



METRO AIR PARK

MASTER PLANNED INDUSTRIAL DEVELOPMENT

734,000 SF with 182,000 SF Expansion
& 6.9 Acres of Yard Area
AVAILABLE FOR LEASE

4810 West Elverta Road | Sacramento, CA



4810 WEST ELVERTA ROAD | SACRAMENTO, CA

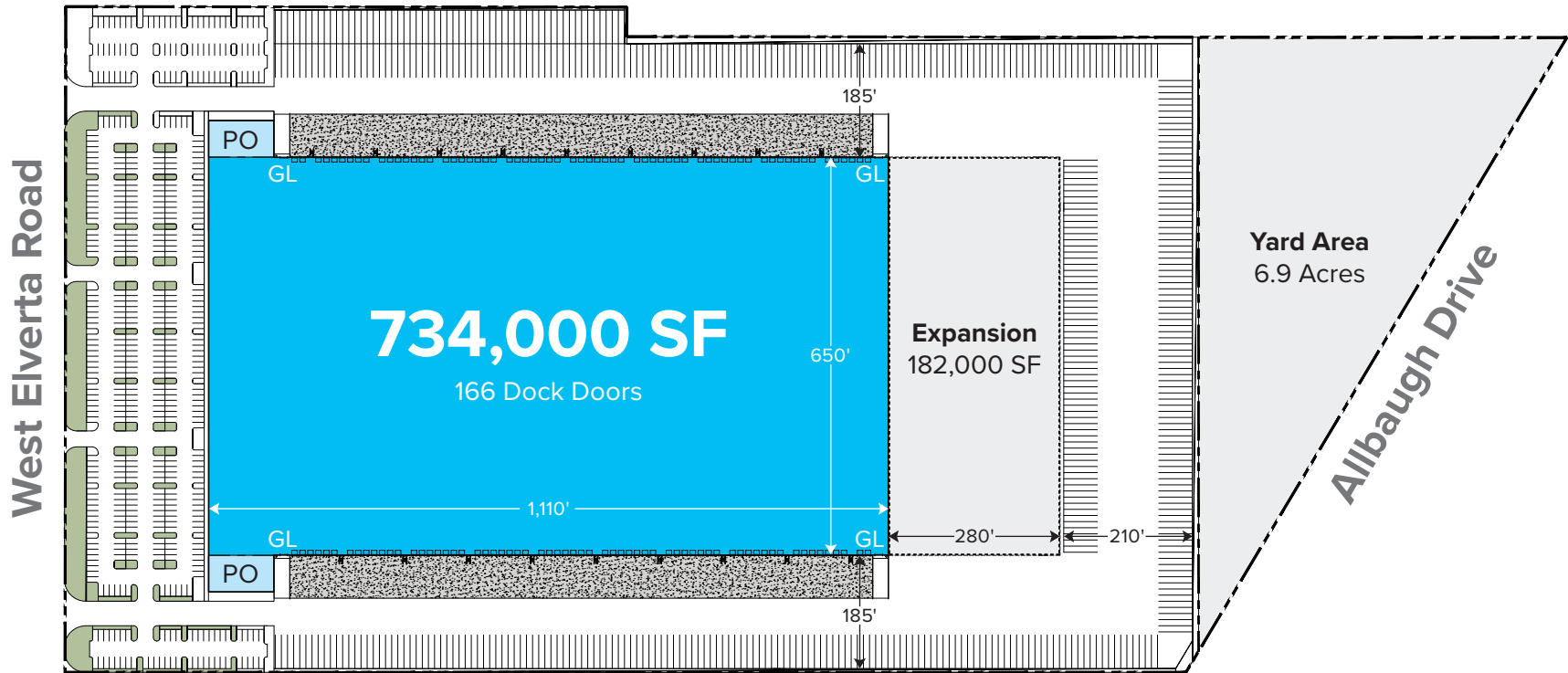
PROPERTY SPECS & SITE PLAN



Building Size: 734,000 SF
Office: To Suit
Auto Parking: 506 Stalls
Trailer Parking: 499 Stalls
Truck Courts: 185' Bldg. to Edge
Site Area: 52 Acres

Dock Doors: 166 - 9' x 10'
Grade Level Doors: 4 - 12' x 14'
Column Spacing: min. 56' x 60'
Clear Height: 40' at First Column
Slab: 7" Concrete w/ #4 Rebar 24" OCEW
Roof: Metal w/ R-13 Insulation

Electrical: 4,000 amps, 480/277v
Fire Suppression: ESFR
Skylights: Single Dome at 1%
Lighting: LED to Suit
Building FAR: 47%



