METRO AIR PARK | INDUSTRIAL LOTS

METRO AIR PARKWAY & MEISTER WAY | SACRAMENTO



For Sale | 1 acre to 10 acres

Owner/User Industrial Lots

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METRO AIR PARK

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THE PROPERTY

Property Name	Metro Air Park
Address	NEC Metro Air Parkway and Meister Way Sacramento, CA 95835
Land Size	22.72 total acres
Price	Call for details
Zoning	Metro Air Park Special Planning Area (SPA) District 5C: Industrial/Office/Hotel/Retail



PROPERTY HIGHLIGHTS

- 466 feet of frontage along Metro Air Parkway
- 645 feet of frontage along Elkhorn Blvd.
- Future light rail along Meister Way
- Adjacent to Sacramento International Airport
- Corner parcels available
- Retail pads available
- Owner/User opportunities
- Industrial buildings, with yard

TRAFFIC COUNTS

Average Daily Traffic
Interstate 5 ±126,000 ADT

METRO AIR PARK

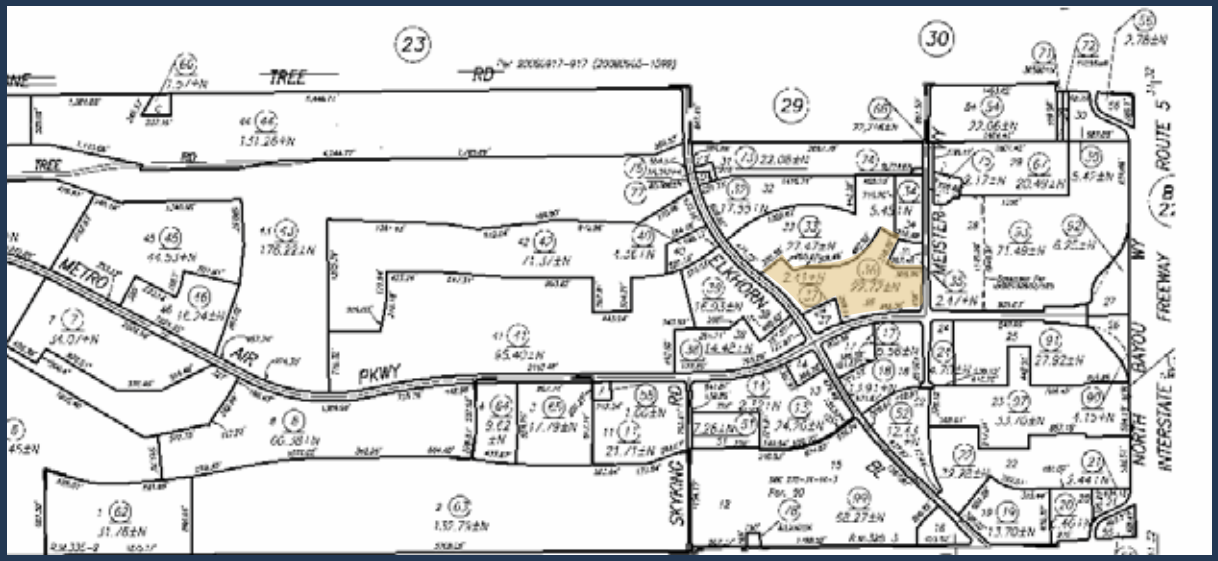
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METRO AIR PARK LAND USE PLAN





