



7425 LONE TREE ROAD

NATOMAS/NORTHGATE INDUSTRIAL SUBMARKET

±135,180 SF AVAILABLE FOR LEASE



METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



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

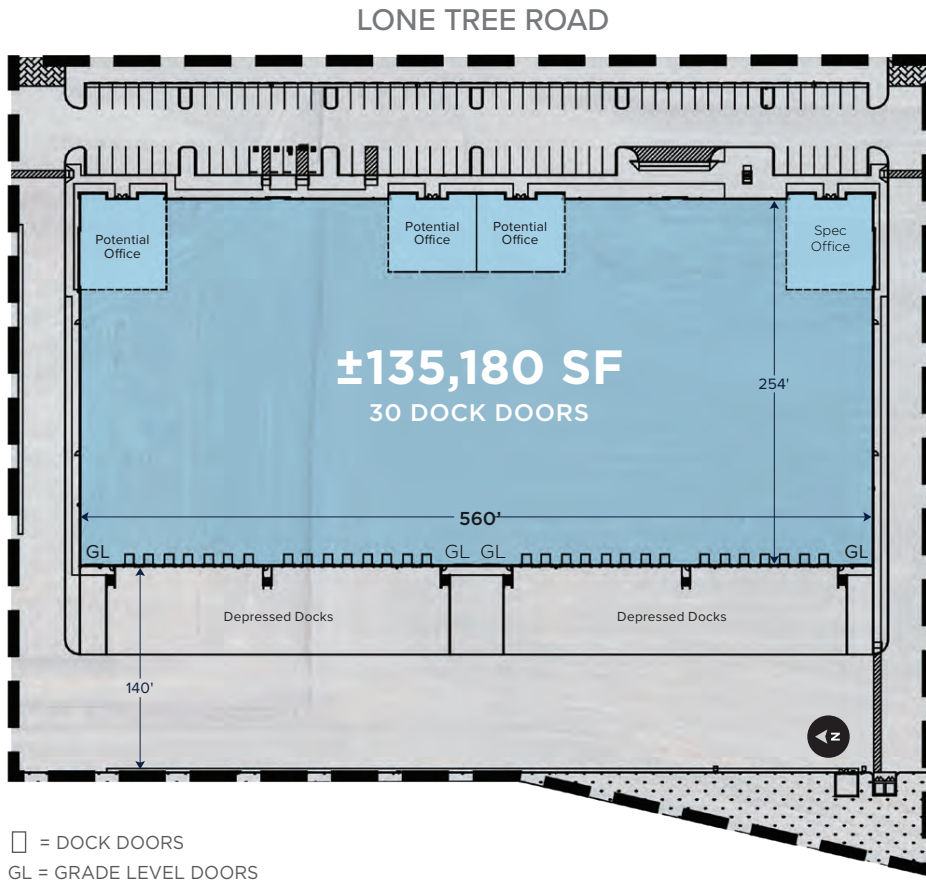
JASON LAW
Asset Manager, Buzz Oates
P: +1 916 379 3860
jasonlaw@buzzoates.com
LIC. 02129884

