THE NEW DESTINATION FOR INDUSTRIAL COMMERCE



NORTHPOINT AT METRO AIR PARK

BUILDING 4, ±150,220 SF AVAILABLE

7601 METRO AIR PARKWAY | SACRAMENTO, CA 95837

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

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

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

±150,220 SF Available

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NorthPoint™ DEVELOPMENT

CBRE

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SITE **OVERVIEW**

Sacramento has emerged as a high-priority market for industrial users seeking Northern California distribution capacity outside of the constrained Bay Area. Land availability, a streamlined permitting environment in key jurisdictions, and a diverse labor market give the region structural advantages for operators priced out of Oakland, San Jose, or the East Bay. The North Sacramento submarket, anchored by Metro Air Park, continues to attract Class A requirements as tenants prioritize clear heights above 32 feet, modern dock configurations, and strong car parking ratios. Interstate 5 runs directly through the Metro Air Park corridor, offering unobstructed access to Northern California markets and efficient connections to Portland, Seattle, and Southern California. Interstate 80 to the east links operations to the Sierra Nevada, Reno, and national cross-country routes. State Route 99 south of Sacramento expands reach into Stockton, Fresno, and the San Joaquin Valley. For tenants serving California's 40 million residents, Metro Air Park - Building 4 places the entire state within practical distribution range.

