



November 12, 2025

1) LACK OF LOCATION ALTERNATIVES IN ASIP EIR

The EIR did not consider alternative locations for the proposed industrial warehouse buildings and thus did not consider alternatives with fewer environmental impacts. For example, existing opportunities at Aerojet, McClellan, or Mather, or the planned light industrial in Sutter County, which is very near the airport and permitted for development in the Natomas Basin Habitat Conservation Plan (NBHCP), were not considered.

We believe the City should undertake a study to assess the demand for warehouse space near the airport and elsewhere, as well as the supply of unused existing warehouse space and suitably located vacant parcels. While the demand for warehouses is now undetermined, ASIP's health impacts to school kids and residents are determined, and they are **significant**. They could be **avoided** by not approving the proposed ASIP location.

2) METRO AIR PARK – REGIONAL INDUSTRIAL AIRPORT-SERVING RESOURCE

To what extent is Metro Air Park (MAP) hosting industrial uses that support the airport and how much business (non-industrial) could be located elsewhere?

Since 1965, the area called Metro Air Park was designated for industrial development to serve airport-related uses, as a resource to the region.

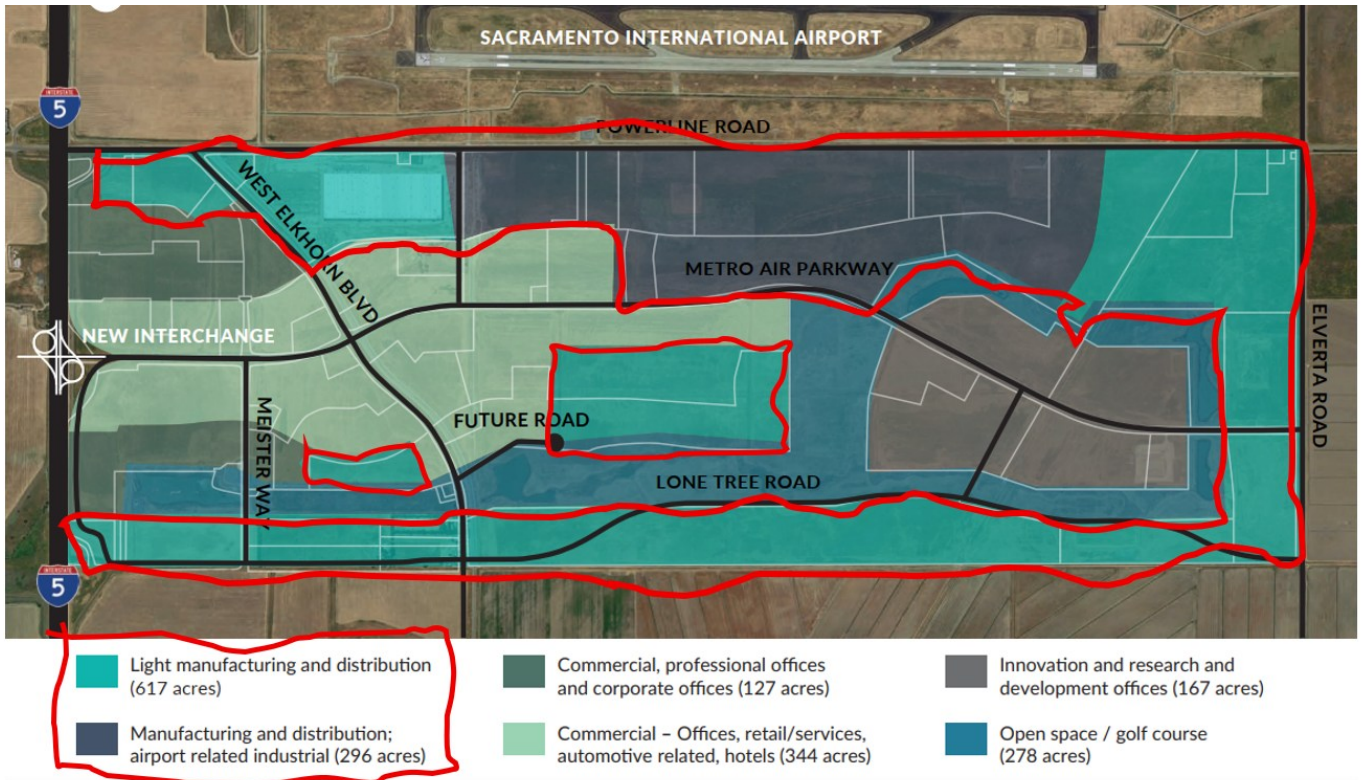
In the 1973 General Plan, the land use designation became **Industrial Extensive and M-1 Light Industrial zoning** instead of Agriculture. In 1983, the zoning changed to a Special Planning Area.¹

The 1,920-acre MAP took shape in 1993:

Through another Special Planning Area Ordinance, No. 93-0045, MAP was planned to include light manufacturing, airport manufacturing and distribution, industrial/office park, high tech, and R&D. *Questionably, it also included general commercial (hotel and retail) and a golf course, to handle on-site storm drainage.*

¹ SPA via Ordinance No. 83-SPA-3

The MAP plan below, from Greater Sacramento Economic Council, includes my outline of the 913 acres of industrial uses in RED. This shows that **exactly half of the 1,829 acres are planned for non-industrial uses.**² The other uses are offices (commercial and R&D) and open space.

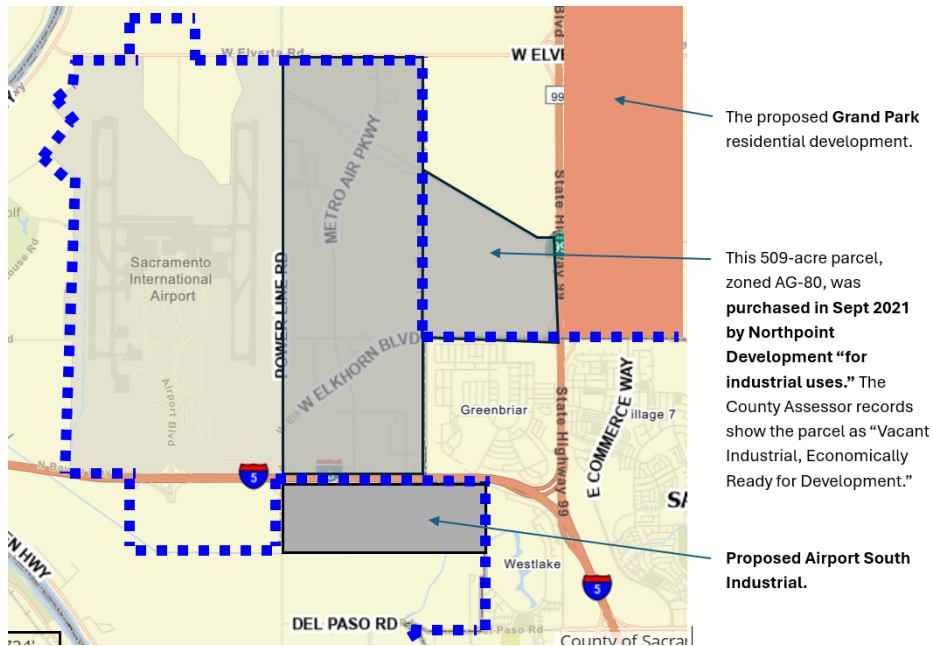


Further, as portrayed in the image below from the Metro Air Park Landscape & Design Guidelines, a very light level of development is planned. This might be alright if we didn't know that **nearby parcels are being proposed for industrial development on the basis that there is not enough room in MAP.**



² [Metro Air Park in Sacramento Takes Flight](#)

These nearby parcels are just to the south and east of MAP, on the north and south sides of I-5 as shown on the map below. Airport South Industrial is 475 acres, and the parcel to the east of MAP is 509 acres. Both of these parcels are on land outside the County’s Urban Services Boundary (blue dotted line) and on land not permitted for development under the NBHCP.



