



**FULLY ENTITLED
INDUSTRIAL LAND**
POWER INN SUBMARKET



±115,468 SF WAREHOUSE WITH 1.80 AC OF SECURED, PAVED YARD

8981 OSAGE AVENUE, SACRAMENTO, CA

FOR LEASE OR BUILD TO SUIT

 PANATTONI



THE OPPORTUNITY

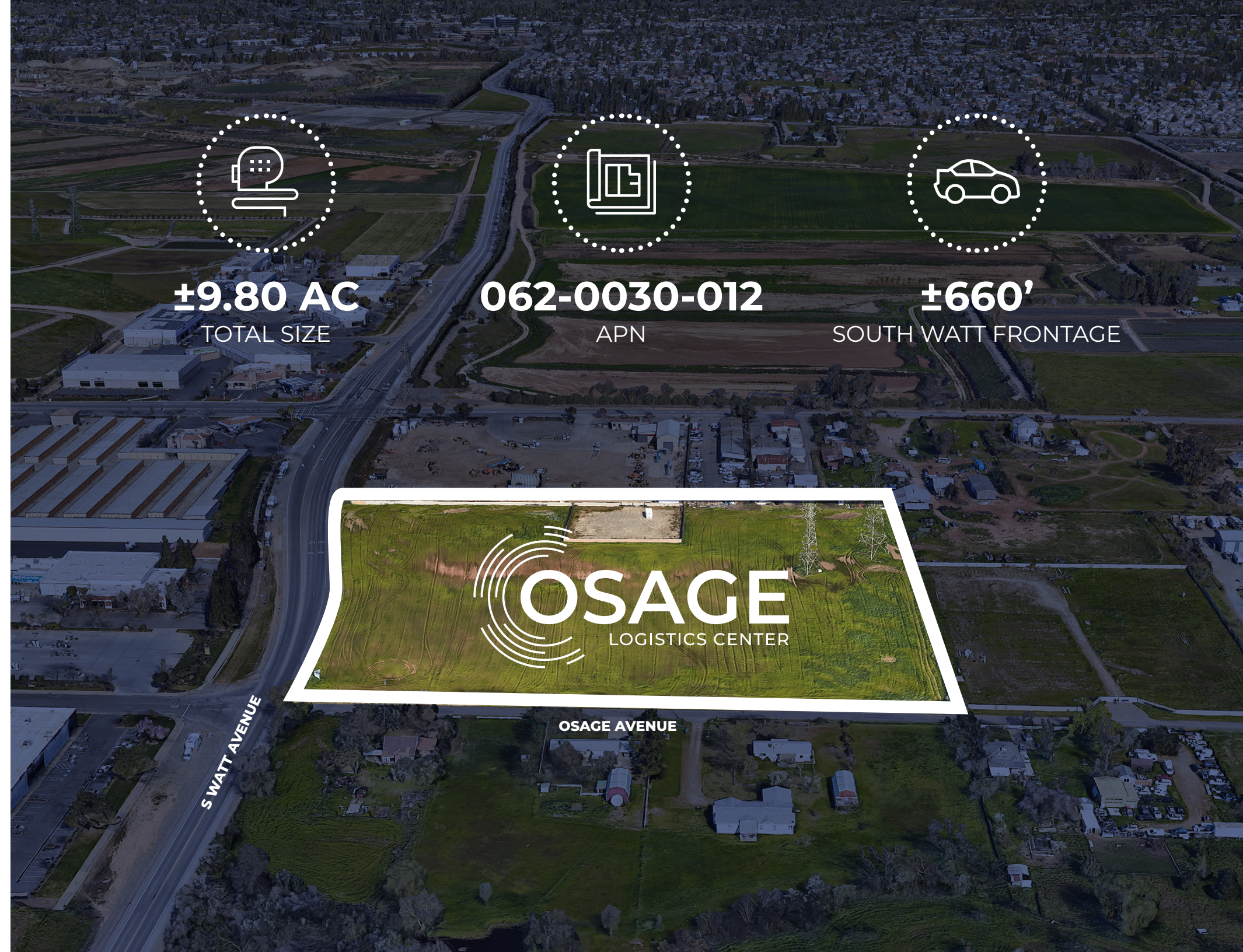
The **Osage Logistics Center**, located at 8981 Osage Avenue in Sacramento, CA, is a fully entitled planned Class A warehouse offering a total area of 115,468 square feet. The property boasts a secure and paved yard spanning 1.80 acres, providing ample space for storage and operations. The property is located within the Power Inn Submarket which is known for its strategic location and strong business presence. Situated in the southern part of the city, the Power Inn submarket offers excellent connectivity and accessibility to major transportation routes, including Highway 50 and Interstate 5. The area is home to a diverse range of industries, including logistics, manufacturing, distribution, and technology companies. With its proximity to Sacramento International Airport and the Port of Sacramento, the Power Inn submarket serves as a key hub for regional and national trade. Additionally, the submarket benefits from a robust infrastructure, a skilled workforce, and a variety of amenities, making it an attractive destination for businesses looking to establish or expand their operations in the Sacramento area.