SITE

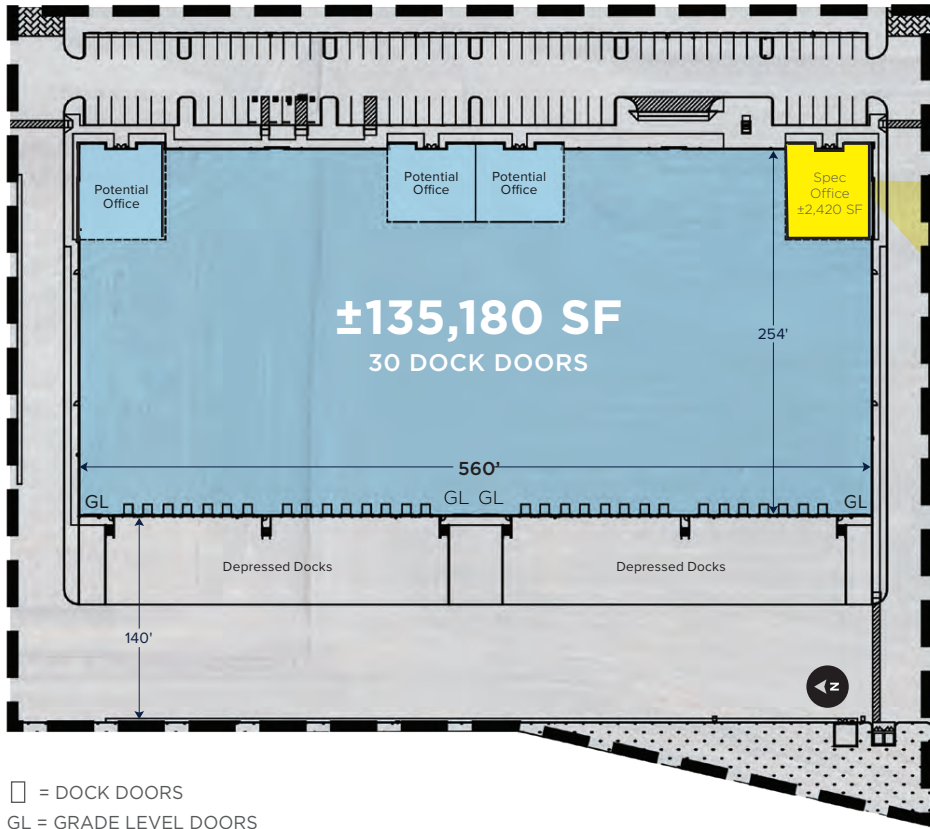
PLAN

BUILDING SIZE:	±135,180 SF
MINIMUM DIVISIBILITY:	±27,000 SF
PARCEL SIZE:	±7.34 ACRES
COVERAGE:	42.5%
OFFICE:	±2,420 SF SPEC OFFICE
DIMENSIONS:	560' X 254'
CLEAR HEIGHT:	32' AT FIRST COLUMN
COLUMN SPACING:	MIN. 52' x 55'
GRADE LEVEL DOORS:	4 - 12' X 14'
DOCK DOORS:	30 - 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:	140'
AUTO PARKING:	95

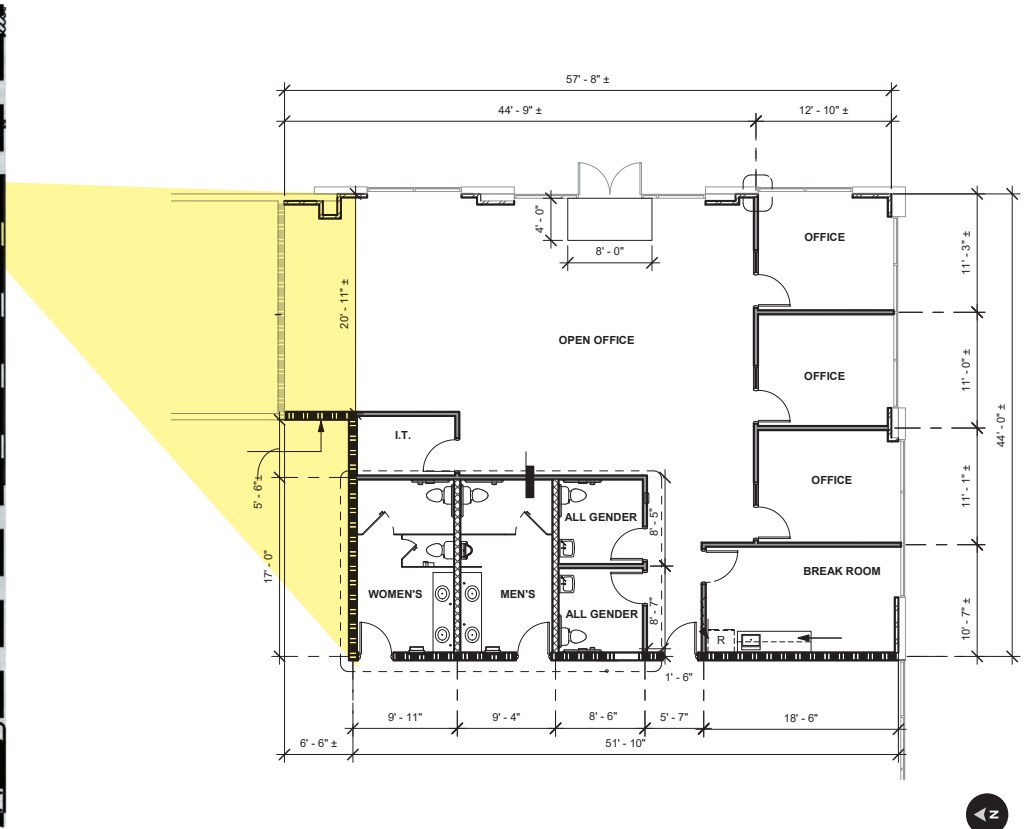
*tenant to independently verify prior to entering binding agreement