MAP could and should be developed more intensely for industrial uses, to fulfill the original 1965 concept of a regional airport-adjacent industrial resource. Public money is being invested in MAP via the EIFD (Enhanced Infrastructure Financing District), using tax revenue for public facilities (roads, freeways, utilities) **to attract regional-serving businesses.**³ We should make the most of our investment in MAP.

Before the City approves the removal of open land for ASIP, land that has been protected for over 30 years for sustainability reasons, the City should take a hard look at MAP, and make sure it is being used for its highest and best use.

The City should also consider the demand for industrial space which we believe can be met by current General Plan zoning. As stated above, the ASIP EIR should have included alternative sites.

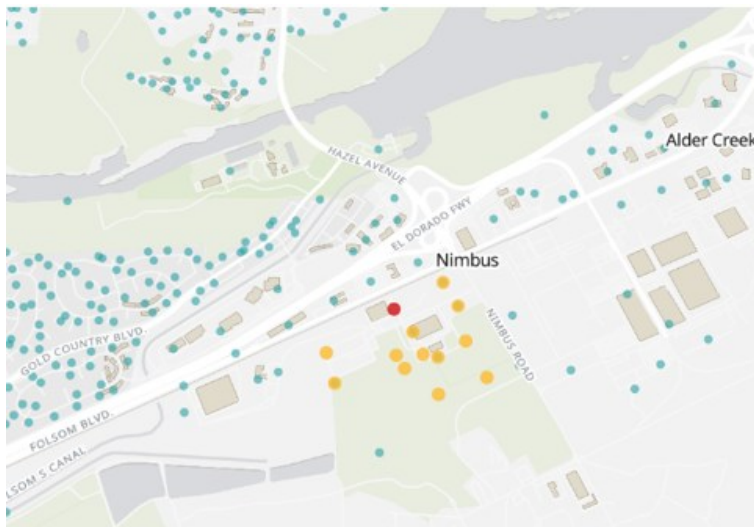
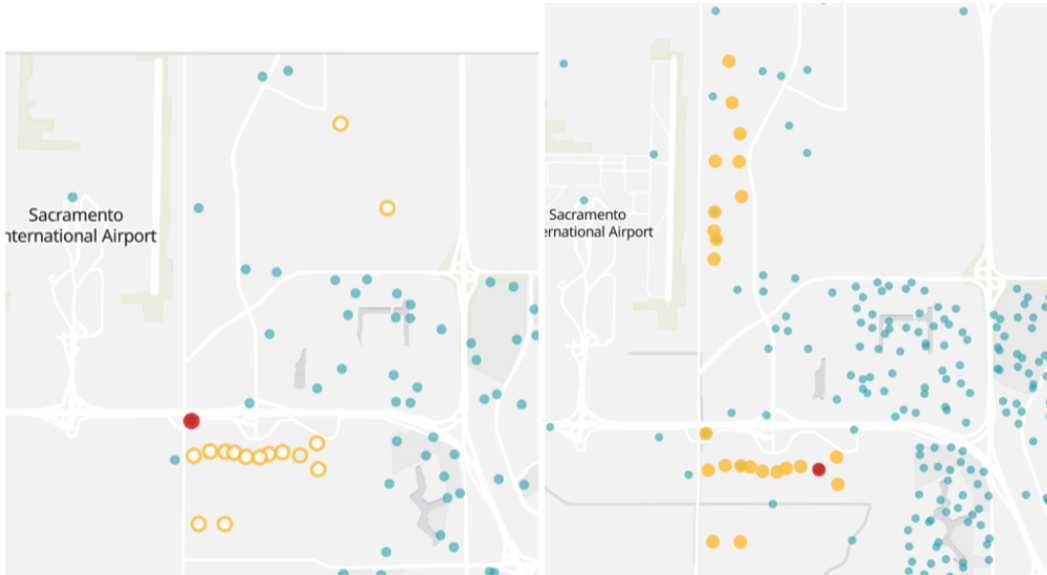
The maps below show the parcels owned by Northpointe Development in Natomas and at Aerojet.

³ [Metro Air Park Enhanced Infrastructure Financing District \(the “MAP EIFD”\)](#)

3) PARCELS OWNED BY NORTHPOINT IN SACRAMENTO ...

From SF Chronicle.com Newest map reveals who owns every property in California [For any property in California](#) By [Emma Stiefel](#) | Updated Oct. 23, 2025

NP MAP LAND HOLDING COMPANY, LLC (202117210168)		NP SACRAMENTO JV, LLC (202007810129)		NP BGO Rancho Cordova Logistics Center JV, LLC (202464918577)	
Request Certificate		Request Certificate		Request Certificate	
Initial Filing Date	06/18/2021	Initial Filing Date	03/18/2020	Initial Filing Date	12/18/2024
Status	Active	Status	Active	Status	Active
Standing - SOS	Good	Standing - SOS	Good	Standing - SOS	Good
Standing - FTB	Good	Standing - FTB	Good	Standing - FTB	Good
Standing - Agent	Good	Standing - Agent	Good	Standing - Agent	Good
Standing - VCFCF	Good	Standing - Agent	Good	Standing - VCFCF	Good
Formed In	MISSOURI	Standing - VCFCF	Good	Formed In	DELAWARE
Entity Type	Limited Liability Company - Out of State	Formed In	DELAWARE	Entity Type	Limited Liability Company - Out of State
Principal Address	3315 N OAK TRFY KANSAS CITY, MO 64116	Entity Type	Limited Liability Company - Out of State	Principal Address	3315 NORTH OAK TRAFFICWAY KANSAS CITY, MO 64106
Mailing Address	3315 N OAK TRFY KANSAS CITY, MO64116	Principal Address	3315 N OAK TRFY KANSAS CITY, MO 64116	Mailing Address	3315 NORTH OAK TRAFFICWAY KANSAS CITY, MO64106
Statement of Info Due Date	06/30/2027	Mailing Address	3315 N OAK TRFY KANSAS CITY, MO64116	Statement of Info Due Date	03/18/2025
		Statement of Info Due Date	03/31/2026	Agent	1505 Corporation CT CORPORATION SYSTEM



4) VAST OVERSUPPLY OF INDUSTRIALLY ZONED LAND IN SAC COUNTY

There is a “vast oversupply of industrially zoned land within the county” according to the 2022 SacCounty’s General Plan Land Use Element:

“Estimate of Excess Industrial Supply.

The amount of excess industrially zoned land in the unincorporated county is considerable.

In the office industrial (MP) category, the existing 3,863-acre supply easily accommodates the projected demand for 110 acres between 1989 and 2010. This results in more than 3,700 acres of excess land designated for office industrial uses. In the heavy and light industrial category, the existing 6,585 acres of designated land easily accommodates the estimated demand for 2,800 acres between 1989 and 2010. This amounts to a 3,785-acre oversupply.

The 3,545 acres of Industrial Reserve land adds to the total acreage of vacant, industrially zoned land. Note also that areas designated for Industrial Extensive uses, but are zoned for agricultural, are not included in the inventory.

The vast oversupply of industrially zoned land within the county is in part a result of the need to create buffers around incompatible uses (e.g. McClellan AFB, Aerojet General) or the need to protect certain resources (e.g. aggregate mining). The oversupply is also a result of the need to provide a wide variety of industrial areas to attract desirable industries, especially in light of the intense competition from other jurisdictions for those industries.

Industrial lands should be efficiently used by advocating the reuse of industrial areas for medium and higher densities when supported by adequate public infrastructure and served by light rail or express bus service.”⁴

5) WHAT USES ARE REALLY BEING PROPOSED FOR ASIP?

The City should have a commitment regarding the specific uses being proposed for ASIP before approving it.

6) THINK REGIONALLY

An analysis should be done of the uses in MAP, ASIP and Northpoint’s other parcels around MAP and at AEROJET, to be sure that, considering the damage to the NBHCP and existing agreements between the City and wildlife agencies, we are, as a region, planning wisely.

