THE NEW DESTINATION FOR INDUSTRIAL COMMERCE



NORTHPOINT AT METRO AIR PARK

BUILDING 8 ±52,335-117,743 SF AVAILABLE

4905 SERNA DRIVE | SACRAMENTO, CA 95837

***±18 MM SF** Master Planned Business Park*

***±4.2 MM SF** NorthPoint Project Area*

***Build-to-Suit** Options Available*

*±235,890 SF Building | **±117,743 SF Available***

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CBRE

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SITE **OVERVIEW**

Sacramento's Metro Air Park is the region's next frontier and focal point of industrial development for the foreseeable future. After years of planning and infrastructure investment, Metro Air Park is now poised to take flight. NorthPoint Development's investment in Metro Air Park is designed to offer 4.2 MSF of class A industrial space. Since breaking ground in 2018, over 10 MSF is delivered and occupied today. Leaving opportunities for flex warehouse design to fit tenant requirements.

With an I-5 interchange, and tow US-99 Interchanges, excellent geographic location, and NorthPoint Development's industry leading capabilities, Metro Air Park is The Destination for industrial and logistics facilities within the Sacramento region and Northern California. Delivering above market construction, NorthPoint Development has designed their buildings for the future.

PROJECT **HIGHLIGHTS**

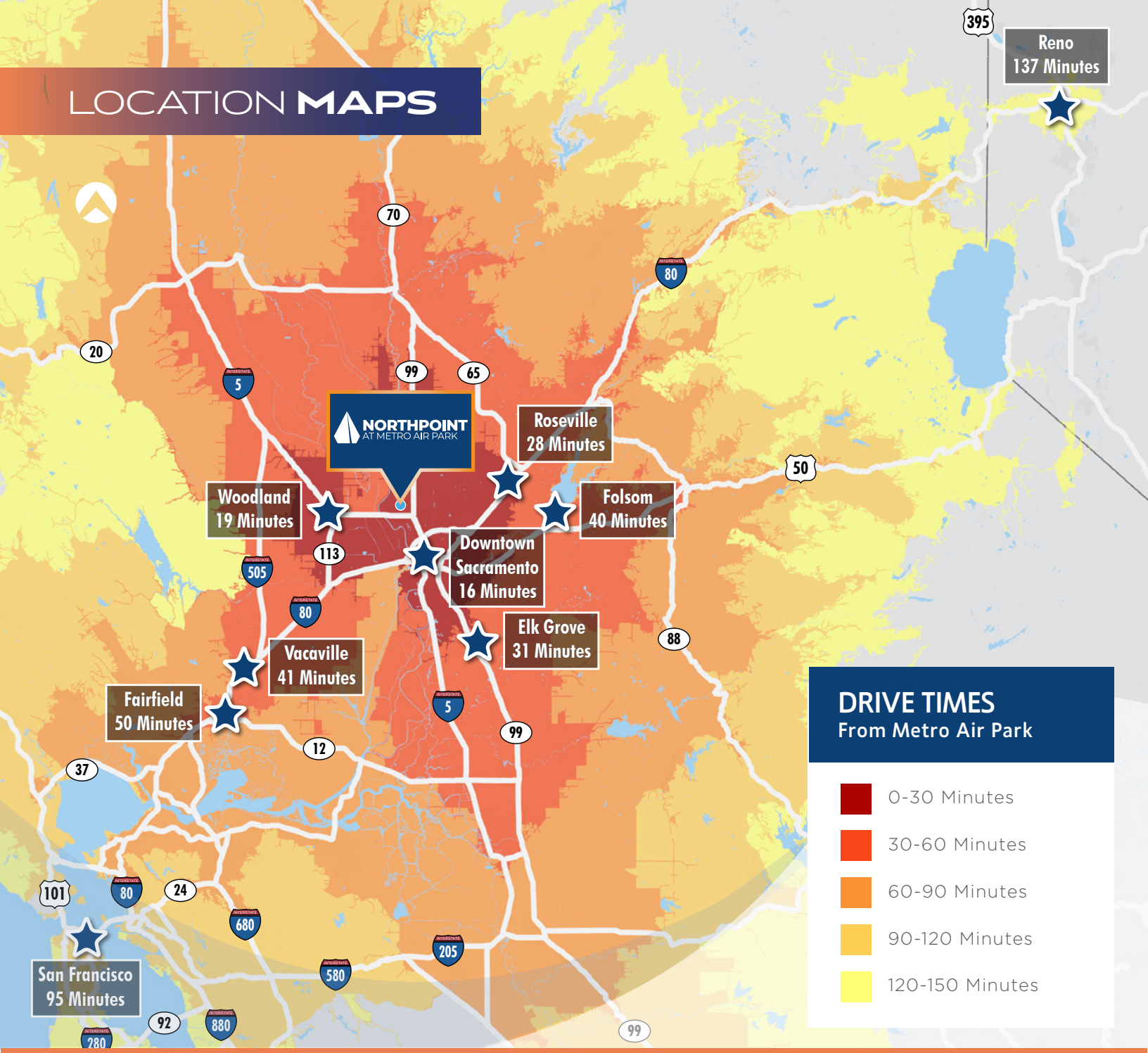
STATE-OF-THE-ART, CLASS A BUILDING

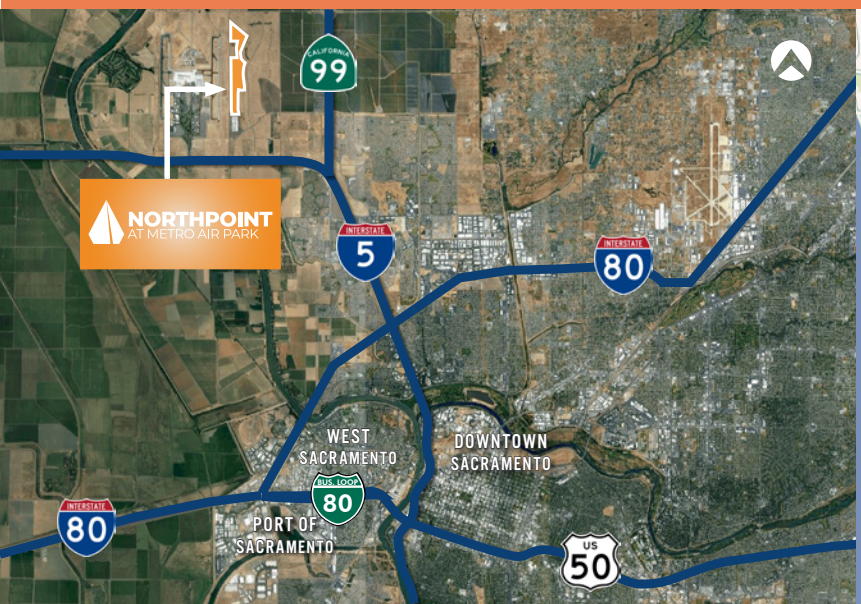
HIGHLY EXPERIENCED LANDLORD & DEVELOPER

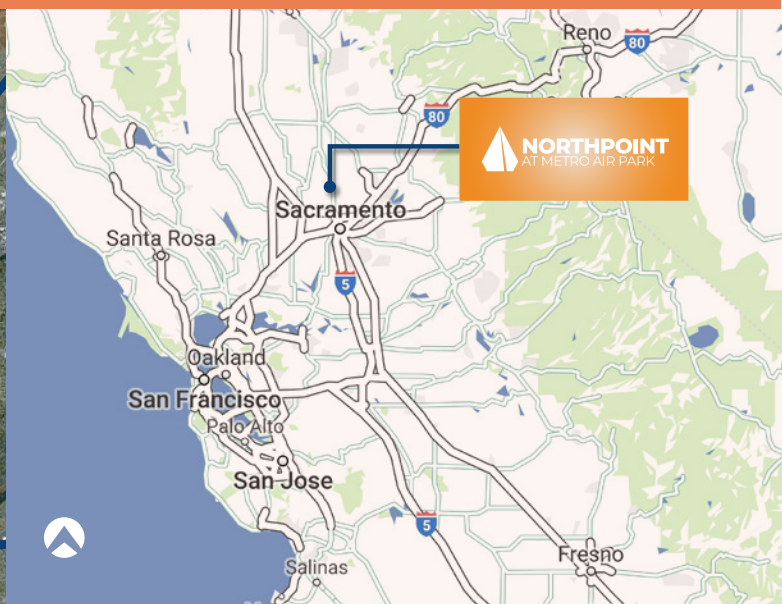
FLEXIBILITY FOR MULTIPLE OCCUPANTS

- Ideally located to target distribution within Greater Sacramento, Bay Area, and Nor-Cal to Oregon border
- Immediate access to I-5/I-80 and State Highways 99 and 50
- Directly adjacent to Sacramento International Airport, with freight service by FedEx, USPS and Amazon
- Land availability to accommodate e-commerce parking requirements
- Above market standard building finishes with LED motion detector fixtures, and 45,000 lb mechanical dock door packages
- Strong workforce demographics
- High standard of living for industrial workforce

LOCATION MAPS







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LABOR ASSESSMENT

Metro Air Park in the Sacramento, CA labor market has a **warehouse worker labor pool of over 42,600**.

