

Metro Air Park in Sacramento Takes Flight

The Greater Sacramento region is experiencing tremendous momentum in the industrial real estate sector, led by recent activity in its premier master planned industrial business park, Metro Air Park.



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 kickstart 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.

Infrastructure:

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.

Several employee amenities in the park are also coming online, with plans for several convenient highway commercial, food service and hospitality options underway near the new I-5 interchange.

Sacramento County:

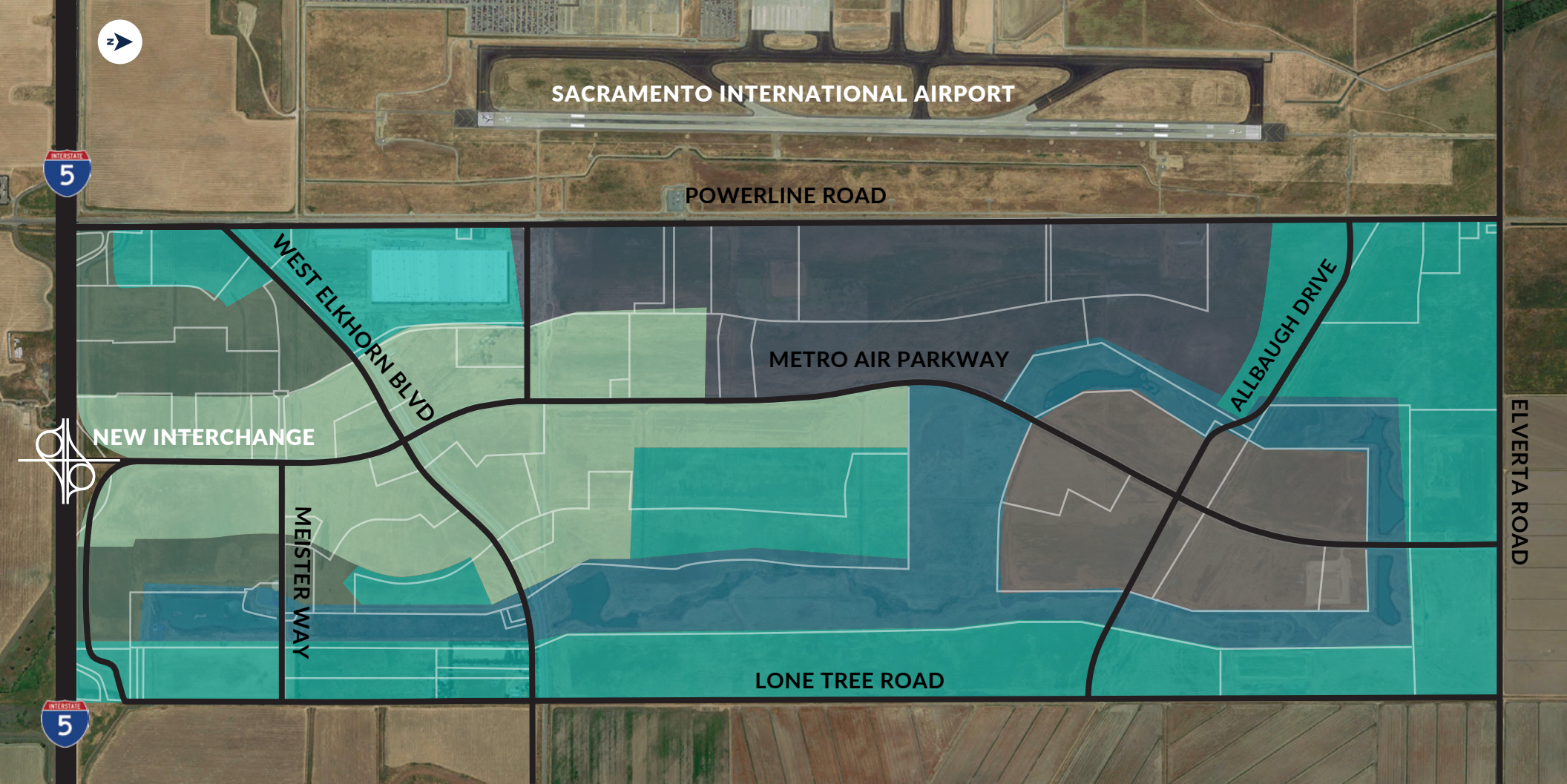
To catalyze additional development, Sacramento County, where Metro Air Park is located, recently created a financing plan to reduce development impact fees by about 43% on new projects. To help streamline delivery for new requirements, the City offers an expedited permit process and will assign a project manager to improve coordination between the project team and the County.