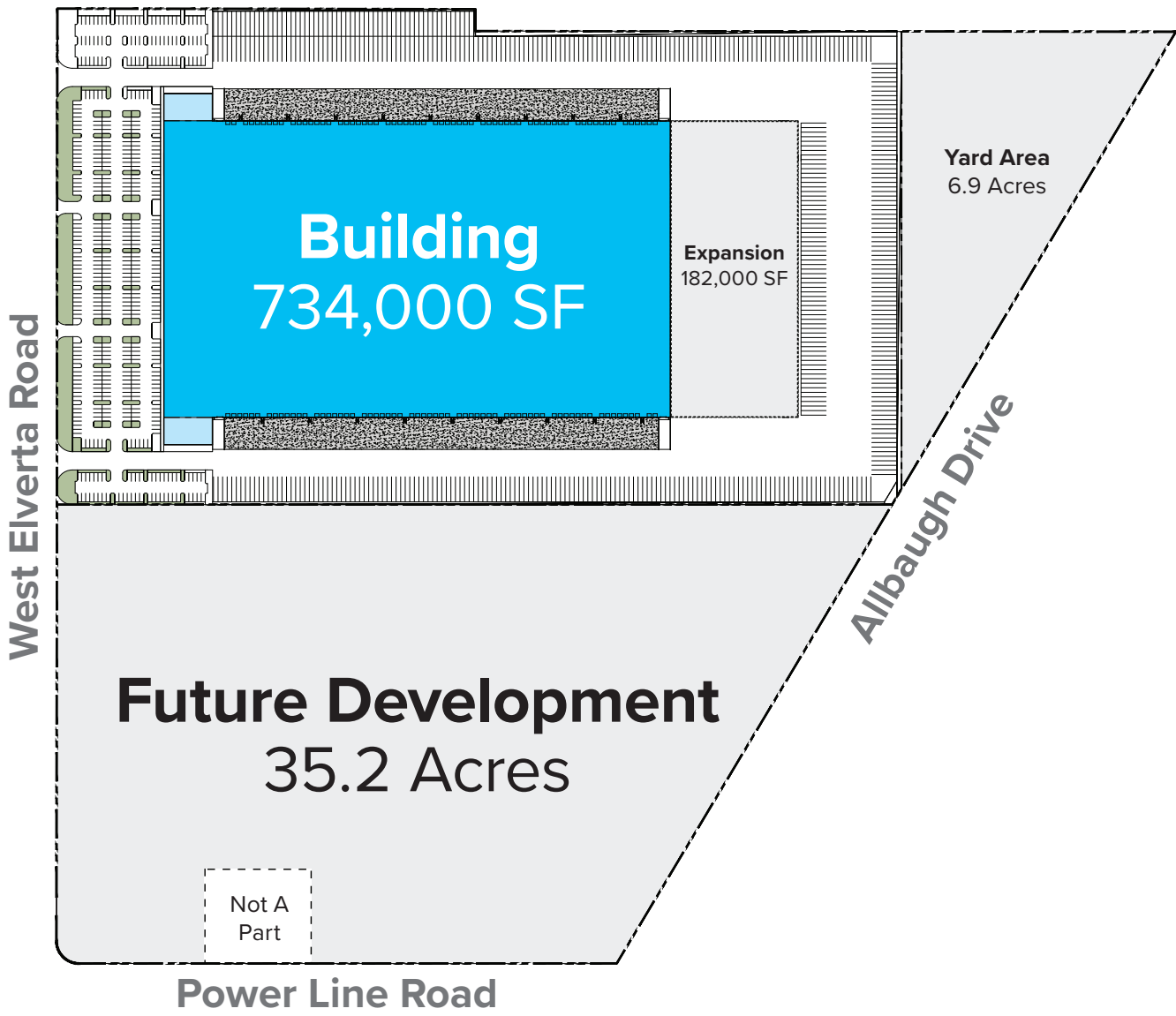
□ = Dock Doors
 GL = Grade Level Doors
 PO = Potential Office



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EXPANSION, YARD AREA AND FUTURE DEVELOPMENT



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SUITED FOR IMMEDIATE DEVELOPMENT

Metro Air Park has 1,320 developable acres, all of which are fully entitled. Located just east of Sacramento International Airport, Metro Air Park provides excellent access to Interstate 5, Interstate 80, and Highway 99. Additional gateway open - The Metro Air Park/I-5 Interchange.

Metro Air Park sits one mile west of the Highway 99 Interchange and four miles north of the I-80 Interchange. This master planned business park is zoned for industrial, manufacturing, distribution & high-tech commercial use. Small and large lots are available, ranging from 3 to 166 acres for modern distribution facilities or corporate campuses.

Airport related industrial users are also supported. Environmental mitigation and entitlements are complete, leaving the initial start-up costs low. The ground is suited for immediate development.



INFRASTRUCTURE SUMMARY

 **Metro Air Park** includes a total of 612 acres designated for Manufacturing/Distribution.

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.

 **SACRAMENTO COUNTY** 12" Water Main - Sacramento County Water Agency

12 kV Electrical Line - Sacramento Municipal Utility District



Natural Gas is supplied via 8" line.

Sewer is 18" Main, 8" Distribution - Sacramento Area Sewer District

 Fiber & Phone: AT&T, Consolidated Communications

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DEMOGRAPHICS - 2023 KEY STATISTICS



| | 15 Minutes | 30 Minutes | 45 Minutes |
|---|------------|------------|------------|
| 2023 Total Population | 186,162 | 1,540,090 | 2,315,628 |
| 2023 Total Households | 63,756 | 559,984 | 827,643 |
| 2023 Millennial Population (Born 1981 to 1998) | 56,361 | 423,174 | 609,540 |
| 2023 Generation X Population (Born 1965 to 1980) | 36,513 | 287,470 | 444,792 |
| 2023 Occupation: Manufacturing | 4,704 | 37,620 | 57,054 |
| 2023 Occupation: Transportation/Material Moving | 4,646 | 35,373 | 51,229 |
| Household Income \$100K+ | 21,438 | 178,571 | 297,873 |
| 2023 Median Household Income | \$70,577 | \$65,730 | \$73,664 |
| Consumer Expenditure per Household (E-Commerce) | \$40,041 | \$40,481 | \$43,830 |

AMENITIES

(within 6 miles)



3.1 miles



3.3 miles



3.3 miles



3.3 miles



3.5 miles



3.6 miles



4.3 miles



5.3 miles



5.3 miles



5.8 miles



6 miles

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The information contained herein is gathered from sources believed to be reliable. We cannot, however, guarantee its accuracy. All information should be verified prior to sale or lease.