⁴ <https://planning.saccounty.gov/Documents/B12.%20Land%20Use%20Element%20Amended%202012-13-22.pdf>

November 17, 2025

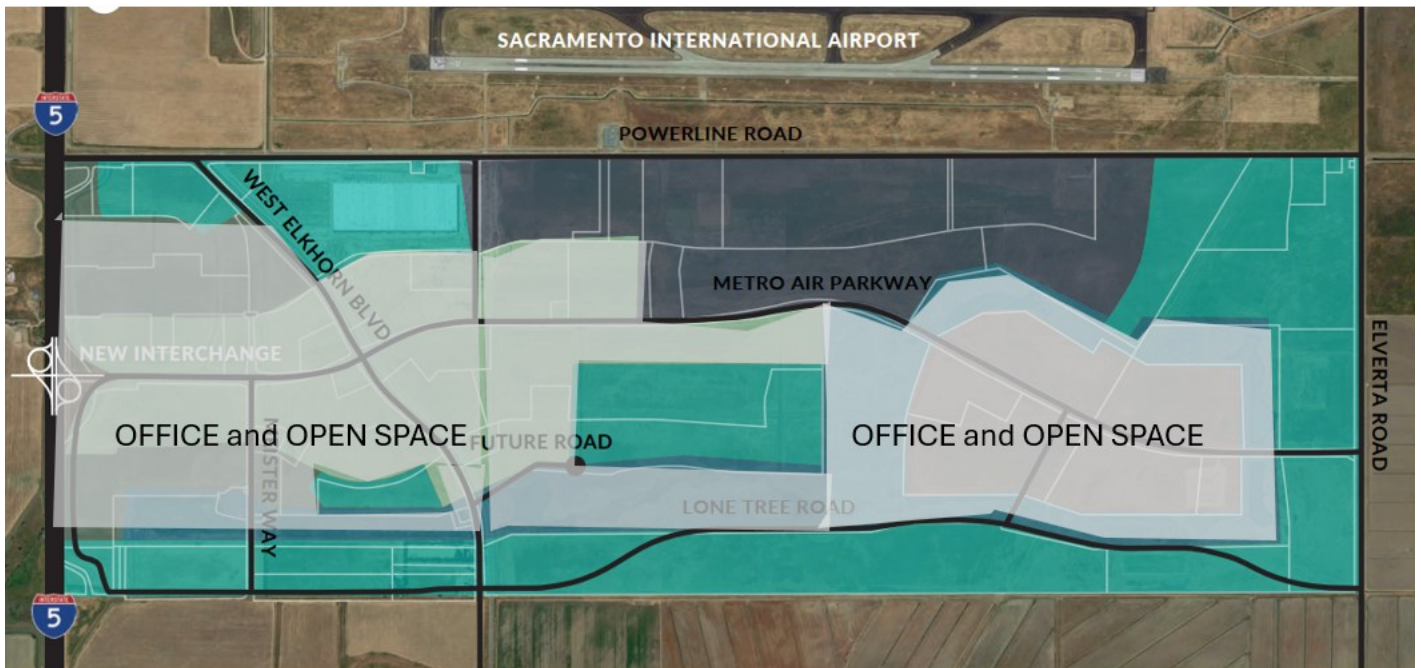
SUPPLEMENTAL INFORMATION

Supplement to: ECOS ON USE OF INDUSTRIAL LANDS from Nov 12, 2025

1) METRO AIR PARK – How much is planned for INDUSTRIAL USE?

The plan below of Metro Air Park (MAP) is from the 2020 brochure [Metro Air Park in Sacramento Takes Flight](#) by Greater Sacramento Economic Council (GSEC). I have added a gray overlay to show how much land is planned for OFFICE AND OPEN SPACE as opposed to INDUSTRIAL. Of the 1,829 acres in total to be developed, **only half is planned for INDUSTRIAL USE. Why!? Shouldn't Metro Air Park fulfill the 1965 concept of a regional industrial airport-adjacent resource?**

If MAP is used for industrial and not offices, there would be less pressure to convert agricultural lands that are meant to remain in agriculture by virtue of the Urban Services Boundary and the Natomas Basin Habitat Conservation Plan.



Light manufacturing and distribution (617 acres)

Commercial, professional offices and corporate offices (127 acres)

Innovation and research and development offices (167 acres)

Manufacturing and distribution; airport related industrial (296 acres)

Commercial – Offices, retail/services, automotive related, hotels (344 acres)

Open space / golf course (278 acres)

INDUSTRIAL USE - 913 acres

OFFICE and OPEN SPACE - 916 acres

2) In Metro Air Park, why is developable acreage decreasing?

The Buzz Oates site, accessed today, states that MAP now has only 1,320 developable acres. Why did it drop from 1,829 acres?!

“Metro Air Park has 1,320 developable acres, all of which are fully entitled. Located just east of Sacramento International Airport, Metro Air Park provides excellent access to Interstate 5, Interstate 80, and Highway 99. Additional gateway open at the Metro Air Park/I-5 Interchange. Metro Air Park sits one mile west of the Highway 99 Interchange and four miles north of the I-80 Interchange. This master planned business park is zoned for industrial, manufacturing, distribution; high-tech commercial use.

Small and large lots are available, ranging from 3 to 166 acres for modern distribution facilities or corporate campuses. Airport-related industrial users are also supported. Environmental mitigation and entitlements are complete, leaving the initial start-up costs low. The ground is suited for immediate development.”¹

3) What’s built now?

The aerial photo below from the Buzz Oates website is from April 2025 and is therefore fairly current in terms of what is built. The website indicates two buildings ready for occupancy, three nearly complete with construction, and eight buildings close to being ready to lease.²

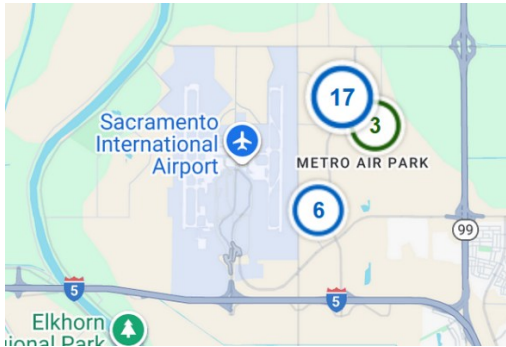


¹ <https://www.buzzoates.com/metro-air-park/>

² <https://www.buzzoates.com/metro-air-park/>

4) There are 26 available sites at this time in Metro Air Park according to the Greater Sacramento Economic Council (GSEC).³ The acreage for these is less than 500, with a planned maximum square footage of 6,407,322.

Refer to the map excerpt below, accessed from the GSEC website on Nov 17, 2025. About 13 sites have a structure built or are under construction. For more information on each of the sites, see the table below, and the document attached below.