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115,468

SF WAREHOUSE

57,734

DIVISIBLE SF

1.80

ACRES OF SECURED
PAVED YARD

116

PARKING SPACES

14

DOCK LEVEL
DOORS

4

GRADE LEVEL
DOORS

M-2S-R

ZONING

OFFICE

TO SUIT

PLANS

BUILDING PLAN
MODIFICATIONS
TO SUIT

54' x 50'

COLUMN SPACING

54' x 60'

SPEED BAYS

32'

CLEAR HEIGHT



±9.80 AC

S WATT AVENUE

OSAGE AVENUE

N

PROPERTY OVERVIEW

For more information about the property infrastructure, click on the links below.



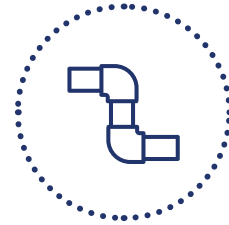
POWER

SMUD



WATER

CITY OF SACRAMENTO



SEWER

SACRAMENTO AREA SEWER DISTRICT



OPPORTUNITY ZONES

YES



ZONING

M-2S-R ALLOWED USES

Distances to:



HIGHWAY 50

1 MILE



HIGHWAY 99

5.3 MILES



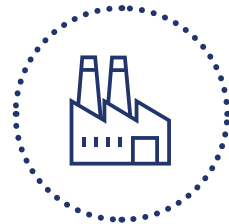
INTERSTATE 5

13.8 MILES



SACRAMENTO

11 MILES



STOCKTON

57 MILES



CONCEPTUAL SITE PLAN

S WATT AVENUE



OSAGE AVENUE



NEARBY TENANTS

- | | | |
|----------------------------|-----------------------------|--|
| 1 Holt of California | 8 Two Men and a Truck | 15 Florin Perkins Landscape Materials |
| 2 Arco | 9 Urban Wood Rescue | 16 Green Acres Nursery & Supply |
| 3 Hunt & Sons Inc. | 10 Proctor & Gamble | 17 SaveMart |
| 4 Tiger Self Storage IV | 11 Ferguson Plumbing Supply | 18 Thompson Building Materials & Nursery |
| 5 Big Sexy Brewing Co | 12 PACE Supply | 19 Cordova Golf Course |
| 6 Martin's Auto Dismantler | 13 New Glory Craft Brewery | |
| 7 Yusol International Food | 14 Device Brewing Co. | |



WHY SACRAMENTO



SACRAMENTO | POWER INN INDUSTRIAL SUBMARKET STATISTICS

PROPERTY TYPE	TOTAL INVENTORY SF	VACANCY RATE	NET ABSORPTION CURRENT	DELIVERIES YTD	AVG. DIRECT ASKING RATE
WAREHOUSE/DISTRIBUTION/ MANUFACTURING	22,541,819	2.6%	-72,672	0	\$0.74
FLEX	1,137,153	3.7%	940	0	\$0.83
TOTAL	23,678,942	3.2%	-71,732	0	\$0.79

DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
HOUSEHOLDS	106	23,321	98,977
HOUSEHOLD INCOME	\$107,835	\$90,851	\$96,973
POPULATION	348	66,765	285,540
CIVILIAN EMPLOYED	95.2%	94.3%	93.9%
CIVILIAN UNEMPLOYED	4.8%	5.7%	6.1%
WHITE COLLAR	52.1%	59.6%	60.2%
BLUE COLLAR	24.3%	19.6%	20.3%
SERVICES	22.1%	20.8%	19.5%
TRANSPORTATION/UTILITIES	7.9%	5.9%	6.8%
MANUFACTURING	5.7%	4.1%	4.6%