METRO AIR PARK PARCEL MAP

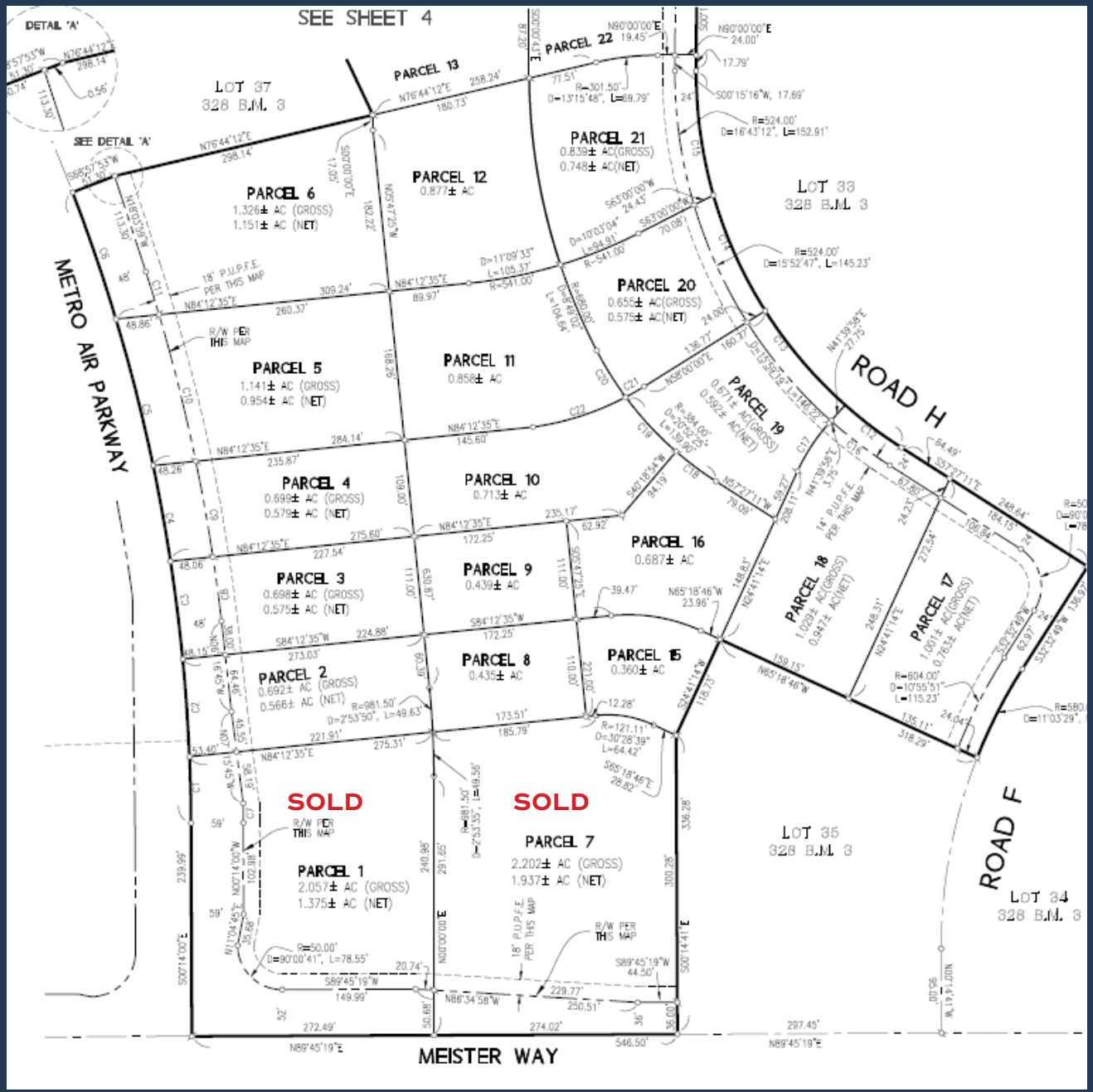


TRANSPORTATION OVERVIEW

CITY	DISTANCE (MILES)
San Francisco, CA	93
Reno, NV	137
Los Angeles, CA	394
San Diego, CA	512
Portland, OR	574
Seattle, WA	747
Boise, ID	558
Salt Lake City, UT	655
Las Vegas, NV	575