	C	D	M	P	Q
1	Property Name	Property Address	Property Max Size	SubTypes	Description
2	4810 W Elverta Rd	4810 W Elverta Rd	734,000	Industrial	
3	4810 West Elverta Road	4810 West Elverta Road	734,000	Industrial,Warehouse	<h4>734,000 SF WITH 182,000 SF EXPANSION & 6.9 ACRES OF YARD AREA
4	7125 Lone Tree Rd	7125 Lone Tree Rd	13	Vacant Land	
5	7125 Lone Tree Road	Lone Tree Road	262,464	Industrial,Warehouse	<h4>262,464 SF BUILDING WITH DOCK LOADING FOR LEASE</h4><p>A state-o
6	7225 Lone Tree Rd	7225 Lone Tree Rd	26	Vacant Land	
7	7225 Lone Tree Rd	7225 Lone Tree Rd	475,444	Industrial	
8	7225 Lone Tree Road	Lone Tree Road	475,444	Industrial,Warehouse	<h4>475,444 SF BUILDING WITH DOCK LOADING FOR LEASE</h4><p>A state-o
9	7255 Metro Air Parkway	7255 Metro Air Parkway	95,099	Industrial,Warehouse	<h4>±95,099 SF INDUSTRIAL BUILDING FOR LEASE – EST. COMP
10	7275 Metro Air Parkway	7275 Metro Air Parkway	114,442	Industrial,Warehouse	<h4>±114,442 SF INDUSTRIAL SPACE FOR LEASE – EST. COMPL
11	7295 Metro Air Parkway	7295 Metro Air Parkway	110,525	Industrial,Warehouse	<h4>±110,525 SF INDUSTRIAL BUILDING FOR LEASE – EST. COM
12	7320 Power Line Road	7320 Power Line Road	87,915	Industrial,Warehouse	<h4>±87,915 SF UNIT AVAILABLE FOR LEASE</h4><p>Industrial wareho
13	7385 Metro Air Pky Bldg 12	7385 Metro Air Pky Bldg 12	224,683	Industrial	
14	7425 Lone Tree Rd - Bldg 10	7425 Lone Tree Rd	135,180	Industrial	
15	7531 Metro Air Pky - Bldg 5	7531 Metro Air Pky	260,311	Industrial	<p>Sacramento's Metro Air Park is the region's premier logistics sit
16	7810 Metro Air Pky	7810 Metro Air Pkwy	339,817	Industrial	<p style=""><a href="https://www.buzzoates.com/portfolio/7810-metro-air-park
17	Badiee Bldg 1	7180 Badiee Dr	183,088	Industrial	
18	Lone Tree Bldg 18	Lone Tree Rd	262,464	Industrial	<p>Plans for a new building. They expect the building to be complete in Q1 2027.
19	Metro Air Park - Bldg 19	Metro Air Parkway	415,200	Industrial,Warehouse	<h4>415,200 SF CROSS-DOCK FACILITY FOR LEASE</h4><p>Industrial warehou
20	Metro Air Park - Bldg 20	8040 Metro Air Parkway	196,700	Industrial,Warehouse	<h4>196,700 SF LOGISTICS FACILITY FOR LEASE</h4><p>Introducing Building 2
21	Metro Air Park - Bldg 21	Metro Air Parkway	164,700	Industrial,Warehouse	<h4>164,700 SF LOGISTICS FACILITY FOR LEASE</h4><p>Metro Air Park&rsquo
22	Metro Air Park - Building 12	Skyking Road	224,683	Industrial,Warehouse	<h4>±224,683 SF INDUSTRIAL BUILDING FOR LEASE – PHASE 2<
23	Metro Air Park - Building 13	Skyking Road	233,806	Industrial,Warehouse	<h4>±233,806 SF INDUSTRIAL BUILDING FOR LEASE – PHASE 2<
24	Metro Air Pkwy - Bldg 19	Metro Air Pkwy	207,600	Industrial	
25	Metro Air Pky - Bldg 19	0 Metro Air Pky Bldg 19	22	Vacant Land	
26	Metro Air Pky Bldg 13	0 Metro Air Pky	233,806	Industrial	
27	NorthPoint at Metro Air Park - I	4905 Serna Drive	235,890	Warehouse	Ideally located to target distribution within Greater Sacramento, Bay Are
28					
29			6,407,322		

5) At this time, as shown by the list above, there is a lot of available space in Metro Air Park: 6 M square feet of buildings across 500 acres, with many acres vacant. However, this list does not include the remaining acres in Metro Air Park – approximately 1400 acres, to make a total of 1900 acres.

³ <https://greatersacramento.com/available-sites/>



Metro Air Park - Bldg 21

Metro Air Parkway, Sacramento, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.7057, -121.5669

Type of space: Industrial, Warehouse

Min Size: 82,350 sqft

Max Size: 164,700 sqft

Last Updated: 10/14/2025

Availability

For Lease: Yes

Description

164,700 SF LOGISTICS FACILITY FOR LEASE

Metro Air Park's Building 21, a premier logistics and industrial facility in Sacramento, CA. This exceptional 164,700 SF warehouse offers a rare opportunity for businesses seeking scale, functionality, and connectivity in one of the region's most strategic industrial corridors.

Unmatched scale and flexibility

Whether you require full-building capacity or a divisible footprint, Building 21 delivers. The space can be tailored down to 82,350 SF, and office build-outs are available to suit your specific operations.

With 25 dock doors and 4 grade-level doors, this facility is primed for high-volume loading and unloading.

Designed with 32' clear height, 52' x 60' column spacing, and a robust 6" slab reinforced with #4 rebar, it accommodates modern warehousing and distribution demands.

Best-in-class systems & durability

Safety and reliability are built in. The facility is equipped with an ESFR fire-sprinkler system, LED-capable lighting, and a roof with a 20-year TPO specification.

Electrical infrastructure includes 2,000 amps, 480/277 V, 3-phase, 4-wire service—ready for heavy loads operations.

Superior connectivity & access

Positioned on Metro Air Parkway with direct access to Allbaugh Drive, Building 21 sits within reach of Interstate 5 and Highway 99—ideal for distribution across Northern California and beyond.

The site spans 9.04 acres (41.8% coverage) with a 135' truck court and 209 auto parking stalls, ensuring smooth circulation for trucks and staff alike.

Scale your operations with confidence

With its modern specifications, adaptable layout, and exceptional location, Metro Air Park – Building 21 is more than just square footage—it's a growth engine. Whether you're expanding your footprint, relocating, or launching in Sacramento's industrial core, this facility sets a new standard for performance and reliability.

For leasing inquiries and to explore your custom build-out options, contact see below. Let's unlock the full potential of your operations—starting here!

Building Details

Available sf: 164,700 sf

Ceiling Height: 32 ft

Building Status: Available for Lease

Drive In Doors: Yes

Number of Docks: 25

Number of Floors: 1

Divisible: Yes

Sprinkler: Yes

Building Description: Building Size: 164,700 SF Divisible To: 82,350

SFOffice: To Suit Building Dimensions: 230' x 692' Parcel Size: 9.04

Acres Coverage: 41.8% Dock Doors: 25 – 9' x 10' Grade Level Doors: 4 – 12' x

14' Column Spacing: 52' x 60' Clear Height: 32' Slab: 6" Concrete w/ #4 Rebar

24" OCEW Roof: TPO 20-year Specification Electrical: 2,000 Amps, 480/277v,

3P, 4 wire Fire Suppression: ESFR Skylights: Single Dome at 1% LED Lighting:

To Suit Truck Courts: 135' Bldg. to Edge Auto Parking: 209

Site Details

Property Area: 9.04 Acres

Current Use: Industrial

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Transportation

Nearest Airport: SMF

Nearest Interstate: I-5

Nearest Highway: Hwy-99

Parking: Yes

Type of Parking: Auto

Number of Parking Spaces: 209

Utilities

AMP: 2,000

Voltage: 480/277

Phase: 3

Other

Zoning: Industrial

Contact 1

Company: Buzz Oates

Name: Jason Law

Phone: 916.379.3860

Email: jasonlaw@buzzoates.com

7225 Lone Tree Rd

7225 Lone Tree Rd, Unincorporated, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.7009, -121.5597

Type of space: Vacant Land

Min Size: 26.70 acres

Max Size: 26.70 acres

Last Updated: 6/27/2025

Contact Information

Company: Sacramento County

Contact Name: Jerrod Voong

Address: 700 H Street, Suite 6750

City: Sacramento

State: California

Email: VoongJ@saccounty.gov

Availability

For Lease: Yes

Building Details

Available sf: 475,444 sf

Total Building sf: 475,444 sf

Building Material: Concrete

Ceiling Height Min: 36 ft

Ceiling Height Max: 36 ft

Ceiling Height: 36 ft

Drive In Doors: Yes

Number of Docks: 88

Divisible: Yes

Sprinkler: Yes

Year Built: TBD

Site Details

Property Area: 26.7

Contiguous Acres Available for Development: 26.78 acres

Total Size: 26.70

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Incentives

Tax Increment Financing Area (TIF): Yes

Transportation

Nearest Airport: SMF

Distance to Airport: 5 miles

Port: Yes

Distance to Port: 14 miles

Nearest Interstate: I-5

Distance to Interstate: 3 miles

Nearest Highway: CA-99

Distance to Major Highway: 2 miles

Parking: Yes

Number of Parking Spaces: 287

Utilities

Electric Service: Yes

Electric Service Provider: SMUD

AMP: 4000

Voltage: 480

Phase: 3

Natural Gas Service: Yes

Natural Gas Provider: PG&E

Sewer Service: Yes

Sewer Provider: SacSewer

Water Service: Yes

Water Service Provider: Department of Water Resources

Other

Zoning: SPA - District 1 Light Manufacturing

Contact 1

Company: Buzz Oates

Name: Jason Law

Phone: 9163793860

Mobile Phone: 9168356999

Email: jasonlaw@buzzoates.com

7810 Metro Air Pky

7810 Metro Air Pkwy, Unincorporated, California 95626 - Sacramento County



Property Details

Latitude/Longitude: 38.7060, -121.5632
Type of space: Industrial
Min Size: 85,000 sqft
Max Size: 339,817 sqft
Last Updated: 8/15/2025

Contact Information

Company: Sacramento County
Contact Name: Jerrod Voong
Address: 700 H Street, Suite 6750
City: Sacramento
State: California
Email: VoongJ@saccounty.gov

Documents

[7810 Metro Air Pkwy. - Buzz Oates](#)

Availability

For Lease: Yes
Lease Rate: \$912.00 /sf
Lease Type: Sublease from primary lessee UPS
Sublease Y/N: Yes

Description

[7810 Metro Air Pkwy. - Buzz Oates](#)

Building Details

Available sf: 339,817 sf
Total Building sf: 339,817 sf
Ceiling Height Min: 36 ft
Ceiling Height Max: 36 ft
Ceiling Height: 36 ft
Building Status: Existing
Drive In Doors: Yes
Number of Docks: 56
Divisible: Yes
Internet Connection: Yes
Sprinkler: Yes
Year Built: 2023

Site Details

Contiguous Acres Available for Development: 17.88 acres
Industrial Park: Yes
Industrial Park Name: Metro Air Park
Property Description: Sublease from UPS - Brand new and unoccupied, UPS never occupied the building after leasing.

Incentives

Tax Increment Financing Area (TIF): Yes

Transportation

Nearest Airport: Sacramento International Airport
Distance to Airport: 5 miles
Port: Yes
Distance to Port: 15 miles
Nearest Interstate: CA-99
Distance to Interstate: 2 miles
Nearest Highway: I-80
Distance to Major Highway: 9 miles
Number of Parking Spaces: 204

Utilities

Electric Service: Yes

Electric Service Provider: SMUD

AMP: 3000

Voltage: 277-480

Natural Gas Service: Yes

Natural Gas Provider: SMUD/PG&E

Sewer Service: Yes

Sewer Provider: SacSewer

Water Service: Yes

Water Service Provider: Sacramento County Water Agency

Hi-Tech Infrastructure: Fiber

Telecom: Yes

Other

Zoning: SPA

Contact 1

Company: CBRE

Name: Zac Sweet

Phone: 9167814810

Mobile Phone: 9167174768

Email: zac.sweet@cbre.com

Address: 1512 Eureka Rd Ste 100

City: Roseville

NorthPoint at Metro Air Park - Bldg 8

4905 Serna Drive, Unincorporated, California 95837 - Sacramento County



Property Details

Latitude/Longitude: 38.7028, -121.5690

Type of space: Warehouse

Min Size: 100,000 sqft

Max Size: 235,890 sqft

Last Updated: 7/25/2025

Contact Information

Company: Sacramento County

Contact Name: Jerrod Voong

Address: 700 H Street, Suite 6750

City: Sacramento

State: California

Email: VoongJ@saccounty.gov

Documents

[FINAL Metro Air Park Northpoint Building 8 11 03 21 \(1\).pdf](#)

Availability

For Lease: Yes

Description

- 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 CA-99 and CA-50
- Directly adjacent to Sacramento International Airport with freight service by FedEx, USPS and Amazon
- State-of-the-art Class A building
- Land availability to accommodate e-commerce parking requirements
- Flexibility for multiple occupants
- Above market standard building shell
- Strong workforce demographics
- High standard of living for industrial workforce

Building Details

Available sf: 235,890 sf

Total Building sf: 235,890 sf

Total Floor sf: 235,890 sf

Building Material: Concrete

Ceiling Height: 36 ft

Drive In Doors: Yes

Number of Docks: 31 (expandable to 51)

Sprinkler: Yes

Site Details

Property Area: 16.84

Current Use: Undeveloped land

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Property Description: 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. With the new I-5 interchange under construction, excellent geographic location, and NorthPoint Development's industry leading capabilities, Metro Air Park is set to become The Destination for industrial and logistics facilities within the Sacramento region and Northern California.

Transportation

Nearest Airport: Sacramento International Airport (SMF)

Distance to Airport: 0.5 miles

Port: Yes

Distance to Port: 90 miles

Nearest Interstate: I-5

Distance to Interstate: 2 miles
Nearest Highway: CA-99
Distance to Major Highway: 2.5 miles
Parking: Yes

Utilities

Electric Service: Yes
Electric Service Provider: SMUD
Natural Gas Service: Yes
Natural Gas Provider: PG&E
Sewer Service: Yes
Sewer Provider: SASD
Water Service: Yes
Water Service Provider: SCWA
Broadband: Yes
Telecom: Yes

Other

Zoning: Distribution & Manufacturing

Contact 1

Company: CBRE
Name: Ryan DeAngelis
Phone: (916) 492-6975
Email: ryan.deangelis@cbre.com