The region's sizable warehouse worker labor pool and low working age participation, **help support the market's capacity to sustain an additional 1,800 warehouse jobs**.

WAREHOUSE WORKER LABOR POOL[1] DENSITY (PEOPLE PER SQUARE MILE), 2021

LARGE
WAREHOUSE WORKER LABOR POOL

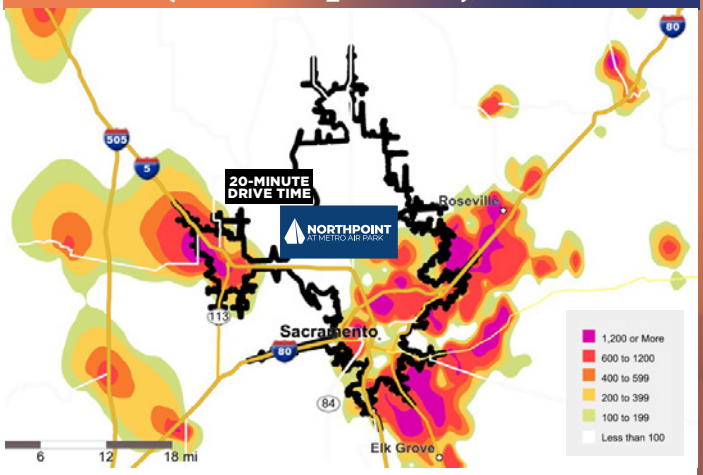
LOW
WORKING AGE PARTICIPATION RATE

LARGE
GROUP OF PART-TIME COLLEGE STUDENTS FOR SEASONAL EMPLOYMENT

$19.18 PER HOUR STARTING WAGE: FORKLIFT OPERATOR

$17.02
PER HOUR STARTING WAGE: FULFILLMENT SPECIALIST

WAREHOUSE WORKER LABOR POOL1 DENSITY (PEOPLE PER SQUARE MILE), 2021



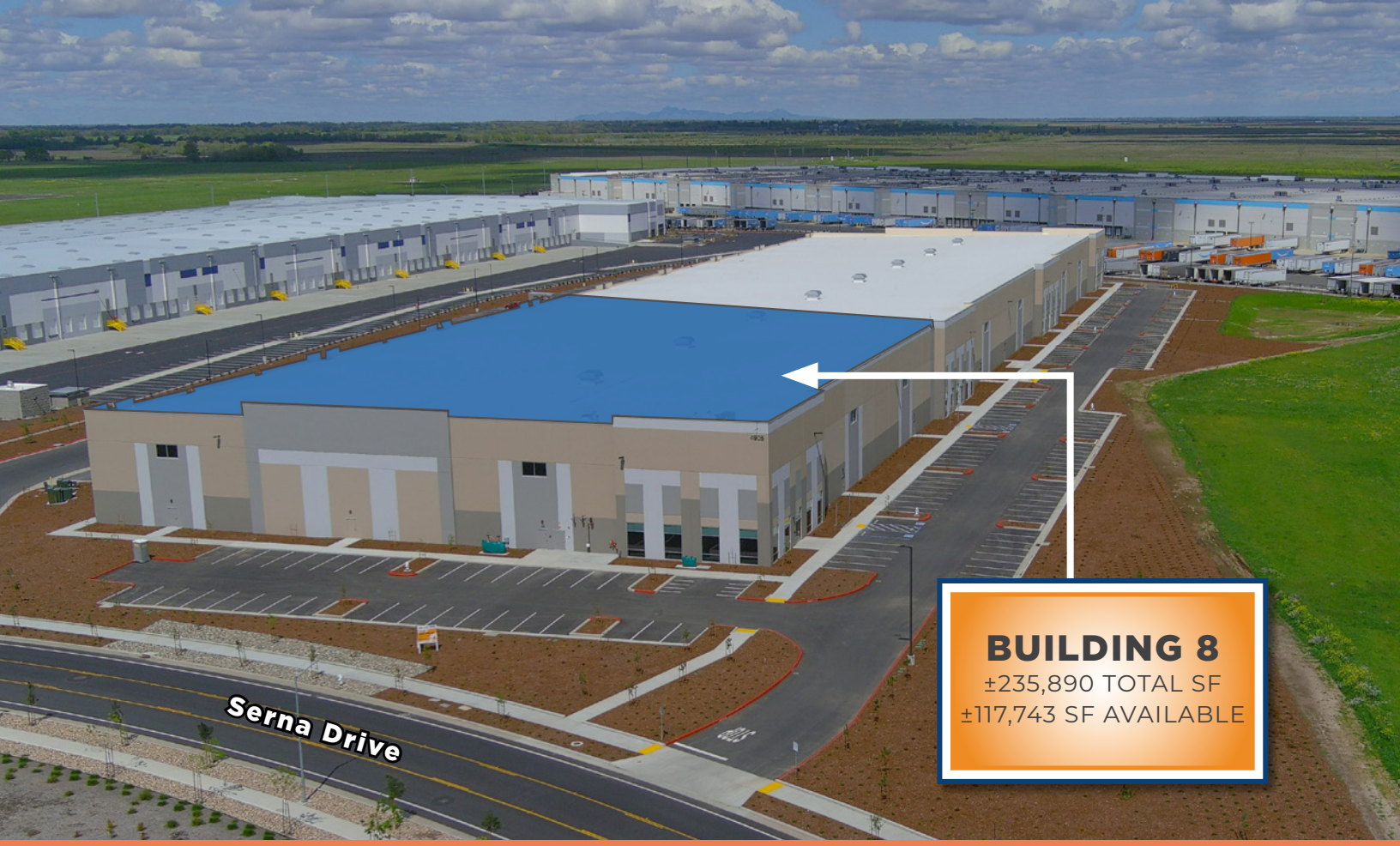
2021 SELECTED LABOR MARKET STATISTICS

20-MINUTE DRIVE TIME

		METRO AIR PARK	US Average
Population Total		436,276	--
Warehouse Worker Labor Pool[1]	TOTAL	42,601	--
	Concentration vs US = 1.0	1.0	1.0
Working Age Participation Rate		73%	80%
August 2021 Unemployment	Rate	7.0%	5.2%
	TOTAL	15,008	8,904,152
Blue Collar Total Underemployed		11,932	9,591,377
Area Affluence Median Household Income	TOTAL	$67,544	$65,694
	Less than $35K	27.3%	26.9%
Part-Time College Student Enrollment		83,590	--
Warehouse Union Elections, 2016 to 2020	Number of Elections	1	--
	%Wins	0%	--

Better Conditions Moderate Conditions

[1] Warehouse Worker Labor Pool Definition: Individuals represent the civilian population (ages 16+) with demographic characteristics best aligned with a typical hourly warehouse worker profile (i.e., lower/moderate income, blue collar and mix of service sector occupational tendencies, high school educated). Data Sources: Experian, U.S. Census Bureau, Economic Research Institute, NorthPoint methodology, National Labor Relations Board, U.S. Bureau of Labor Statistics