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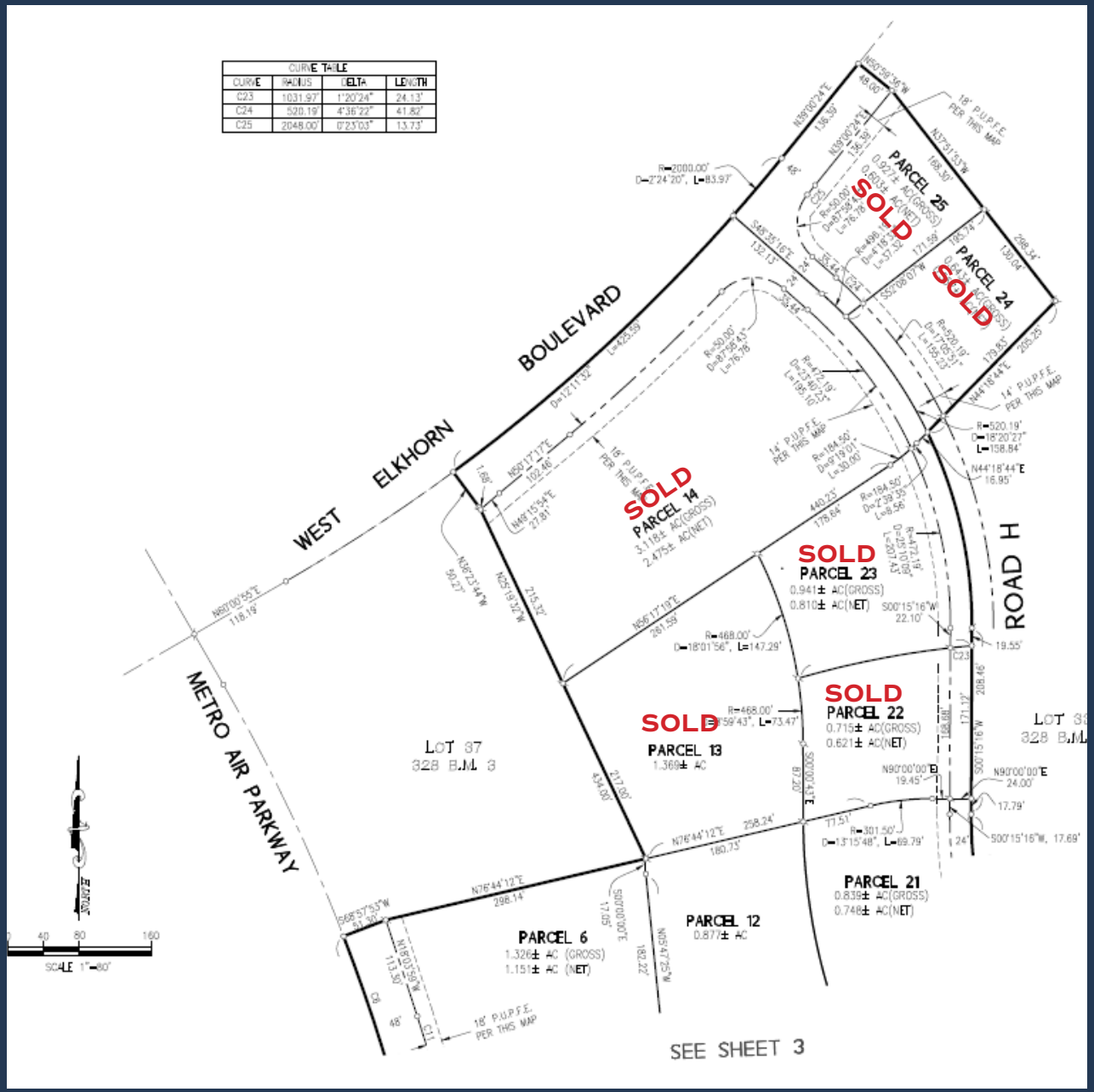
AVAILABLE PARCELS

PARCEL	SIZE (ACRES)
1	SOLD
2	0.692
3	0.698
4	0.699
5	1.141
6	1.326
7	SOLD
8	0.435
9	0.439
10	0.713
11	0.858
12	0.877
15	0.360
16	0.687
17	1.001
18	1.029
19	0.671
20	0.655