PROJECT **HIGHLIGHTS**

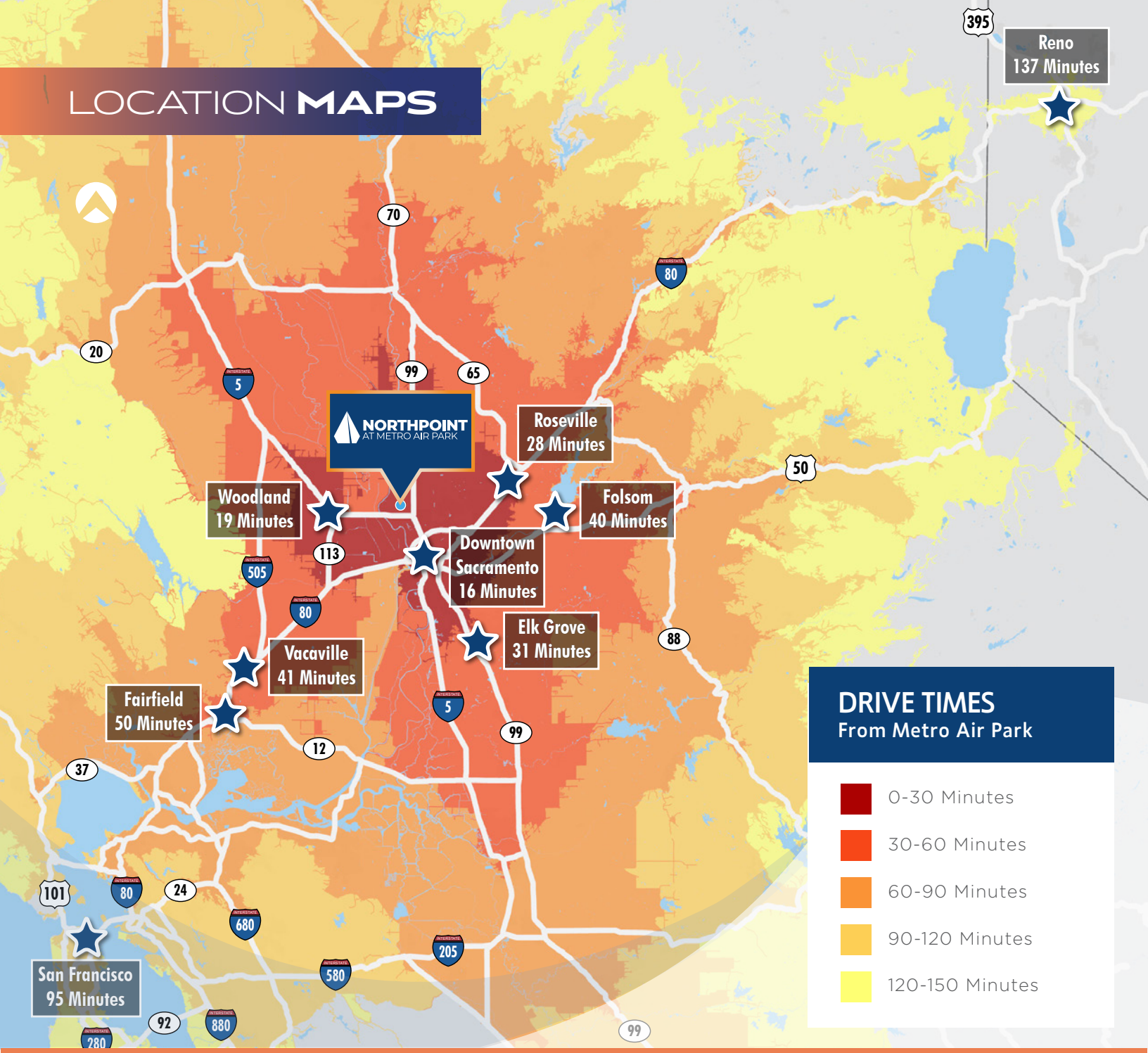
STATE-OF-THE-ART, CLASS A BUILDING

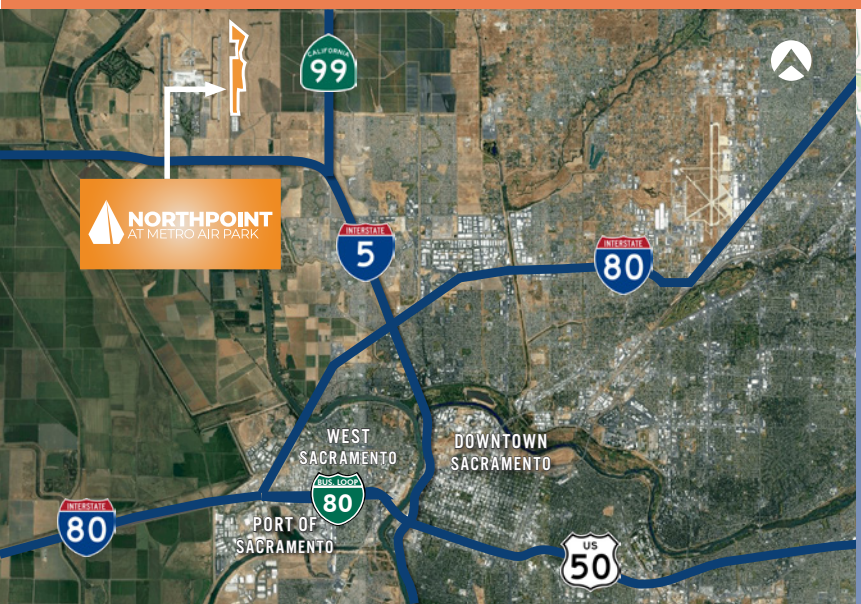
HIGHLY EXPERIENCED LANDLORD & DEVELOPER

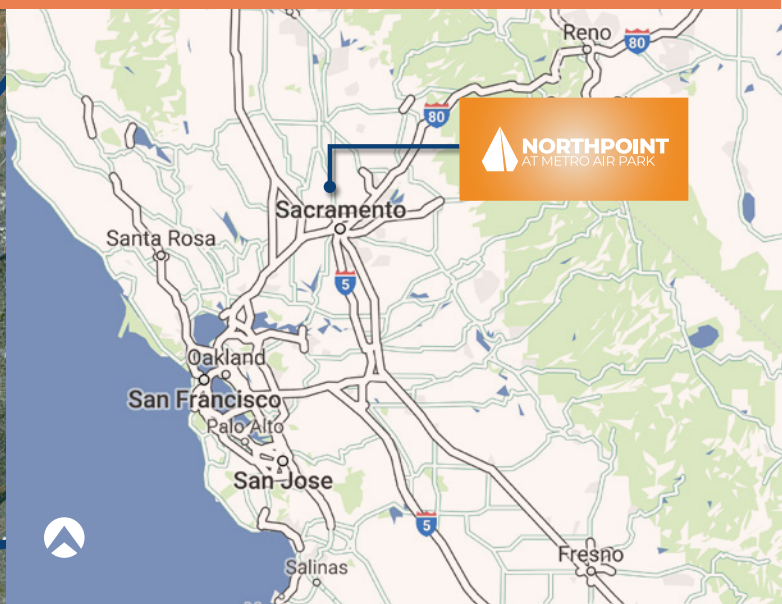
FLEXIBILITY FOR MULTIPLE OCCUPANTS

- Direct access to Interstate 5 for regional and national distribution
- Adjacent to Sacramento International Airport within the master-planned Metro Air Park campus
- LEED-certified construction by NorthPoint Development
- Heavy power: 3,000-amp, 277/480-volt, 3-phase electrical service
- 271 car parking stalls with EV charging and Clean Air/Vanpool-designated stalls
- 185-foot truck court depth with secured trailer parking
- 34 dock-high doors with pit levelers and 4 grade-level doors
- 52-foot x 60-foot column grid
- 36-foot clear heights with ESFR sprinkler system
- ±150,220 sq. ft. of Class A industrial space available

