

SKYKING

ADVANCED INDUSTRIES CENTER



METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



TENANT SIGNAGE

PHASE 2

Two Buildings | ±224,683 and ±233,806 SF For Lease in Metro Air Park
Catering to Small Industrial, R&D, and Advanced Manufacturing

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SITE PLAN

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PHASE 2

7345 METRO AIR PARKWAY

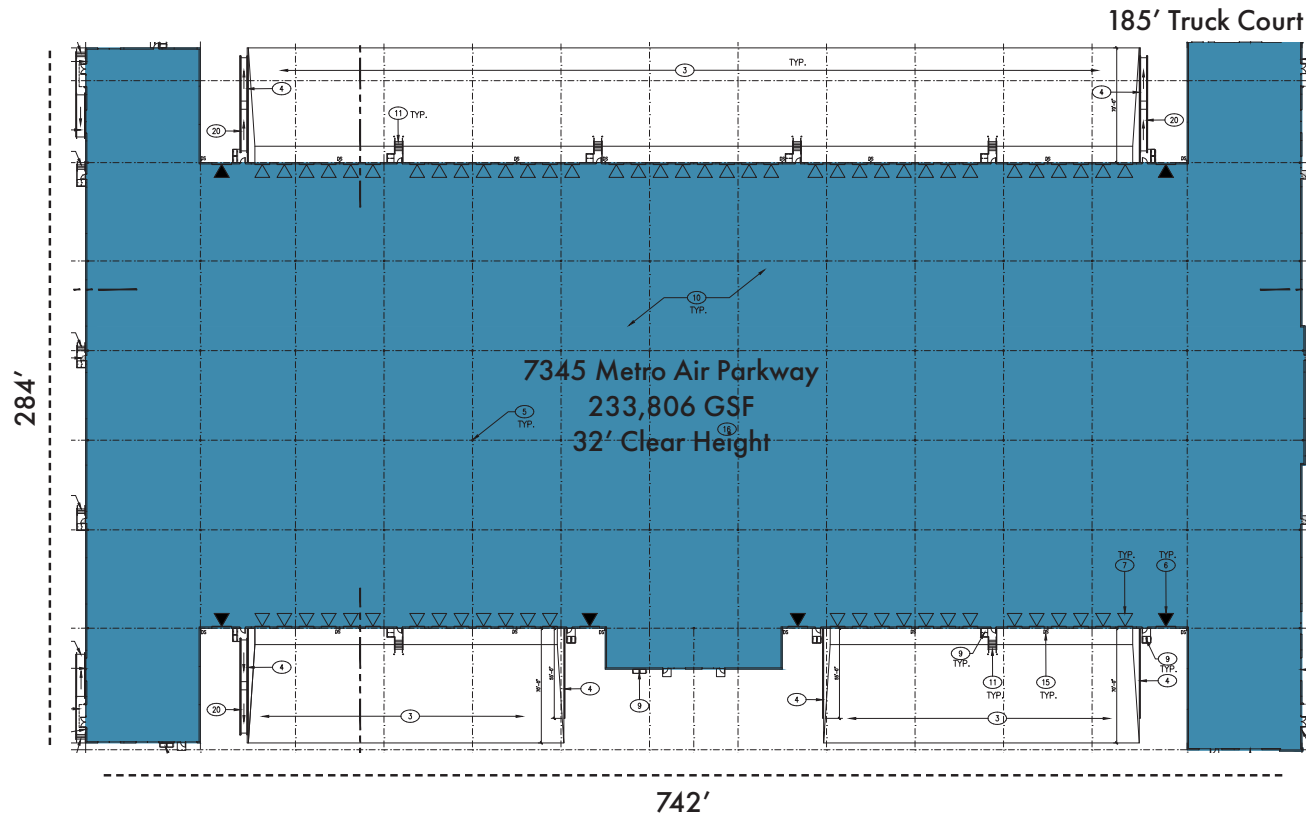
Total Available SF	±233,806 SF
Divisible	±58,452 SF
Clear Height	32'