PROXIMITY & ACCESSIBILITY

93 MILES
SAN FRANCISCO, CA

137 MILES
RENO, NV

394 MILES
LOS ANGELES, CA

512 MILES
SAN DIEGO, CA

558 MILES
BOISE, ID

574 MILES
PORTLAND, OR

575 MILES
LAS VEGAS, NV

655 MILES
SALT LAKE CITY, UT

747 MILES
SEATTLE, WA

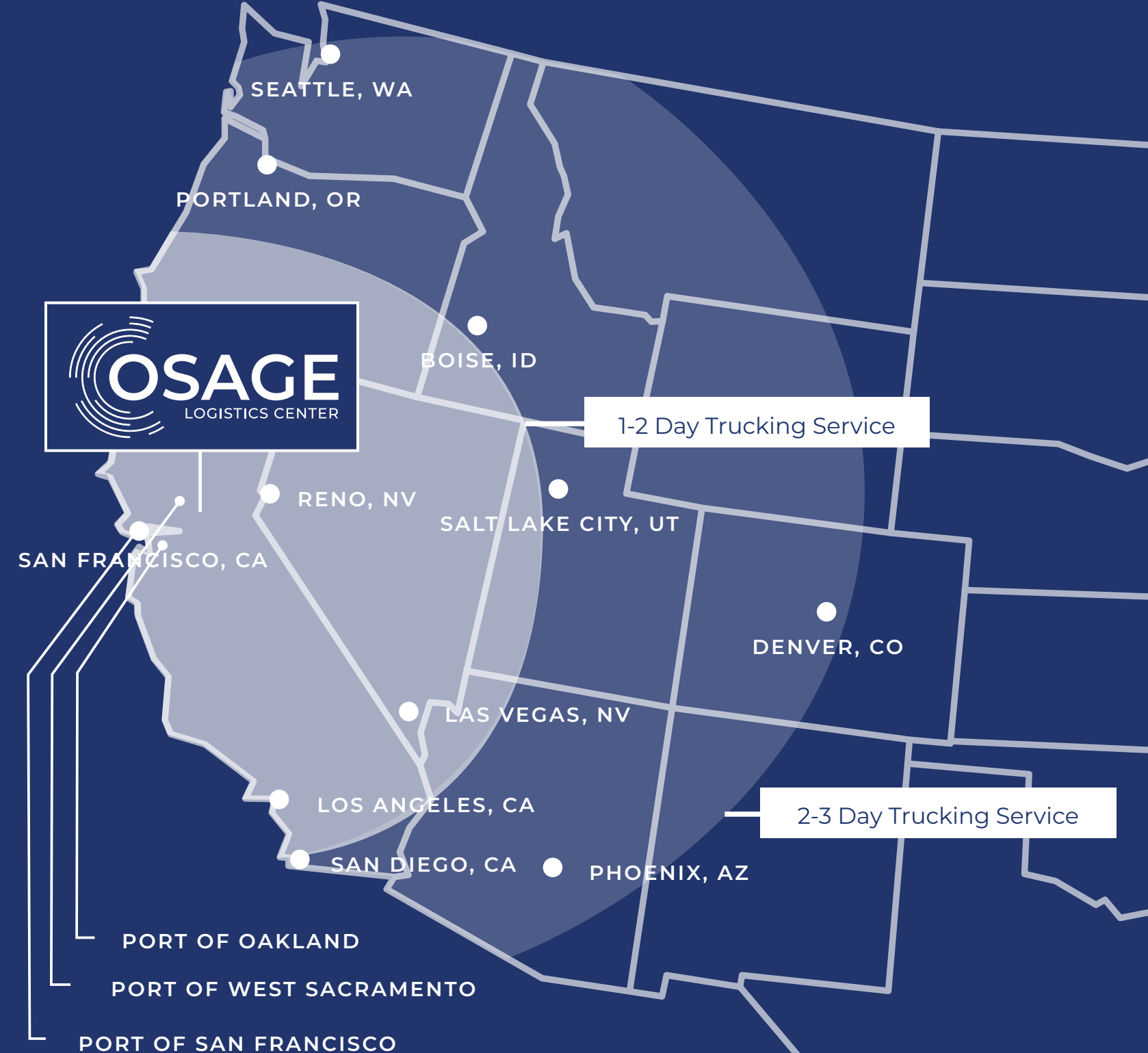
765 MILES
PHOENIX, AZ

1177 MILES
DENVER, CO

13 MILES
PORT OF WEST SACRAMENTO

91 MILES
PORT OF OAKLAND

95 MILES
PORT OF SAN FRANCISCO





OSAGE

LOGISTICS CENTER

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