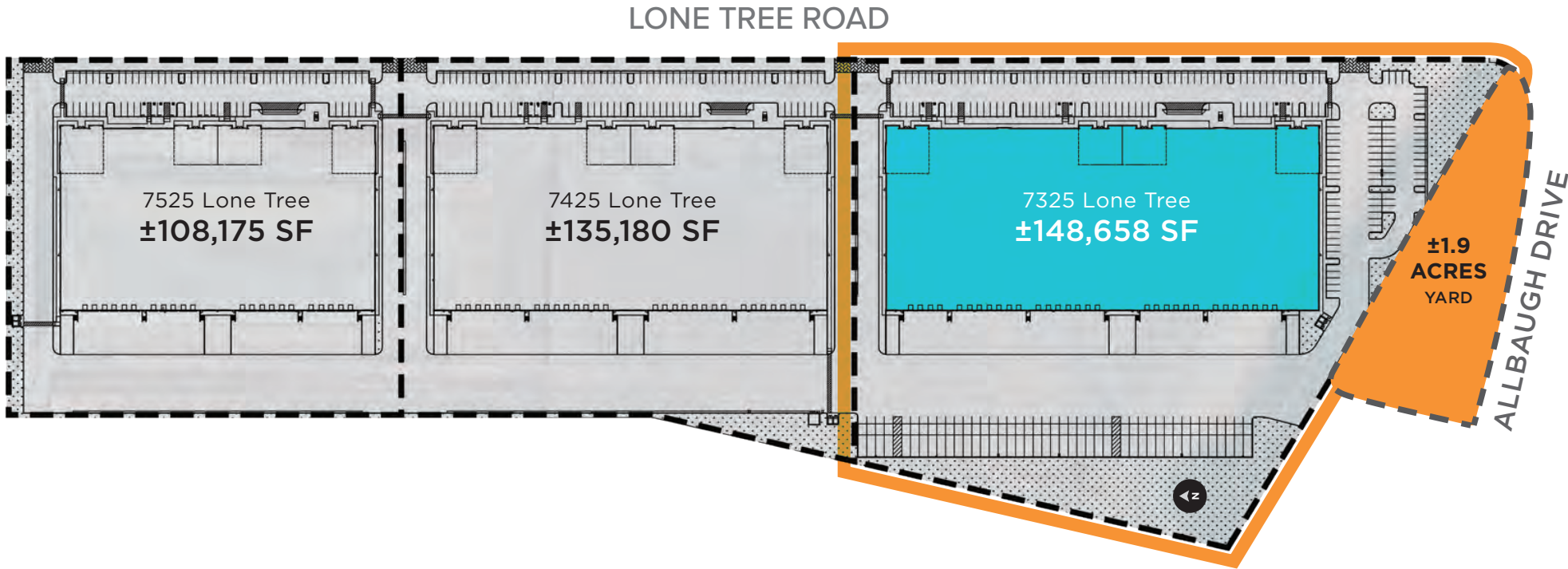




SITE

PLANS

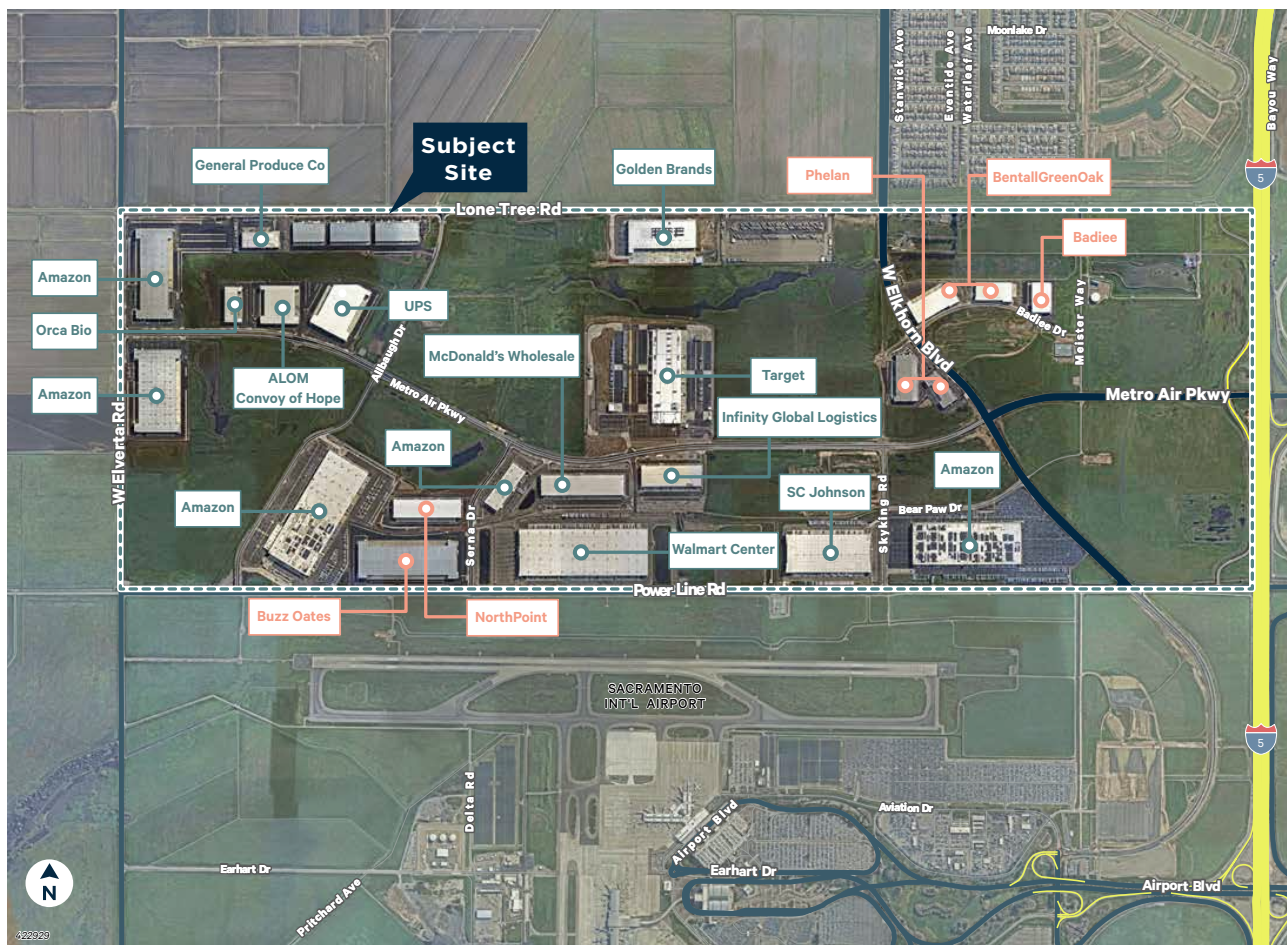
7525 LONE TREE	±108,175 SF
7425 LONE TREE	±135,180 SF
7325 LONE TREE	±148,658 SF





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:

Occupiers and Developers at Metro Air Park



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 12kV 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.

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





target



S.P. RICHARDS CO.