7385 METRO AIR PARKWAY

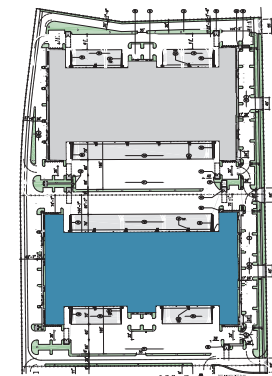
Total Available SF	±224,683 SF
Divisible	±56,170 SF
Clear Height	32'

7345 METRO AIR PARKWAY SPECIFICATIONS

58,452 SF - 233,806 SF AVAILABLE

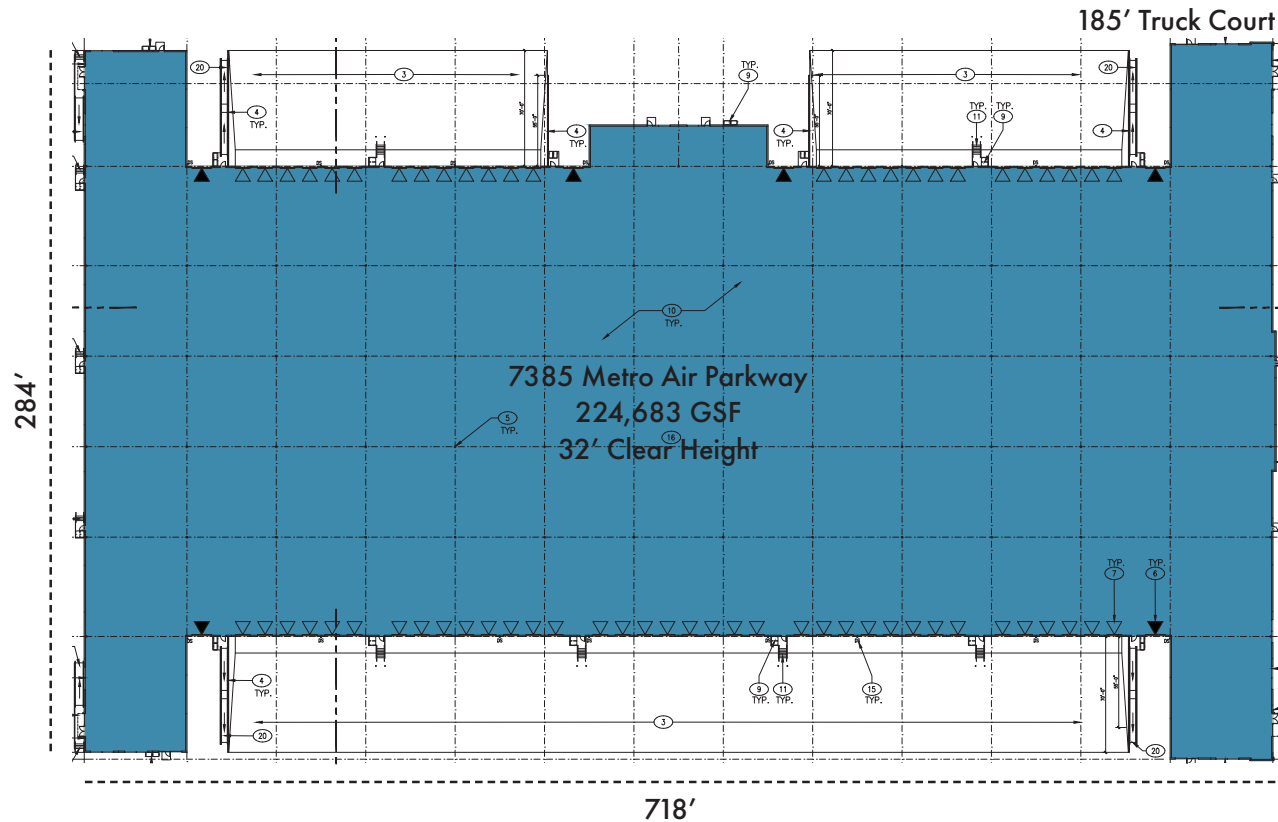


Building SF	±233,806 SF	Natural Gas	Yes - PG&E
Divisible To	±58,452 SF	Roof	TPO 20 Year specification
Office SF	To suit	Electrical	2,000 amps, 277 / 480v
Parcel Size	14.34 AC	Fire Suppression	ESFR K25
Dock Doors	62 - 9'x10' (Cross Dock)	Skylights	Yes
Grade Level Doors	6 - 12'x14'	Lighting	LED - 1/1,000 SF
Clear Height	32'	Auto Parking	198 Stalls (.85/1,000)
Column Spacing	54'x62' Typ (54'x62' Speed bay)	Truck Court	185'
Slab	6" concrete w/#4rebar 24" OCEW	EV Charging	Ready