Contact 2

Company: CBRE
Name: Mike Luca
Phone: (916) 446-8279
Email: mike.luca@cbre.com

Metro Air Pky Bldg 13

0 Metro Air Pky, Unincorporated, California 95837 - Sacramento County



Property Details

Latitude/Longitude: 38.6972, -121.5707

Type of space: Industrial

Min Size: 58,452 sqft

Max Size: 233,806 sqft

Last Updated: 6/30/2025

Contact Information

Company: Sacramento County

Contact Name: Jerrod Voong

Address: 700 H Street, Suite 6750

City: Sacramento

State: California

Email: VoongJ@saccounty.gov

Availability

For Lease: Yes

Building Details

Available sf: 233,806 sf

Total Building sf: 233,806 sf

Building Material: Concrete

Ceiling Height Min: 32 ft

Ceiling Height Max: 32 ft

Ceiling Height: 32 ft

Drive In Doors: Yes

Number of Docks: 62

Divisible: Yes

Sprinkler: Yes

Year of Last Major Renovation: 2026

Year Built: 2026

Site Details

Property Area: 10.07

Contiguous Acres Available for Development: 10.07 acres

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Incentives

Tax Increment Financing Area (TIF): Yes

Transportation

Nearest Airport: SMF

Distance to Airport: 2.5 miles

Port: Yes

Distance to Port: 12 miles

Nearest Interstate: I-5

Distance to Interstate: 2 miles

Nearest Highway: US-50

Distance to Major Highway: 5 miles

Parking: Yes

Number of Parking Spaces: 198

Utilities

Electric Service: Yes

Electric Service Provider: SMUD

AMP: 2000

Voltage: 480

Natural Gas Service: Yes

Natural Gas Provider: PG&E

Sewer Service: Yes

Sewer Provider: SacSewer

Water Service: Yes

Water Service Provider: Department of Water Resources

Other

Zoning: SPA - District 2

Contact 1

Company: Colliers

Name: Tommy Ponder

Phone: (916) 563-3005

Mobile Phone: (916) 997-3930

Email: tommy.ponder@colliers.com

Contact 2

Company: Colliers

Name: Mark Demetre

Phone: (916) 563-3010

Email: mark.demetre@colliers.com

Contact 3

Company: Colliers

Name: Michael Hoo

Phone: (916) 563-3087

Email: michael.hoo@colliers.com

7385 Metro Air Pky Bldg 12

7385 Metro Air Pky Bldg 12, Unincorporated, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.6927, -121.5696

Type of space: Industrial

Min Size: 56,170 sqft

Max Size: 224,683 sqft

Last Updated: 6/30/2025

Contact Information

Company: Sacramento County

Contact Name: Jerrod Voong

Address: 700 H Street, Suite 6750

City: Sacramento

State: California

Email: VoongJ@saccounty.gov

Availability

For Lease: Yes

Building Details

Available sf: 224,683 sf

Total Building sf: 224,683 sf

Ceiling Height Min: 32 ft

Ceiling Height Max: 32 ft

Ceiling Height: 32 ft

Drive In Doors: Yes

Number of Docks: 62

Divisible: Yes

Year Built: 2026

Site Details

Property Area: 10.07

Contiguous Acres Available for Development: 10.07 acres

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Incentives

Tax Increment Financing Area (TIF): Yes

Transportation

Nearest Airport: SMF

Distance to Airport: 2.5 miles

Port: Yes

Distance to Port: 12 miles

Nearest Interstate: I-5

Distance to Interstate: 2 miles

Nearest Highway: US-50

Distance to Major Highway: 5 miles

Parking: Yes

Number of Parking Spaces: 200

Utilities

Electric Service: Yes

Electric Service Provider: SMUD

AMP: 2000

Voltage: 480

Natural Gas Service: Yes

Natural Gas Provider: PG&E

Sewer Service: Yes

Sewer Provider: SacSewer

Water Service: Yes

Water Service Provider: Department of Water Resources

Other

Zoning: SPA - District 2

Contact 1

Company: Colliers

Name: Tommy Ponder

Phone: 916-563-3005

Mobile Phone: 916-997-3930

Email: tommy.ponder@colliers.com

Contact 2

Company: Colliers

Name: Mark Demetre

Phone: 916-563-3010

Email: mark.demetre@colliers.com

Contact 3

Company: Colliers

Name: Michael Hoo

Phone: 916-563-3087

Email: michael.hoo@colliers.com

4810 West Elverta Road

4810 West Elverta Road, Sacramento, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.7142, -121.5699

Type of space: Industrial, Warehouse

Min Size: 734,000 sqft

Max Size: 734,000 sqft

Last Updated: 10/8/2025

Documents

[View Brochure \(PDF\)](#)

Availability

For Lease: Yes

Description

734,000 SF WITH 182,000 SF EXPANSION & 6.9 ACRES OF YARD AREA

Industrial building at 4810 West Elverta Road in Sacramento, CA located within the Metro Air Park Master Planned Industrial Development. The warehouse at 734,000 SF, has 166 dock doors and 4 grade level doors. This building includes an ESFR fire sprinkler system, ample parking, and is zoned for industrial use. The nearest cross street is Power Line Road, easy access to Highway 99 and Interstate 5.

Building Details

Suite: 100

Available sf: 734,000 sf

Total Building sf: 734,000 sf

Ceiling Height: 40 ft

Building Status: Available for Lease

Drive In Doors: Yes

Number of Docks: 166

Number of Floors: 1

Sprinkler: Yes

Building Description: Building Size: 734,000 SF Office: To Suit Dock Doors: 166 – 9' x 10' Grade Level Doors: 4 – 12' x 14' Column Spacing: min. 56' x 60' Clear Height: 40' at First Column Electrical: 4,000 amps, 480/277V Fire Suppression: ESFR Slab: 7" Concrete w/ #4 Rebar 24" OCEW Roof: Metal w/ R-13 Insulation Skylights: Single Dome at 1% Lighting: LED to Suit Auto Parking: 506 Stalls Trailer Parking: 499 Stalls Truck Courts: 185' Bldg. to Edge Site Area: 52 Acres Building FAR: 47%

Site Details

Property Area: 52 Acres

Current Use: Industrial

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Property Description: Metro Air Park has 1,320 developable acres, all of which are fully entitled. Located just east of Sacramento International Airport, Metro Air Park provides excellent access to Interstate 5, Interstate 80, and Highway 99. Additional gateway open – The Metro Air Park/I-5 Interchange. Metro Air Park sits one mile west of the Highway 99 Interchange and four miles north of the I-80 Interchange. This master planned business park is zoned for industrial, manufacturing, distribution & high-tech commercial use. Small and large lots are available, ranging from 3 to 166 acres for modern distribution facilities or corporate campuses. Airport related industrial users are also supported. Environmental mitigation and entitlements are complete, leaving the initial start-up costs low. The ground is suited for immediate development.

Transportation

Nearest Airport: SMF

Nearest Interstate: I-5

Nearest Highway: Hwy 99

Parking: Yes

Type of Parking: Auto

Number of Parking Spaces: 506

Utilities

Electric Service: Yes

AMP: 4,000

Voltage: 480/277

Other

Zoning: Industrial

Contact 1

Company: Buzz Oates

Name: Jason Law

Phone: 916.379.3860

Email: jasonlaw@buzzoates.com

7275 Metro Air Parkway

7275 Metro Air Parkway, Sacramento, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.6865, -121.5721

Type of space: Industrial, Warehouse

Min Size: 114,442 sqft

Max Size: 114,442 sqft

Last Updated: 10/23/2025

Documents

[View Brochure \(PDF\)](#)

Availability

For Lease: Yes

Description

±114,442 SF INDUSTRIAL SPACE FOR LEASE – EST. COMPLETION Q3 2025

Located at 7275 Metro Air Park, this modern industrial building offers ±114,442 SF of premium warehouse space for lease within the highly sought-after Metro Air Park development. The property features dock-high and grade-level loading doors, an ESFR fire sprinkler system, and ample on-site parking. Office space can be customized to suit tenant requirements. The location provides exceptional access to Interstate 5 and Highway 99, ensuring efficient regional connectivity for distribution or logistics operations.

Note: Suite 100 has been leased, and the brochure will be updated soon. Please contact the listing broker for current availability and leasing details.

Building Details

Available sf: 114,442 sf

Total Building sf: 145,180 sf

Ceiling Height: 32 ft

Building Status: Available for Lease

Drive In Doors: Yes

Number of Floors: 1

Sprinkler: Yes

Building Description: Building Size: ±145,180 SF Office: To Suit Clear Height: 32' Column Spacing: 52' x 55' Typical Speed Bay: 52' x 60' Electrical: 2,000 Amps, 277/480v Fire Suppression: ESFR K25 Natural Gas: Yes – PG&E Slab: 6" Concrete w/ #4 Rebar 24" OCEW Roof: TPO 20 Year Specification Skylights: Yes Lighting: LED to Suit Truck Courts: 153' Auto Parking: 139 Stalls (0.96/1,000 SF) EV Charging: Ready Zoning: Industrial Parcel Size: 7.76 Acres

Site Details

Property Area: 7.76 Acres

Current Use: Industrial

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Property Description: Metro Air Park has 1,320 developable acres, all of which are fully entitled. Located just east of Sacramento International Airport, Metro Air Park provides excellent access to Interstate 5, Interstate 80, and Highway 99. Additional gateway open – The Metro Air Park/I-5 Interchange. Metro Air Park sits one mile west of the Highway 99 Interchange and four miles north of the I-80 Interchange. This master planned business park is zoned for industrial, manufacturing, distribution & high-tech commercial use. Small and large lots are available, ranging from 3 to 166 acres for modern distribution facilities or corporate campuses. Airport related industrial users are also supported. Environmental mitigation and entitlements are complete,

leaving the initial start-up costs low. The ground is suited for immediate development.

