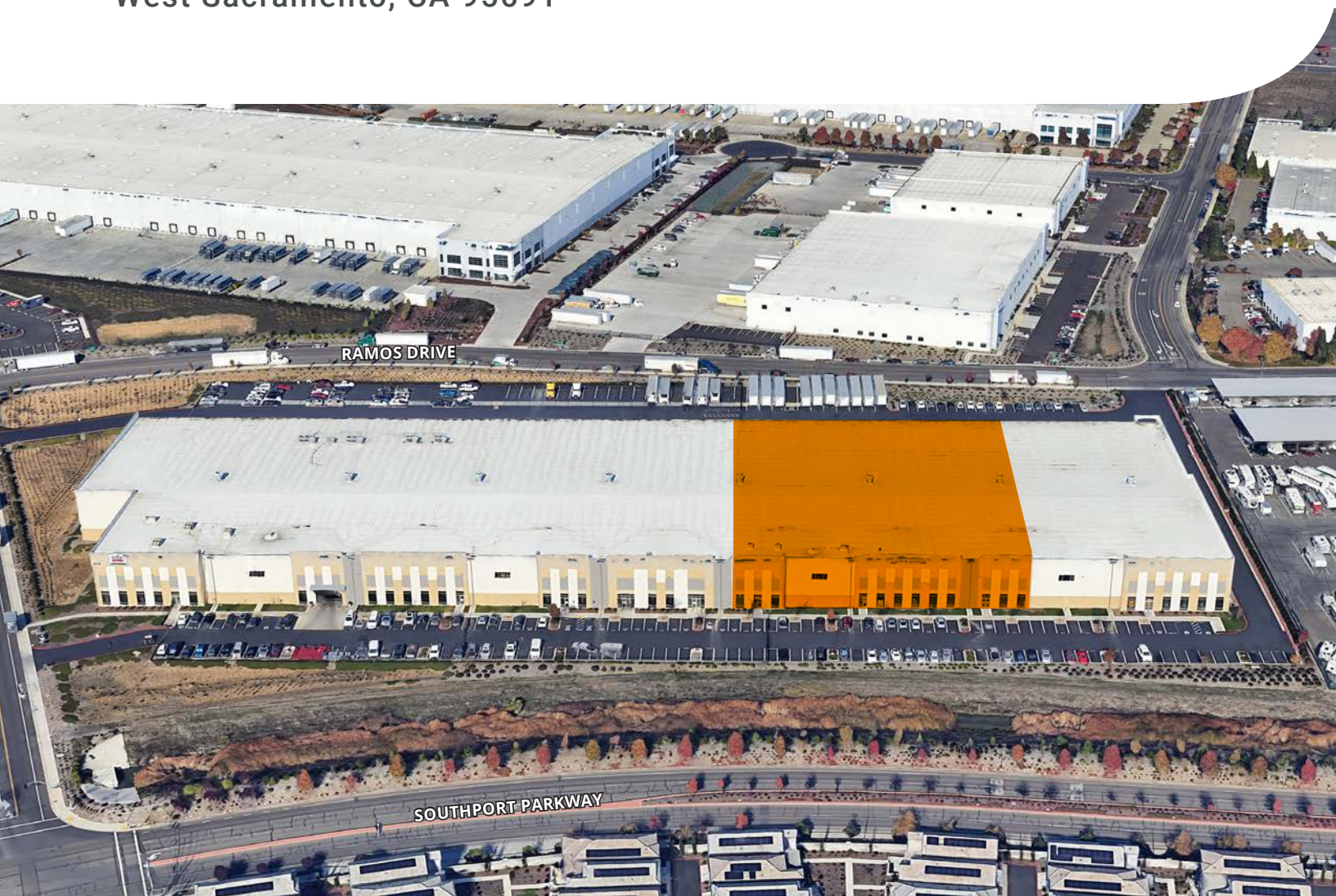


SOUTHPORT

BUSINESS PARK

**±58,544 SF Suite Available in
West Sacramento, CA**

**Suite 130: ±58,544 SF
3575 Ramos Drive
West Sacramento, CA 95691**



CONTACT



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A Development By:



LOCATION

SOUTHPORT BUSINESS PARK



SITE ADVANTAGES



CLASS A CONSTRUCTION

Exceptional TI package offered by landlord



BUSINESS FRIENDLY CITY GOVERNMENT

Many economic incentives available for new tenants



MINUTES FROM I-5, I-80, HWY 50

±8 minutes from Port of West Sacramento



AMPLE SKILLED LABOR

Near CSU Sacramento, UC Davis, and other institutions



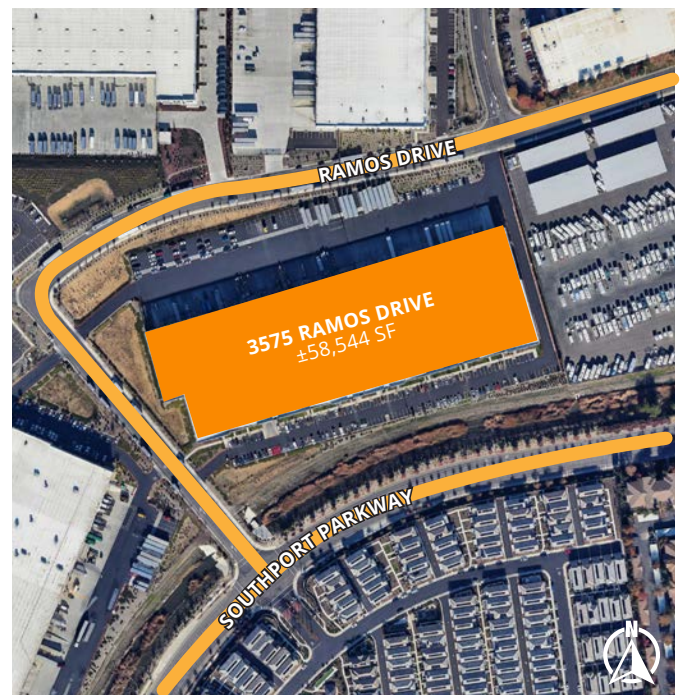
LOCATION

Ideal distribution point to the Western United States



ACCESS POINT

Access to exceptional transportation network including deep water shipping channel and port, International Airport and highways