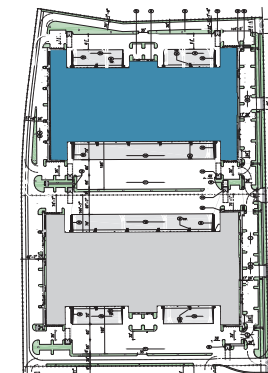


7385 METRO AIR PARKWAY SPECIFICATIONS

56,170 SF - 224,683 SF AVAILABLE



Building Size	±224,683 SF	Natural Gas	Yes - PG&E
Divisible To	±56,170 SF	Roof	TPO 20 Year specification
Office SF	To suit	Electrical	2,000 amps, 277 / 480v
Parcel Size	14.37 AC	Fire Suppression	ESFR K25
Dock Doors	62 - 9'x10' (Cross Dock)	Skylights	Yes
Grade Level Doors	6 - 12'x14'	Lighting	LED - 1/1,000 SF
Clear Height	32'	Auto Parking	200 Stalls (.85/1,000)
Column Spacing	54'x62' Typ (54'x62' Speed bay)	Truck Court	185'
Slab	6" concrete w/#4rebar 24" OCEW	EV Charging	Ready



EMERGING INDUSTRIAL SUBMARKET



METRO AIR PARK NOW HAS MORE THAN 6.8M SF OF INDUSTRIAL SPACE AND IS POISED TO CONTINUE TO SEE INCREASED ATTENTION FROM TENANTS IN THE MARKET FOR YEARS TO COME.

Metro Air Park is welcoming an increasing number of companies, both existing and new-to-market, including General Produce, Orca Bio, SC Johnson, Walmart, McDonald Wholesale, and Amazon.