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

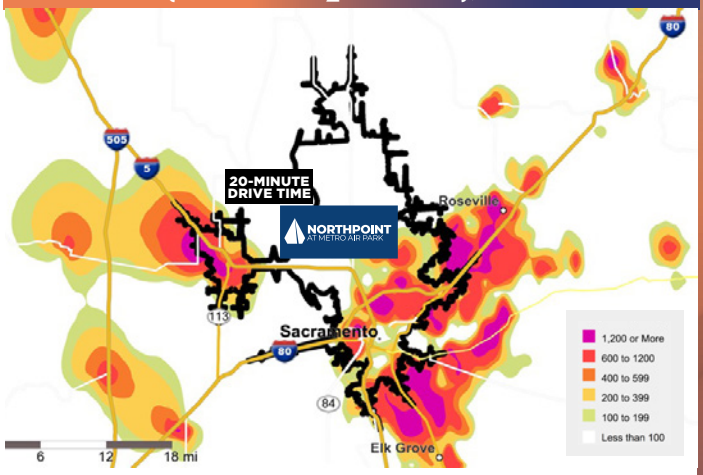
LOW
WORKING AGE PARTICIPATION RATE

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

BUILDING 4
±150,220 TOTAL SF

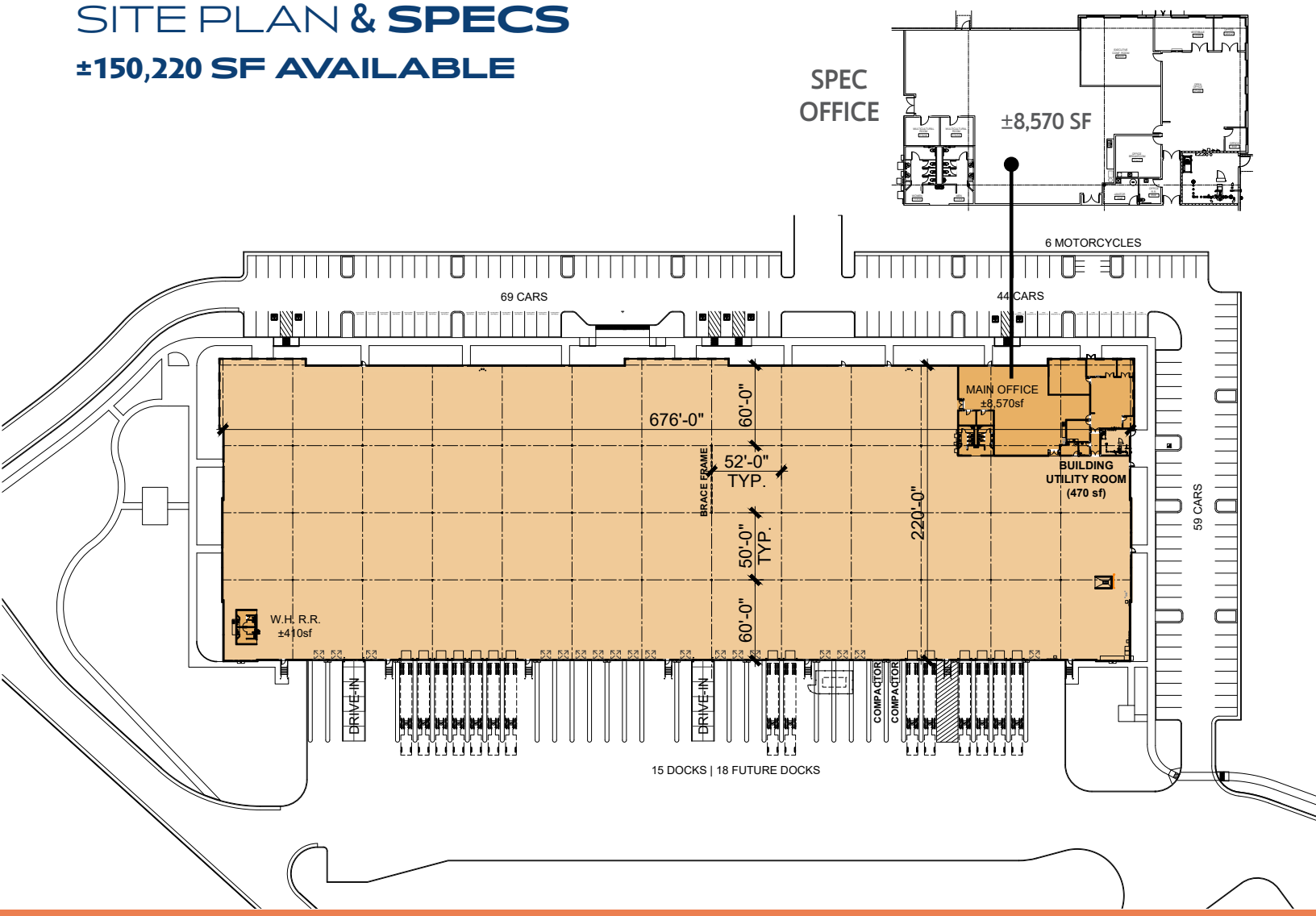
SITE **PHOTOS**

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SITE PLAN & SPECS

±150,220 SF AVAILABLE



BUILDING AREA	±150,220 SF	**WAREHOUSE RESTROOM**	±410 SF
BUILDING DIMENSIONS	676' x 220'	**POWER**	4,000A/480V/277 3Ph
CLEAR HEIGHT	36'	**TRUCK COURT**	±150'
DOCK-HIGH DOORS	15 Doors (18 Future Doors)	**FIRE PROTECTION**	ESFR
DRIVE-IN DOORS	2	**LIGHTING**	LED with sensors
CAR PARKING	±172 Stalls	**CONSTRUCTION**	Concrete-tilt with clerestory windows
MAIN OFFICE AREA	±8,570 SF		

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