Transportation

Nearest Airport: SMF

Nearest Interstate: I-5

Nearest Highway: Hwy-99

Parking: Yes

Type of Parking: Auto

Number of Parking Spaces: 139

Utilities

Electric Service: Yes

AMP: 2,000

Voltage: 277/480

Other

Zoning: Industrial

Contact 1

Company: Colliers

Name: TOMMY PONDER

Email: tommy.ponder@colliers.com

Contact 2

Company: Colliers

Name: MARK DEMETRE

Phone: 916.563.3010

Email: mark.demetre@colliers.com

Contact 3

Company: Buzz Oates

Name: Jason Law

Phone: 916.563.3010

Email: jasonlaw@buzzoates.com

7295 Metro Air Parkway

7295 Metro Air Parkway, Sacramento, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.6881, -121.5714

Type of space: Industrial, Warehouse

Min Size: 27,631 sqft

Max Size: 110,525 sqft

Last Updated: 10/8/2025

Documents

[View Brochure \(PDF\)](#)

Availability

For Lease: Yes

Description

±110,525 SF INDUSTRIAL BUILDING FOR LEASE – EST. COMPLETION Q3 2025

A state-of-the-art industrial building at 7295 Metro Air Parkway in the Metro Air Park Development. The warehouse at ±110,525 SF has 24 dock doors, 6 grade level doors and offices to suit. Includes an ESFR fire sprinkler system, ample parking and is zoned for industrial use. The location near Skyking Road, easily accessible to I-5 and Highway 99 within the Northgate/Natomas Industrial submarket.

Building Details

Available sf: 110,525 sf

Total Building sf: 110,525 sf

Ceiling Height: 28 ft

Building Status: Available for Lease

Drive In Doors: Yes

Number of Docks: 24

Number of Floors: 1

Divisible: Yes

Sprinkler: Yes

Building Description: Building Size: ±110,525 SF Divisible To: ±27,631 SF Office: To Suit Dock Doors: 24 – 9' x 10' Grade Level Doors: 6 – 12' x 14' Clear Height: 28' Column Spacing: 54' x 60' Typical Speed Bay: 54' x 60' Electrical: 2,000 Amps, 277/480v Fire Suppression: ESFR K25 Natural Gas: Yes – PG&ESlab: 6" Concrete w/ #4 Rebar 24" OCEW Roof: TPO 20 Year Specification Skylights: Yes Lighting: LED – 1/1,000 SF Truck Courts: 130' Auto Parking: 145 Stalls (1.31/1,000 SF) EV Charging: Ready Zoning: Industrial Parcel Size: 7.37 Acres

Site Details

Property Area: 7.37 Acres

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Property Description: Metro Air Park has 1,320 developable acres, all of which are fully entitled. Located just east of Sacramento International Airport, Metro Air Park provides excellent access to Interstate 5, Interstate 80, and Highway 99. Additional gateway open – The Metro Air Park/I-5 Interchange. Metro Air Park sits one mile west of the Highway 99 Interchange and four miles north of the I-80 Interchange. This master planned business park is zoned for industrial, manufacturing, distribution & high-tech commercial use. Small and large lots are available, ranging from 3 to 166 acres for modern distribution facilities or corporate campuses. Airport related industrial users are also supported. Environmental mitigation and entitlements are complete,

leaving the initial start-up costs low. The ground is suited for immediate development.

Transportation

Nearest Airport: SMF

Nearest Interstate: I-5

Nearest Highway: Hwy-99

Parking: Yes

Type of Parking: Auto

Number of Parking Spaces: 145

Utilities

Electric Service: Yes

AMP: 2,000

Voltage: 277/480

Other

Zoning: Industrial

Contact 1

Company: Colliers

Name: TOMMY PONDER

Phone: 916.563.3005

Email: tommy.ponder@colliers.com

Contact 2

Company: Colliers

Name: MARK DEMETRE

Phone: 916.563.3010

Email: mark.demetre@colliers.com

Contact 3

Company: Buzz Oates

Name: JASON LAW

Phone: 916.379.3860

Email: jasonlaw@buzzoates.com

7125 Lone Tree Rd

7125 Lone Tree Rd, Unincorporated, California 95835 - Sacramento County



Availability

For Lease: Yes

Building Details

Available sf: 262,464 sf
Total Building sf: 262,464 sf
Building Material: Concrete
Ceiling Height Min: 36 ft
Ceiling Height Max: 36 ft
Drive In Doors: Yes
Number of Docks: 36
Divisible: Yes
Sprinkler: Yes

Property Details

Latitude/Longitude: 38.6970, -121.5595
Type of space: Vacant Land
Min Size: 13.80 acres
Max Size: 13.80 acres
Last Updated: 6/27/2025

Site Details

Property Area: 13.8
Contiguous Acres Available for Development: 13.8 acres
Total Size: 13.80
Industrial Park: Yes
Industrial Park Name: Metro Air Park

Contact Information

Company: Sacramento County
Contact Name: Jerrod Voong
Address: 700 H Street, Suite 6750
City: Sacramento
State: California
Email: VoongJ@saccounty.gov

Incentives

Tax Increment Financing Area (TIF): Yes

Transportation

Nearest Airport: SMF
Distance to Airport: 5 miles
Port: Yes
Distance to Port: 14 miles
Nearest Interstate: I-5
Distance to Interstate: 3 miles
Nearest Highway: CA-99
Distance to Major Highway: 2 miles
Parking: Yes
Number of Parking Spaces: 170

Utilities

Electric Service: Yes
Electric Service Provider: SMUD
AMP: 3000
Voltage: 480
Phase: 3
Natural Gas Service: Yes
Natural Gas Provider: PG&E
Sewer Service: Yes
Sewer Provider: SacSewer
Water Service: Yes

Water Service Provider: Department of Water Resources

Other

Zoning: SPA - District 1 Light Manufacturing

Contact 1

Company: Buzz Oates

Name: Jason Law

Phone: 9163793860

Mobile Phone: 9168356999

Email: jasonlaw@buzzoates.com

Metro Air Pkwy - Bldg 19

Metro Air Pkwy, Unincorporated, California 95837 - Sacramento County



Property Details

Latitude/Longitude: 38.7092, -121.5663

Type of space: Industrial

Min Size: 207,600 sqft

Max Size: 207,600 sqft

Last Updated: 9/25/2025

Contact Information

Company: Greater Sacramento Economic Council

Contact Name: Nick Guptil

Address: 400 Capitol Mall, Suite 2520

City: Sacramento

State: California

Phone: 9169520925

Email: nguptil@greatersacramento.com

Availability

For Sale: Yes

Building Details

Available sf: 207,600 sf

Total Building sf: 415,200 sf

Ceiling Height: 36 ft

Building Status: Ready for construction

Drive In Doors: Yes

Number of Docks: 60

Multi Tenant Building: Yes

Divisible: Yes

Air Conditioning: Yes

Internet Connection: Yes

Sprinkler: Yes

Site Details

Property Area: 22.21

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Transportation

Nearest Airport: Sacramento International

Distance to Airport: 2 miles

Nearest Interstate: I-5

Distance to Interstate: 1 miles

Parking: Yes

Type of Parking: 476

Utilities

Electric Service: Yes

Electric Service Provider: SMUD

AMP: 4,000

Voltage: 480

Phase: 3

Natural Gas Service: Yes

Natural Gas Provider: PG&E

Sewer Service: Yes

Water Service: Yes

Broadband: Yes

Telecom: Yes

Other

Zoning: SPA

4810 W Elverta Rd

4810 W Elverta Rd, Unincorporated, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.7142, -121.5699

Type of space: Industrial

Min Size: 734,000 sqft

Max Size: 734,000 sqft

Last Updated: 9/25/2025

Contact Information

Company: Greater Sacramento Economic Council

Contact Name: Nick Guptil

Address: 400 Capitol Mall, Suite 2520

City: Sacramento

State: California

Phone: 9169520925

Email: nguptil@greatersacramento.com

Documents

[4810 W Elverta Rd brochure.pdf](#)