INFRASTRUCTURE

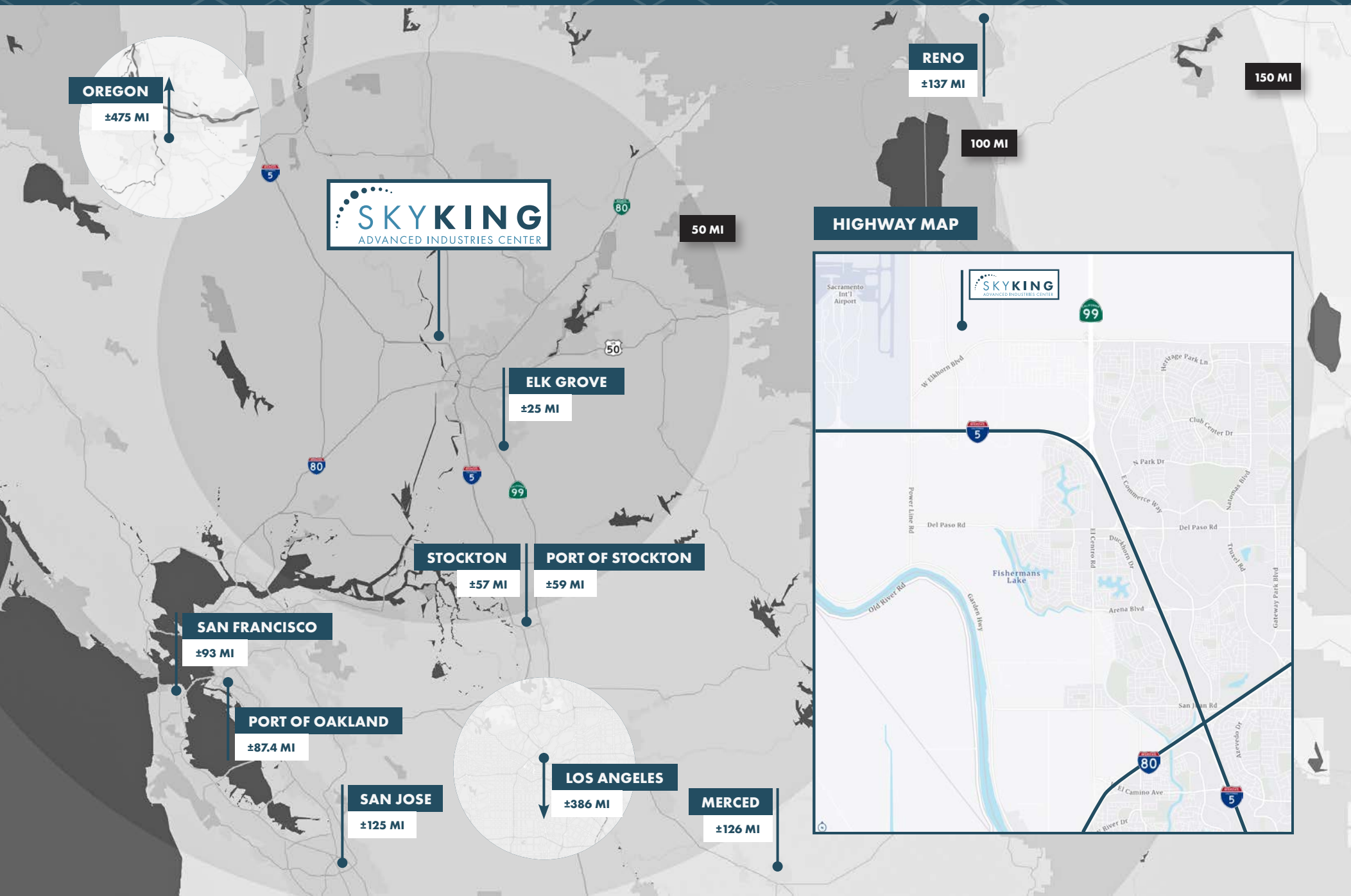
- Total of 612 acres designed for manufacturing and distribution
- #5 water zone and purchases water from the city of Sacramento
- Initial water allotment of 1 million gallons per day with potential for up to 9.3 MGD at full capacity
- 12" water main - Sacramento County Water Agency
- 12kV electrical line - Sacramento Municipal Utility District
- 8" natural gas line - PG&E
- 18" main, 8" distribution - Sacramento Area Sewer District



TRANSPORTATION OVERVIEW

SKY KING
ADVANCED INDUSTRIES CENTER

METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



WHY SACRAMENTO

SKY KING
ADVANCED INDUSTRIES CENTER

METRO AIR PARK
MASTER PLANNED INDUSTRIAL DEVELOPMENT



3RD FASTEST GROWING

METRO AREA IN CALIFORNIA WITH
PROJECTED GROWTH OF 55.4% IN THE
NEXT 30 YEARS

2.4M
RESIDENTS



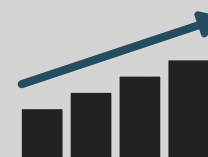
"CLEAN TECHNOLOGY"
CLEAN EDGE RANKED THE SACRAMENTO
REGION SIXTH IN THENATION FOR
CLEAN TECHNOLOGY