LONE TREE ROAD



SPEC OFFICE ±2,420 SF

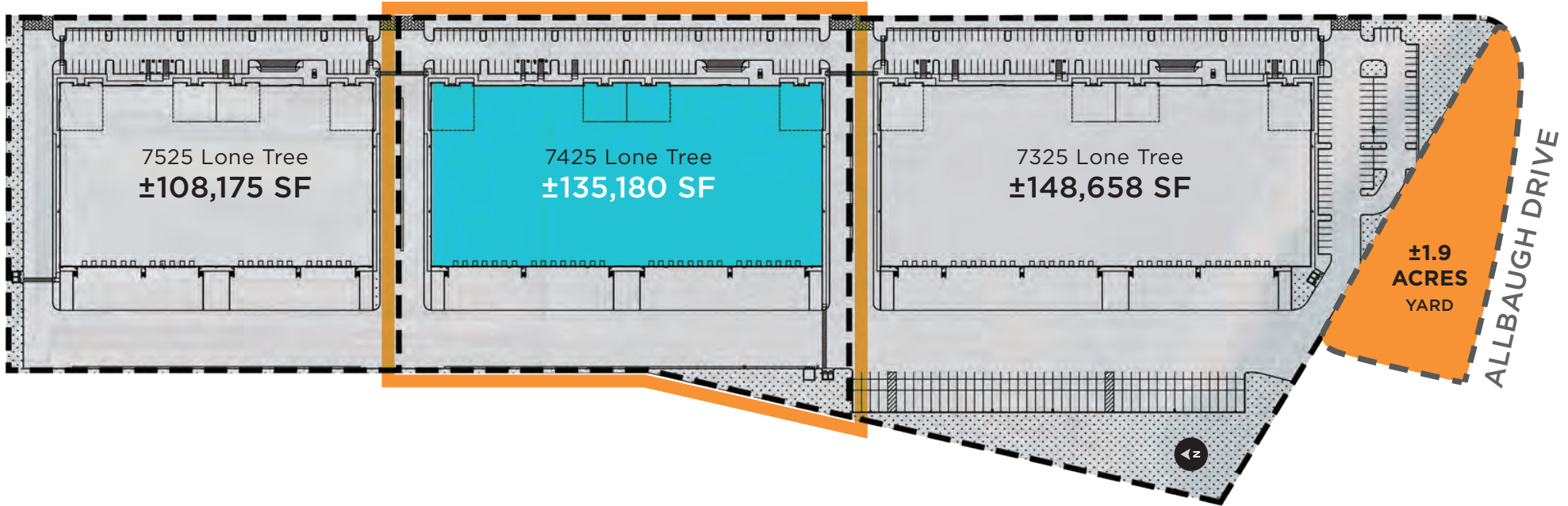


SITE

PLANS

7525 LONE TREE	±108,147 SF
7425 LONE TREE	±135,180 SF
7325 LONE TREE	±148,658 SF

LONE TREE ROAD





Metro Air Park has ±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





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. (Air Cargo/Sorting)	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. (UPS Hub)	12.6 miles
3745 Whitehead St.	24.8 miles