* PARCELS CAN BE COMBINED

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AVAILABLE PARCELS

PARCEL	SIZE (ACRES)
13	SOLD
14	SOLD
22	SOLD
23	SOLD
24	SOLD
25	SOLD

*** PARCELS CAN BE COMBINED**

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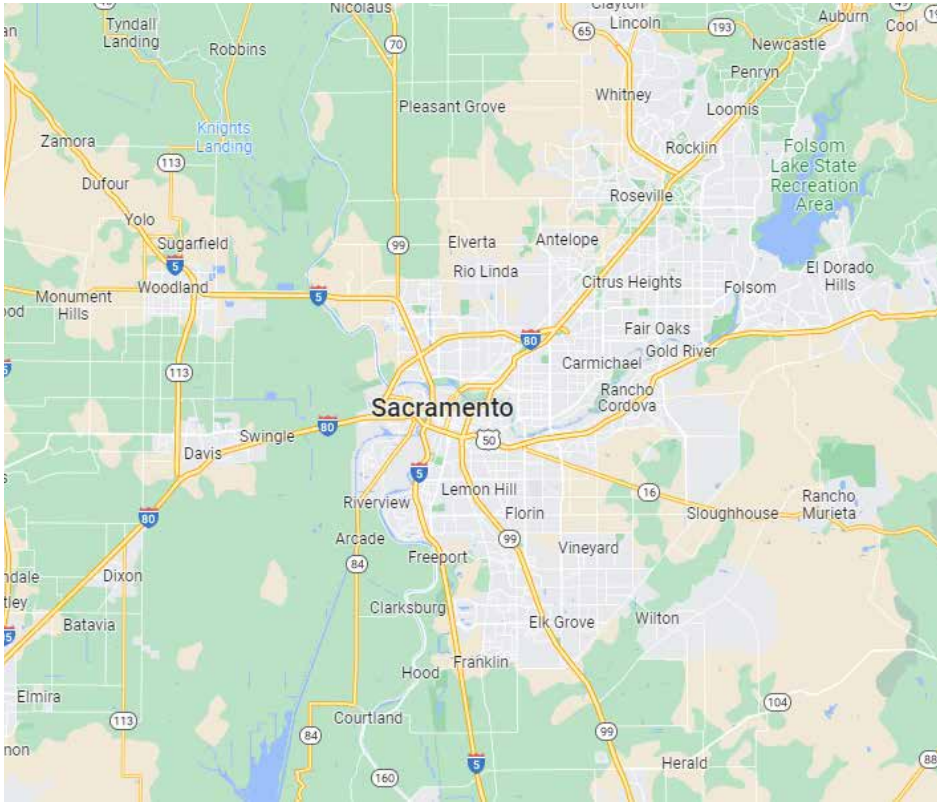
LOCATION OVERVIEW

Located in Sacramento County, next to the Sacramento International Airport and just a ten-minute drive from Downtown Sacramento, Metro Air Park consists of 1,900 total acres, with 1,320 acres of fully-entitled and ready to develop land. The business park is zoned for industrial, manufacturing, distribution, office, R&D and other commercial uses, and offers both small and large lots of over 150 acres to accommodate large distribution facilities or corporate campus locations.

The first project to kick-start development in Metro Air Park was Amazon's 855,000 sq ft distribution center, completed in 2017. Since then, over 3.2 million sq ft of industrial development has taken place between Northpoint Development, and Northern California specialist, Buzz Oates.

Currently, Northpoint is under construction on a 1.13 million sq ft distribution center for Walmart, a 600,000 sq ft distribution center for SC Johnson, several more build to suit projects for confidential, Fortune 500 companies, as well as a spec 250,000 sf warehouse. Buzz Oates is nearing completion of their 500,440 sq ft spec warehouse at the north end of the park, and intends to break ground on their second spec building totaling 602,516 sq ft, located just across the street from their first building. Plans are underway for three additional buildings ranging from 339,817 to 94,434 sq ft, with runway for much more development.

Over $125 Million in infrastructure has been invested to date, including the new Interstate 5 freeway interchange nearing completion this fall. Once complete, Metro Air Park will provide three freeway access points at Highway 99 and Interstate 5, California's largest north-south freeways. In addition,the Interstate 80 interchange is only four miles away to access both coasts.



The business park master plan features a shared drainage system, allowing for improved site efficiency to increase building coverage. Water is delivered by a 30" main service into Metro Air Park and distributed by two 12" water mains running along Metro Air Parkway. Power is provided by SMUD, Sacramento's community owned electric utility provider, offering reliable, clean power and also offering a reduced economic development rate for qualifying projects. In addition, the park is wired with high-speed fiber.



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