

FOR LEASE

TWO BUILDING INDUSTRIAL PROJECT ±156,013 SF (Existing) & ±109,673 SF (Planned)

4100 Northgate Blvd. | Sacramento, CA 95834



TODD SANFILIPPO, SIOR

Executive Vice President
P: +1 916 847 3206
todd.sanfilippo@cbre.com
LIC. 01045162

MICHAEL LYONS

Senior Vice President
P: +1 916 446 8290
michael.lyons@cbre.com
LIC. 00839339



CBRE



BUILDING A SPECIFICATIONS

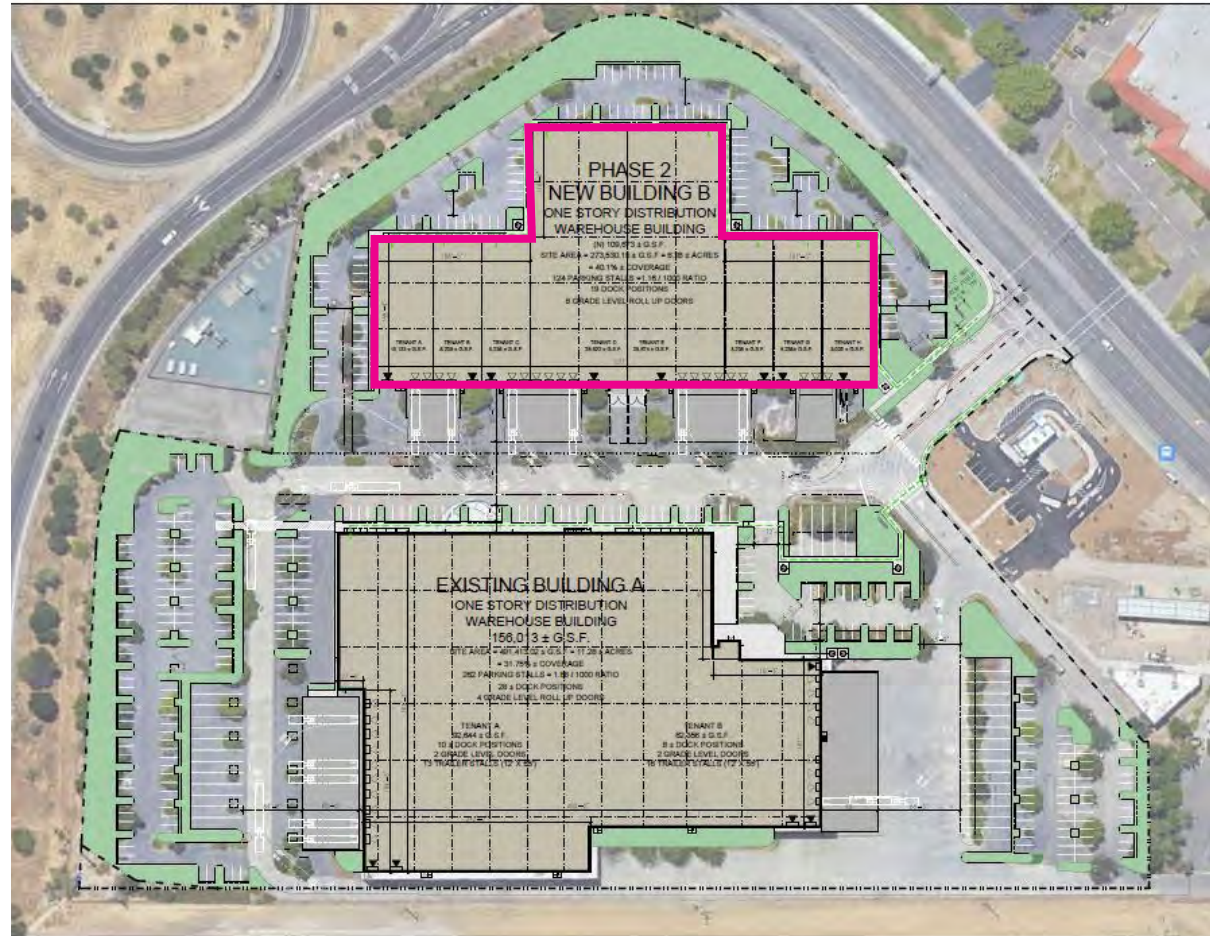
- Building: $\pm 156,013$ SF
- Spec Office: TBD (up to 10%)
- Clear Height: $\pm 22'-7''$ existing
- Speed Bay: $\pm 42'$
- Column Spacing: $\pm 40' \times 60'$ (varies)
- Dock Doors: 8 ($\pm 8' \times 10'$) with potential to add 9 ($\pm 9' \times 10'$)
- Grade Level Doors: 3 existing with potential to add more
- Van High Doors: 1 ($\pm 8' \times 8'-6''$) north side
- Truck Court: $\pm 149'-2''$ ($\pm 60'$ dock) and $\pm 140'-2''$ ($\pm 75'$ dock)
- Concrete Slab: $\pm 6''$ and $\pm 5''$ ($\pm 3,000$ psi)
- Roof: New roof installed on 11/08/24. Johns Manville 60 Mil TPO with a 20-year NDL warranty from manufacturer.
- Power: $\pm 4,000$ Amps 277/480v, 3 Phase
- Natural Gas: (TBD)
- Sewer Line: 6" entering building
- Water Line: 2" entering building with 2" meter
- Fire Sprinkler: Existing system received its 5-year certification on 01/24/25. New K-14 ESFR sprinkler heads (456 each) have been installed within the $30,000 \pm$ SF northern end of the building, closest to the loading dock doors. Sprinkler system fire pumps are supported by a backup up generator for power.
- Warehouse Lighting: LED light fixtures (5,000 K "type") providing 30,000 lumen.
- $\pm 1,054$ Vehicle Parking Stalls
- ± 17.59 Gross Acre lot