Walgreens

Amerimax



A FAMILY COMPANY



DA LOGISTICS



True Value



SACRAMENTO
INTERNATIONAL
AIRPORT



METRO
AIR PARK

Raley's



Global
Data Centers

aramark



Budweiser

AmerisourceBergen

CINTAS
READY FOR THE WORKDAY



Shamrock Foods
DELIVERING SATISFACTION

HEARTH & HOME
Technologies

Coca-Cola

Core-Mark



FedEx



Goodman
SALES AND DISTRIBUTION



STATE OF CA
PRINTING
La MESA DRY
EXPERIENCE LIFE

TONY'S

Herc Rentals



FRC
FARMERS' RICE COOPERATIVE

TOYOTA
MATERIAL HANDLING
TMH
NORTHERN CALIFORNIA

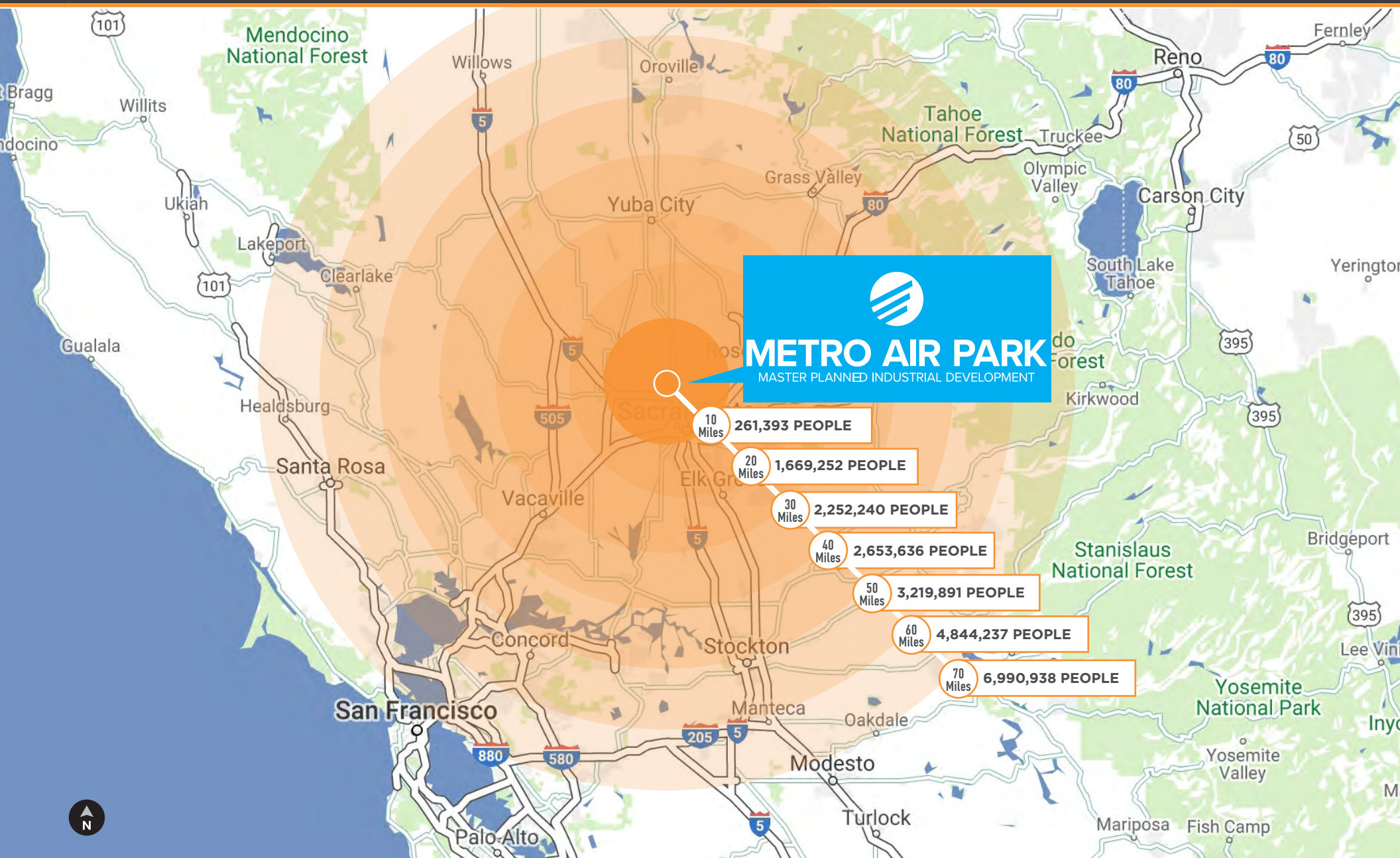
INTERNATIONAL PAPER

SACRAMENTO
CAPITOL BUILDING
Golden1
CENTER

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 IN PROFESSIONAL, SCIENTIFIC,
AND TECHNICAL SERVICES

14.6%

OF EMPLOYEES ARE IN HEALTH CARE
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

ZAC SWEET SIOR
Senior Vice President
P: +1 916 717 4768
zac.sweet@cbre.com
LIC. 01352800

BOB TAYLOR
Senior Vice President
P: +1 209 476 2920
rj.taylor@cbre.com
LIC. 00937509

TYLER HOWELL
Senior Associate
P: +1 916 781 4835
tyler.howell1@cbre.com
LIC. 02100245

COURTNEY LEE
Associate
P: +1 916 906 5544
courtney.lee@cbre.com
LIC. 02031694

JASON LAW
Asset Manager, Buzz Oates
P: +1 916 379 3860
jasonlaw@buzzoates.com
LIC. 02129884