For more information on opportunities:


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Parcel map with zoning




 Light manufacturing and distribution (617 acres)

 Commercial, professional offices and corporate offices (127 acres)

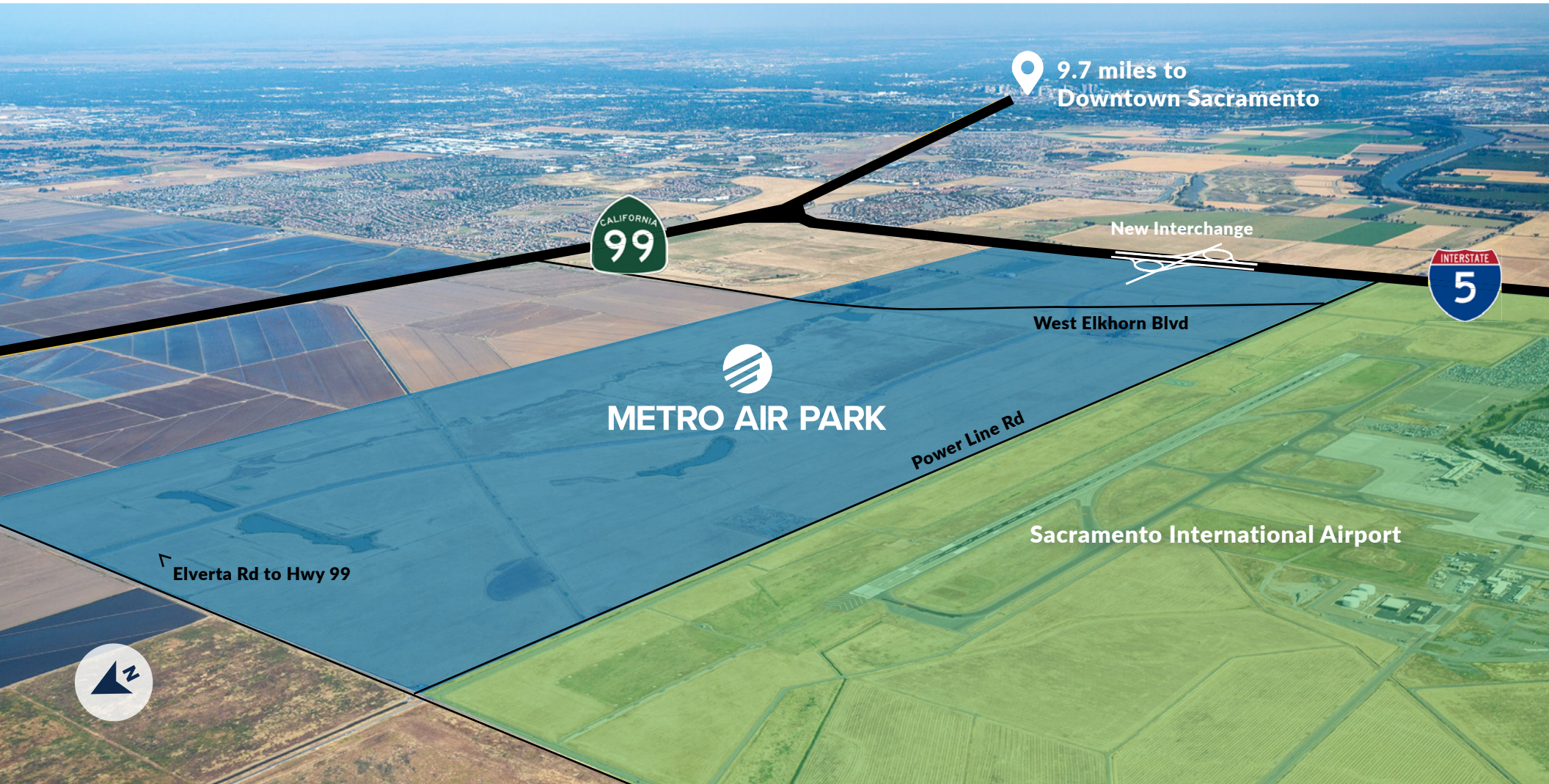
 Innovation and research and development offices (167 acres)

 Manufacturing and distribution; airport related industrial (296 acres)

 Commercial - Offices, retail/services, automotive related, hotels (344 acres)

 Open space (278 acres)

Site proximity to regional assets



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