*Buyer/Tenant to independently verify prior to entering binding agreement

BUILDING B SPECIFICATIONS

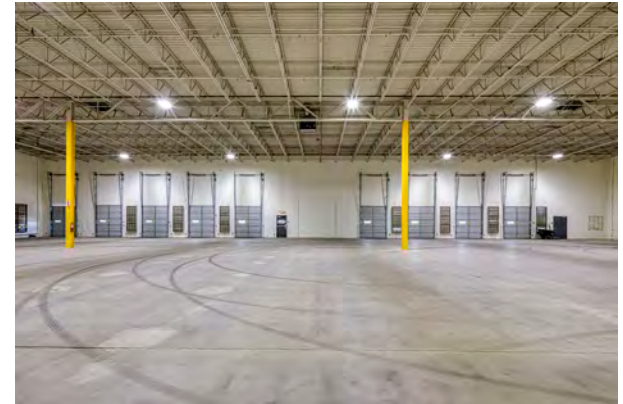
- Building: ±109,673 SF
- Spec Office: TBD
- Clear Height: ±32'
- Speed Bay: 8 (Grade Level)
- Column Spacing: ±52'x59'
- Dock Doors: 19
- Grade Level Doors: 8
- Van High Doors: 0
- Truck Court: 6 trailer stalls
- Concrete Slab: 6" SOG
- Roof: TPO
- Power: ±3,000 Amps
- Natural Gas: None
- Sewer Line: 6"
- Water Line: 3" CW
- Fire Sprinkler: ESFR
- Lighting: LED (exterior) per code minimum
- ±114 Vehicle Parking Stalls (19 installed) EVCS stalls, 1 Van accessible, 1 standard accessible EVCS
- ±7.28 Gross Acre lot



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BUILDING A PHOTOS





LaTerra
DEVELOPMENT, LLC

4100 NORTHGATE BLVD. | SACRAMENTO, CA

RETAIL AMENITIES MAP



RESTAURANTS

- BJ's Restaurant Brewhouse - 3 mi.
- Starbucks - 2.5 mi.
- Oshima Sushi - 2.1 mi
- In N' Out - 2.2 mi.
- Chipotle - 2.5 mi.
- Buffalo Wild Wings - 2.9 mi.

RETAIL STORES

- Target - 3 mi.
- Walmart - 2.5 mi.
- Home Depot - 2.8 mi.
- Barnes & Noble - 4.0 mi.

FINANCIAL INSTITUTIONS

- Bank of America - 2.9 mi.
- Wells Fargo - 2.6 mi.

LODGING

- Hampton Inn & Suites - 2.1 mi.
- Four Points by Sheraton - 1.2 mi.
- Holiday Inn Express - 2.3 mi.