6.3%
UNEMPLOYMENT RATE

5TH

FASTEST PRIVATE SECTOR
JOB GROWTH RATE
AMONG THE TOP US
METRO AREAS

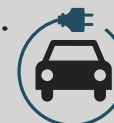


RANKS 4TH

AMONGST UCS IN
RESEARCH FUNDING
WITH A RECORDING
OF \$750 MILLION IN 2012



±1.4M
SQUARE FEET OF NEW ARENA &
ENTERTAINMENT DISTRICT



1 OF 6

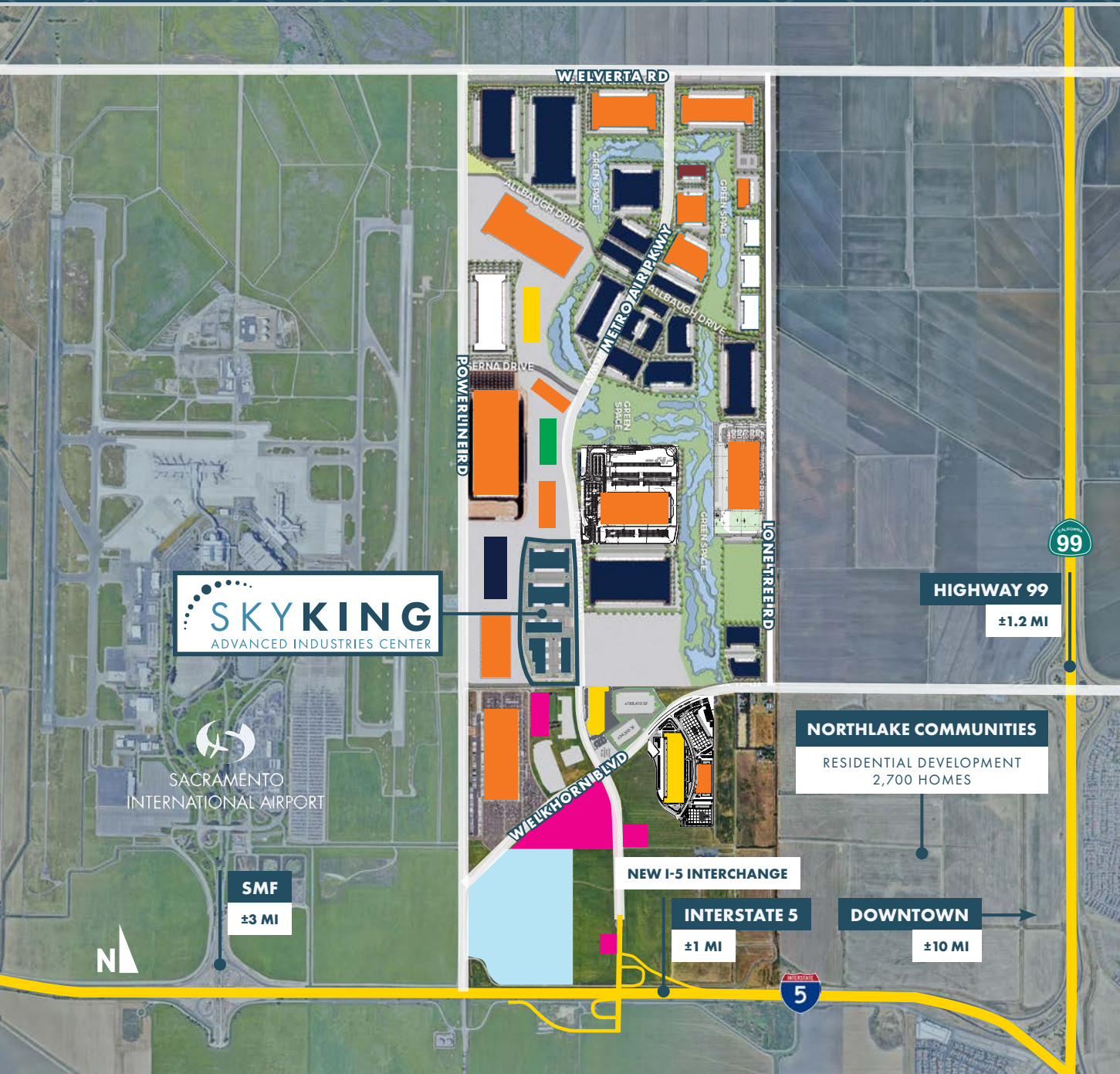
US CITIES ON BOTH FORD'S AND GE'S
MOST ELECTRIC VEHICLE READY CITIES



FARM-TO-FORK CAPITAL

Sacramento sits among 1.5 million acres of farms and ranches that grow more than 160 crops for markets here and abroad. The region is also home to more than 40 regional farmers markets - including the largest California Certified Farmers' Market in the state.

METRO AIR PARK DEVELOPMENT



**±9,301,819 SF
EXISTING BUILDINGS**



**±350,804 SF
UNDER CONSTRUCTION**

- UNDER CONSTRUCTION
- PROPOSED
- SUBMITTED FOR APPROVAL
- PROPOSED COMMERCIAL/
INDUSTRIAL
- PROPOSED RETAIL
- LEASED ECOMMERCE
- LEASED BIOSCIENCE
- LEASED CHEMICAL INDUSTRY

through Q3 2024



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