CORPORATE NEIGHBORS

WOODLAND

113

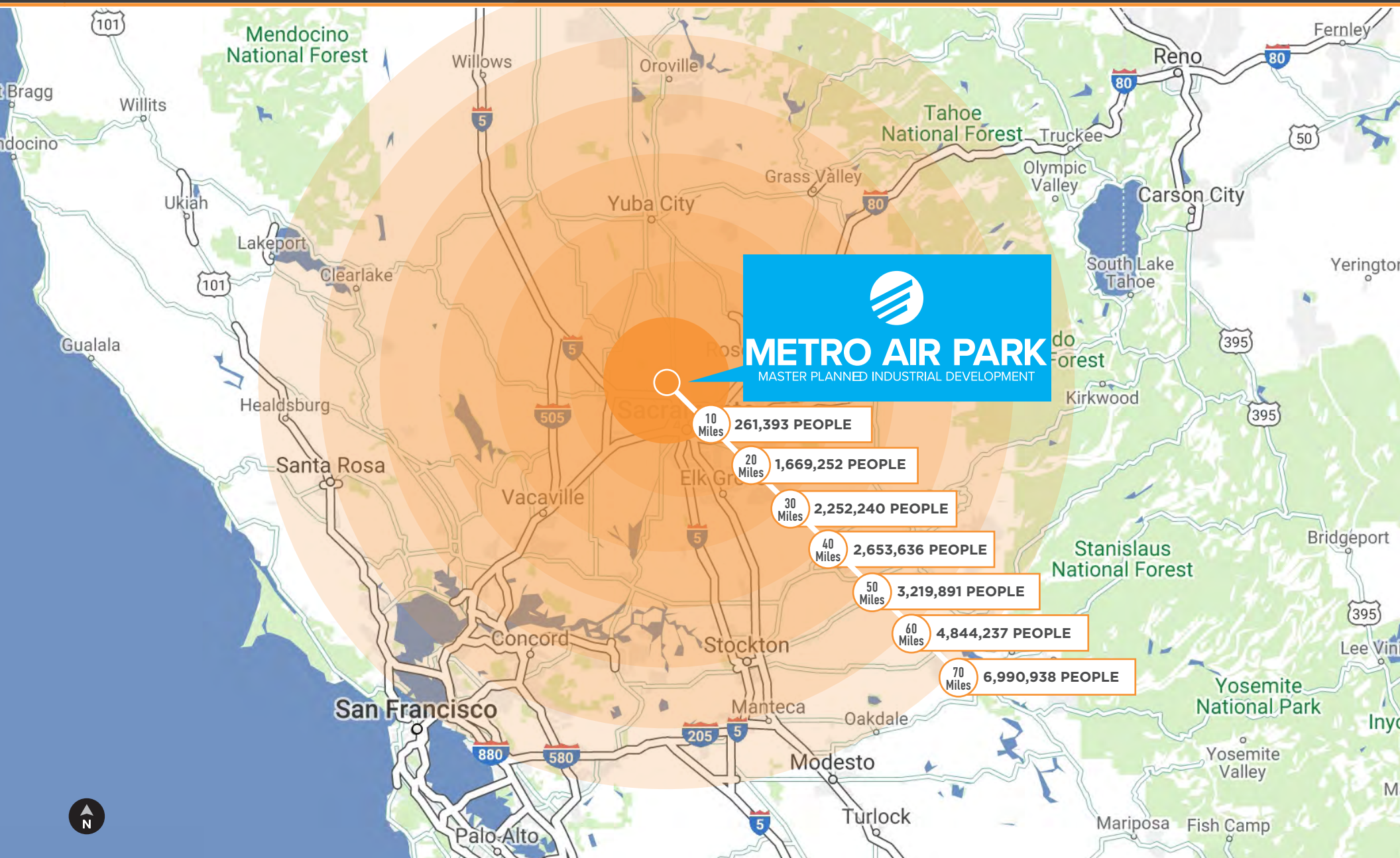
target

GOLDEN STATE HWY

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