Serna Drive
BUILDING 8
±235,890 TOTAL SF
±117,743 SF AVAILABLE

SITE **PHOTOS**

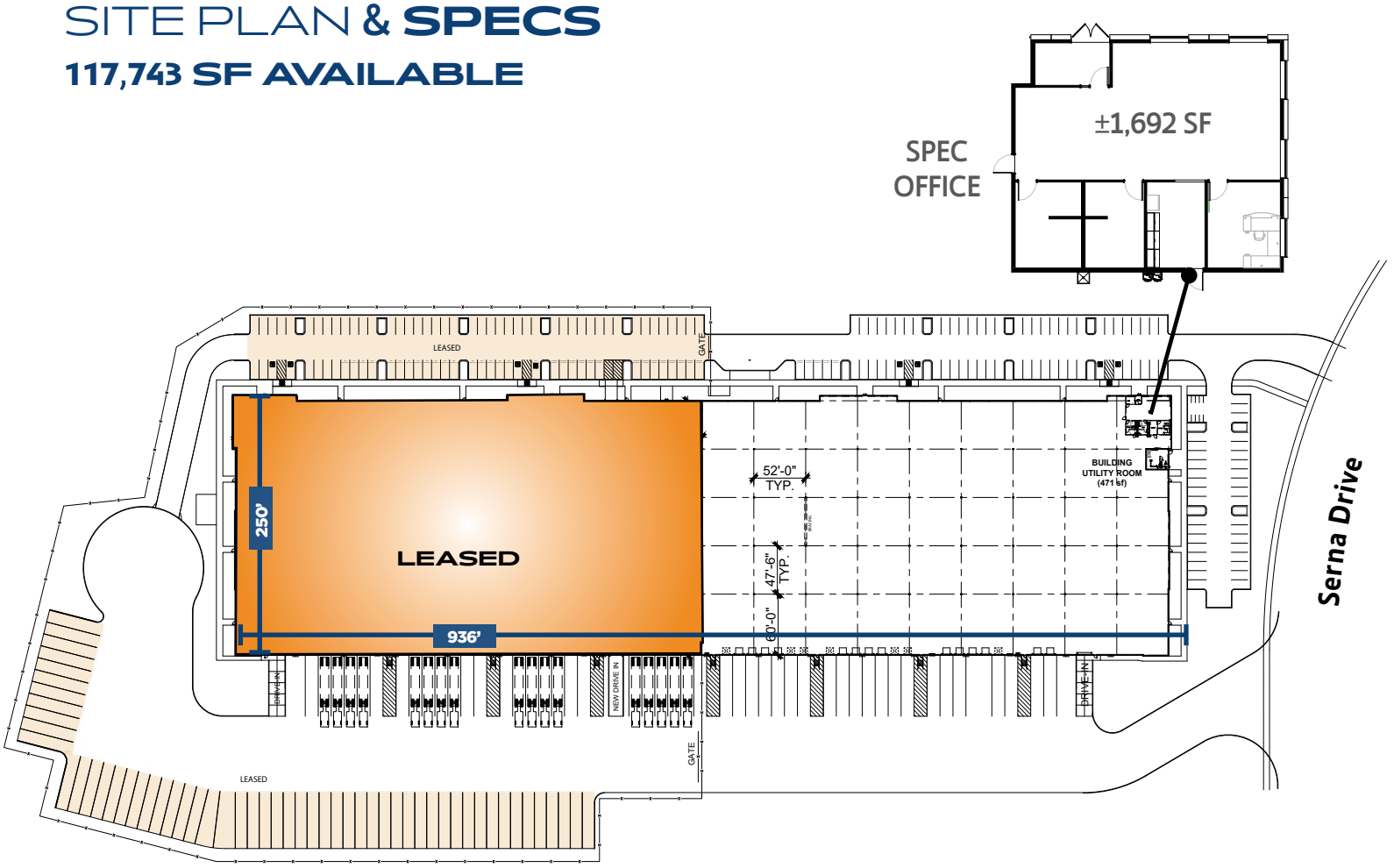

BUILDING 4
LEASED
BUILDING 5
±260,000
Available
BUILDING 8
Rear Loading Area

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AT METRO AIR PARK

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SITE PLAN & SPECS

117,743 SF AVAILABLE



BUILDING AREA	±235,890 SF	**DOCK DOORS**	14 (Expandable to 22)
AVAILABLE	±117,743 SF	**DRIVE-IN DOORS**	1
BUILDING DIMENSIONS	250' x 936'	**CAR PARKING**	±102 stalls
SPEC OFFICE AREA	±1,692 SF	**POWER**	800A/480V/277 3Ph
COLUMN SPACING	47.5' x 52'	**TRUCK COURT**	135'
SPEED BAY SPACING	60' x 52'	**FIRE PROTECTION**	ESFR
CONFIGURATION	Rear Load	**LIGHTING**	LED with sensors
CLEAR HEIGHT	36'	**CONSTRUCTION**	Concrete-tilt with clerestory windows