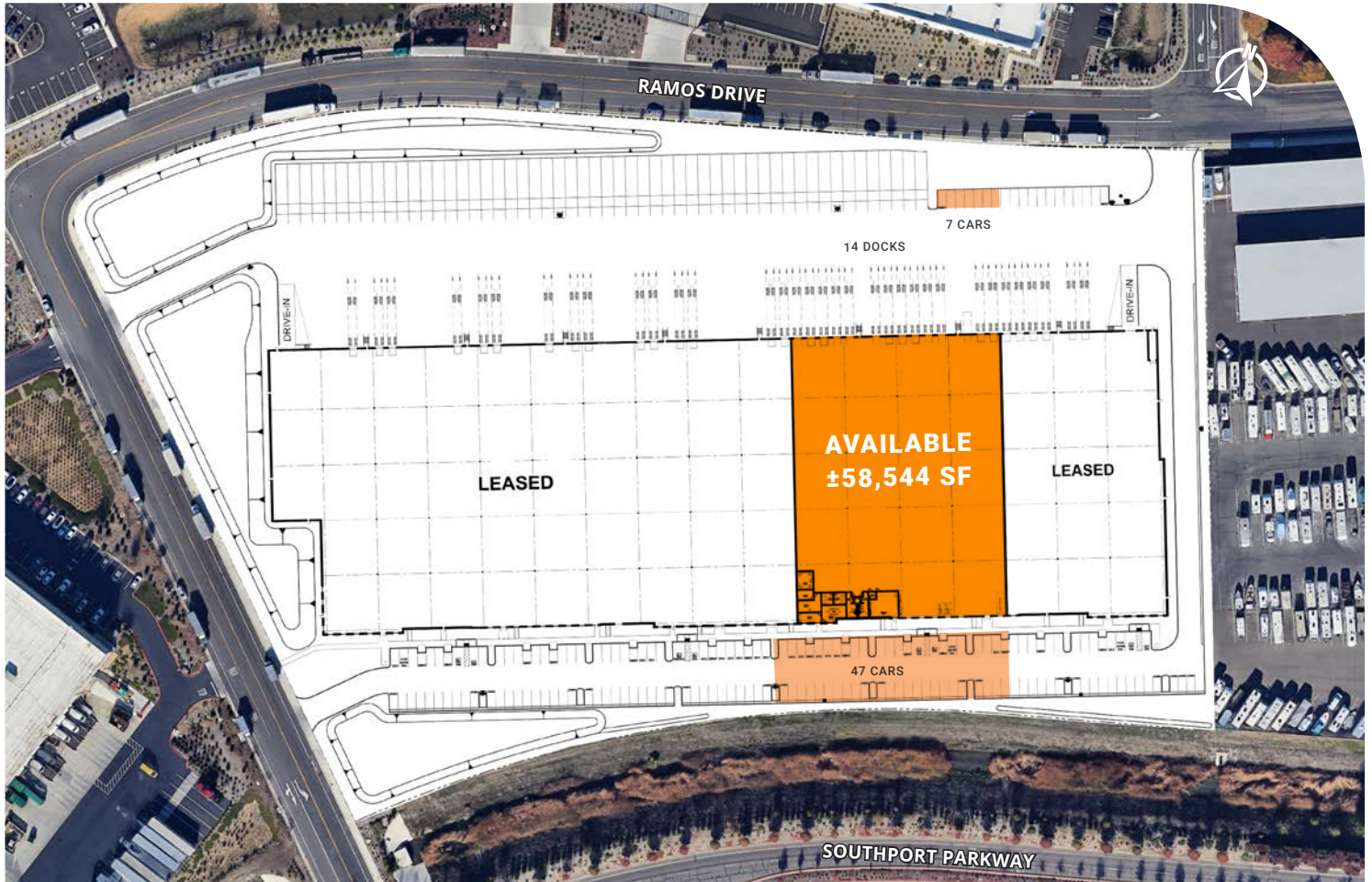
ABOUT THE DEVELOPER



Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.

BUILDING 2 SITE PLAN & SPECS

SOUTHPORT
BUSINESS PARK



±58,544 SQUARE
FEET

±14 DOCK
DOORS

±54 CAR
PARKING

Office	±3,178 SF	Car Parking	54 Cars
Clear Height	36'	Construction	100% Tilt Up Concrete or Precast
Column Spacing	52' Wide x 55' Depth	Configurations	Rear Load
Speed Bay Size	60' Speed Bays	Floor	7" Non-Reinforced Concrete, 4,000 PSI
Dock Doors	14 Doors	Electrical	3,000 amp, 277/408V 3 phase service
Fire Protection	ESFR	Lighting	LED with Sensors
Truck Court	125' - 185' depth (65' concrete pad)		

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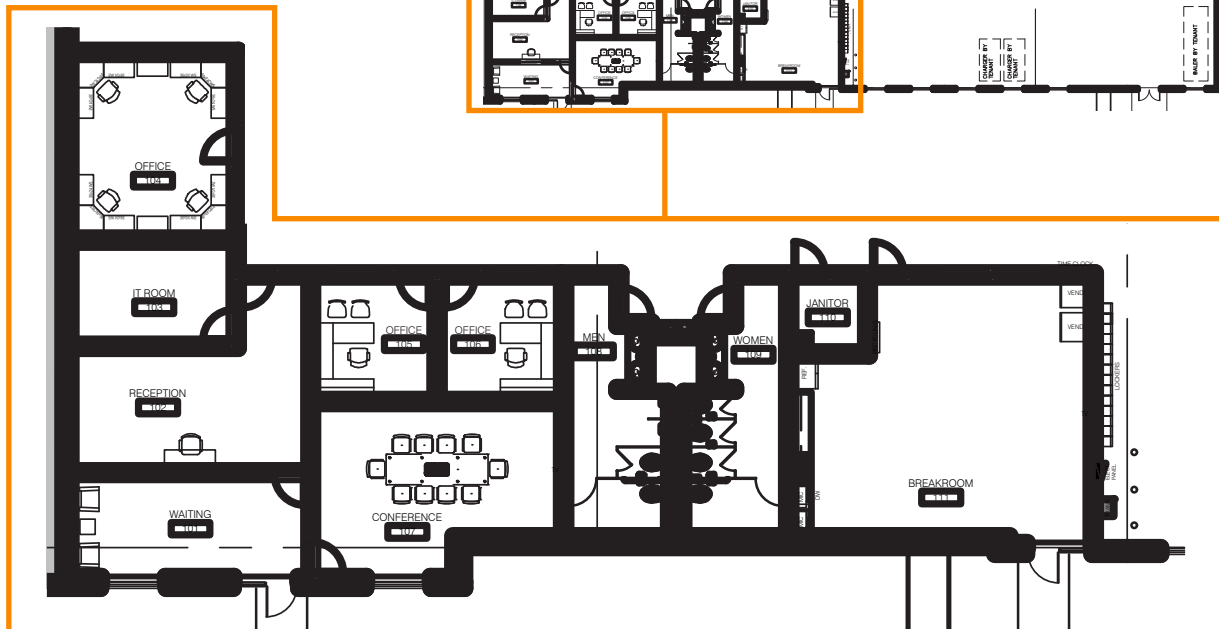
FLOORPLAN

SOUTHPORT
BUSINESS PARK

AVAILABLE
±58,474 SF AREA
±58,544 SF (RENTABLE)
14 DOCKS
0 FUTURE
0 DRIVE-IN
0 TRAILERS
54 CARS

EXISTING
OFFICE
±3,179 SF

EXISTING OFFICE
±3,179 SF



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