CORPORATE NEIGHBORS


























METRO AIR PARK




































4100 NORTHGATE

































WEST SACRAMENTO



SACRAMENTO



4100 NORTHGATE



SACRAMENTO



SACRAMENTO





DRIVE TIME MAP



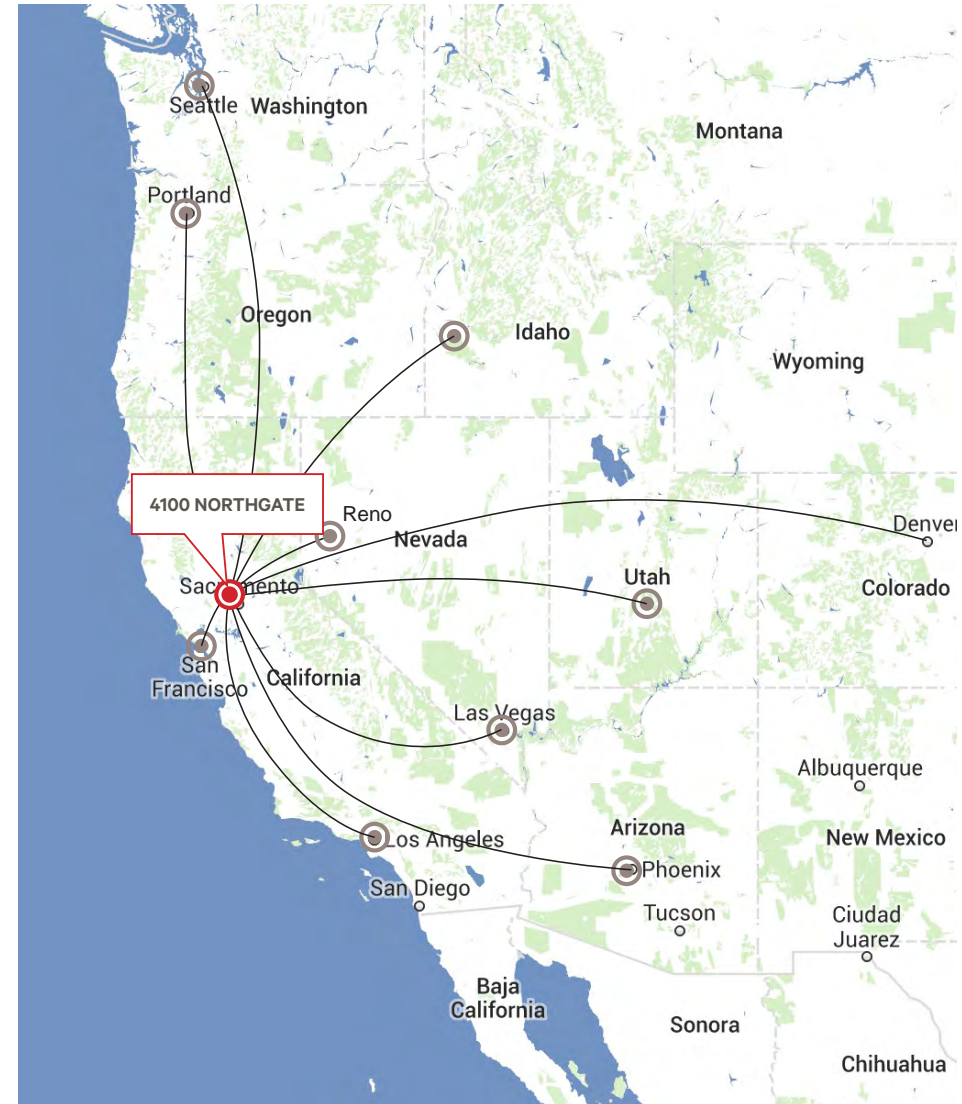
Local & Regional

LOCAL DISTRIBUTION	±DRIVE TIME
FED EX OVERNIGHT HUB	25-MINS
UPS HUB	26-MINS
SACRAMENTO	27-MINS
FED EX GROUND HUB	37-MINS

REGIONAL DISTRIBUTION	±DRIVE TIME
STOCKTON	1 HR, 8-MINS
PORT OF OAKLAND	1 HR, 33-MINS
SAN FRANCISCO	1 HR, 51-MINS
SFO	1 HR, 56-MINS
SAN JOSE	2 HR, 16-MINS
FRESNO	3 HR, 3-MINS
LOS ANGELES	6 HR, 16-MINS
RENO	2 HR, 22-MINS

Western U.S.

WESTERN U.S DISTRIBUTION	±DRIVE TIME
DENVER, CO	17 HR, 11-MINS
PHOENIX, AZ	12 HR, 7-MINS
SEATTLE, WA	11 HR, 20-MINS
SALT LAKE CITY, UT	9 HR, 27-MINS
LAS VEGAS, NV	8 HR, 42-MINS
PORTLAND, OR	8 HR, 39-MINS
BOISE, ID	8 HR, 31-MINS



* All mileage approximate



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4100 NORTHGATE BLVD. | SACRAMENTO, CA



OVERNIGHT COURIER DISTANCE TO NORTHGATE BLVD	
FED EX	
6900 Airport Blvd.,	- 4.1 miles
3950 Development Dr.	- 9.4 miles
4075 Channel Dr.	- 12.5 miles
8200 Elder Creek	- 19.1 miles
8371 Rovana Cir.	- 20.1 miles
UPS	
1380 Shore Street	- 11.5 miles
3745 Whitehead St.	- 22.6 miles



6900 Airport Blvd.
(Air Cargo/Sorting)

METRO AIR PARK

RIO LINDA

4100 NORTHGATE



ANTELOPE



3950 Development Dr.
(Freight World Service Center)

WOODLAND

METRO AIR PARK



1380 Shore Street
(UPS Hub)

CARMICHAEL

SACRAMENTO



8200 Elder Creek
(Ground Hub)

RANCHO CORDOVA



3745 Whitehead St.
(UPS Air Hub)

113

DAVIS

WEST SACRAMENTO



4075 Channel Dr.
(Freight Hub)

US 50



8371 Rovana Cir.
(Home Delivery Hub)





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