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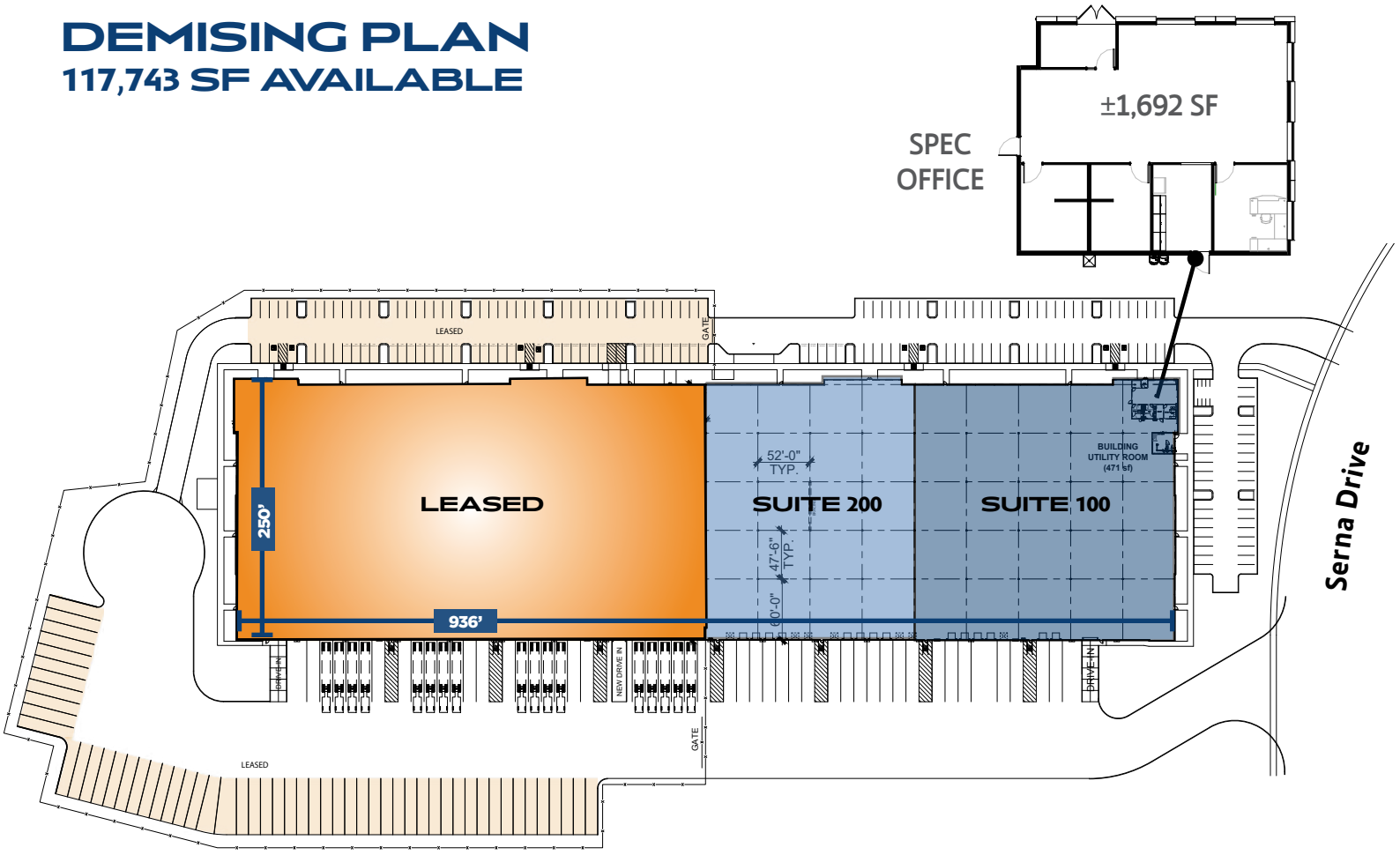
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SITE PLAN & **POTENTIAL**

DEMISING PLAN

117,743 SF AVAILABLE



SUITE 100	±65,388 SF (Rentable)	**SUITE 200**	±52,355 SF (Rentable)
SPEC OFFICE AREA	±1,692 SF	**DOCK DOORS**	8 (Expandable to 13)
DOCK DOORS	6 (Expandable to 8)	**CAR PARKING**	±52 Stalls
CAR PARKING	±50 Stalls	**DRIVE-IN DOORS**	1 (Future)
DRIVE-IN DOORS	1	**COLUMN SPACING**	47.5' x 52'
COLUMN SPACING	47.5' x 52'	**SPEED BAY**	60' x 52'
SPEED BAY	60' x 52'		

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