Availability

For Lease: Yes

Building Details

Available sf: 734,000 sf

Total Building sf: 734,000 sf

Ceiling Height: 40 ft

Site Details

Property Area: 52

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Property Description: 182,000 SF expansion available with 6.9 AC of yard area

Transportation

Nearest Airport: Sacramento International

Distance to Airport: 2 miles

Nearest Interstate: I-5

Distance to Interstate: 2 miles

Utilities

Electric Service: Yes

Electric Service Provider: SMUD

AMP: 4000

Voltage: 480

Phase: 3

Natural Gas Service: Yes

Natural Gas Provider: PG&E

Sewer Service: Yes

Water Service: Yes

Broadband: Yes

Telecom: Yes

Other

Zoning: SPA

7225 Lone Tree Rd

7225 Lone Tree Rd, Unincorporated, California 95835 - Sacramento County

METRO AIR PARK



Availability

For Lease: Yes

Building Details

Total Building sf: 475,444 sf

Ceiling Height: 36 ft

Building Status: Construction beginning in October 2025

Drive In Doors: Yes

Number of Docks: 88

Divisible: Yes

Air Conditioning: Yes

Internet Connection: Yes

Sprinkler: Yes

Property Details

Latitude/Longitude: 38.7009, -121.5597

Type of space: Industrial

Min Size: 237,722 sqft

Max Size: 475,444 sqft

Last Updated: 9/25/2025

Contact Information

Company: Greater Sacramento Economic Council

Contact Name: Nick Guptil

Address: 400 Capitol Mall, Suite 2520

City: Sacramento

State: California

Phone: 9169520925

Email: nguptil@greatersacramento.com

Site Details

Property Area: 26.70

Transportation

Nearest Airport: Sacramento International

Distance to Airport: 2 miles

Utilities

Electric Service: Yes

Electric Service Provider: SMUD

AMP: 4,000

Voltage: 277 - 480

Phase: 3

Natural Gas Service: Yes

Natural Gas Provider: PG&E

Sewer Service: Yes

Water Service: Yes

Broadband: Yes

Telecom: Yes

Other

Zoning: SPA

Metro Air Pky - Bldg 19

0 Metro Air Pky Bldg 19, Unincorporated, California 95837 - Sacramento County



Availability

For Lease: Yes

Building Details

Available sf: 415,200 sf
Total Building sf: 415,200 sf
Building Material: Concrete
Ceiling Height Min: 36 ft
Ceiling Height Max: 36 ft
Drive In Doors: Yes
Number of Docks: 60
Divisible: Yes
Year Built: 2026

Property Details

Latitude/Longitude: 38.7092, -121.5655
Type of space: Vacant Land
Min Size: 22.21 acres
Max Size: 22.21 acres
Last Updated: 6/27/2025

Site Details

Property Area: 22.21
Contiguous Acres Available for Development: 22.21 acres
Total Size: 22.21
Industrial Park: Yes
Industrial Park Name: Metro Air Park

Contact Information

Company: Sacramento County
Contact Name: Jerrod Voong
Address: 700 H Street, Suite 6750
City: Sacramento
State: California
Email: VoongJ@saccounty.gov

Incentives

Tax Increment Financing Area (TIF): Yes

Transportation

Nearest Airport: SMF
Distance to Airport: 5 miles
Port: Yes
Distance to Port: 14 miles
Nearest Interstate: I-5
Distance to Interstate: 3 miles
Nearest Highway: CA-99
Distance to Major Highway: 2 miles
Parking: Yes
Number of Parking Spaces: 476

Utilities

Electric Service: Yes
Electric Service Provider: SMUD
AMP: 4000
Voltage: 480
Phase: 3
Natural Gas Service: Yes
Natural Gas Provider: PG&E
Sewer Service: Yes
Sewer Provider: SacSewer
Water Service: Yes

Other

Zoning: SPA - District 3B Hi-Tech/R&D

Contact 1

Company: Buzz Oates

Name: Jason Law

Phone: 9163793860

Mobile Phone: 9168356999

Email: jasonlaw@buzzoates.com

7425 Lone Tree Rd - Bldg 10

7425 Lone Tree Rd, Unincorporated, California 95836 - Sacramento County



Property Details

Latitude/Longitude: 38.7057, -121.5593
Type of space: Industrial
Min Size: 34,000 sqft
Max Size: 135,180 sqft
Last Updated: 7/23/2025

Contact Information

Company: Sacramento County
Contact Name: Jerrod Voong
Address: 700 H Street, Suite 6750
City: Sacramento
State: California
Email: VoongJ@saccounty.gov

Documents

[7425 Lone Tree Road FINAL 5.pdf](#)

Availability

For Lease: Yes

Building Details

Available sf: 135,180 sf
Total Building sf: 135,180 sf
Ceiling Height: 32 ft
Drive In Doors: Yes
Number of Docks: 30
Divisible: Yes
Year Built: 2023

Site Details

Property Area: 7.34 Acres
Industrial Park Name: Metro Air Park

Transportation

Nearest Airport: Sacramento International Airport
Distance to Airport: 2 miles
Port: Yes
Distance to Port: 12 miles
Nearest Interstate: Interstate 5
Distance to Interstate: 5 miles
Nearest Highway: Highway 99
Distance to Major Highway: 1,6 miles
Parking: Yes
Type of Parking: Auto parking
Number of Parking Spaces: 95

Utilities

Electric Service: Yes
AMP: 2000
Voltage: 480

Contact 1

Company: CBRE
Name: Zac Sweet
Phone: 9167814810
Mobile Phone: 9167174768
Email: zac.sweet@cbre.com

Contact 2

Company: CBRE
Name: Courtney Lee
Phone: 9167812400
Email: courtney.lee@cbre.com

Contact 3

Company: CBRE

Name: Courtney Lee

Phone: (916) 906-5544

Email: courtney.lee@cbre.com

Badiee Bldg 1

7180 Badiee Dr, Unincorporated, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.6837, -121.5625

Type of space: Industrial

Min Size: 40,000 sqft

Max Size: 183,088 sqft

Last Updated: 6/27/2025

Contact Information

Company: Sacramento County

Contact Name: Jerrod Voong

Address: 700 H Street, Suite 6750

City: Sacramento

State: California

Email: VoongJ@saccounty.gov

Availability

For Lease: Yes

Building Details

Available sf: 183,088 sf

Total Building sf: 183,088 sf

Ceiling Height Min: 36 ft

Ceiling Height Max: 36 ft

Ceiling Height: 36 ft

Building Status: Complete

Drive In Doors: Yes

Number of Docks: 31

Divisible: Yes

Air Conditioning: Yes

Sprinkler: Yes

Year of Last Major Renovation: 2022

Year Built: 2022

Site Details

Contiguous Acres Available for Development: 8.78 acres

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Incentives

Tax Increment Financing Area (TIF): Yes

Transportation

Nearest Airport: Sacramento International Airport

Distance to Airport: 2.5 miles

Port: Yes

Distance to Port: 12 miles

Nearest Interstate: I-5

Distance to Interstate: 2 miles

Nearest Highway: US-50

Distance to Major Highway: 5 miles

Parking: Yes

Number of Parking Spaces: 155

Utilities

Electric Service: Yes

Electric Service Provider: Sacramento Municipal Utility District

AMP: 4000

Voltage: 480v

Phase: 3

Natural Gas Service: Yes

Natural Gas Provider: Sacramento Municipal Utility District/PG&E

Sewer Service: Yes

Sewer Provider: Sacramento Area Sewer District

Water Service: Yes

Water Service Provider: Sacramento County Water Agency

Other

Zoning: SPA - District 1 Light Manufacturing

Contact 1

Company: Colliers

Name: Mark Demetre

Phone: 9165633010

Mobile Phone: 9168132499

Email: mark.demetre@colliers.com

Contact 2

Company: Colliers

Name: Michael Hoo

Phone: 8055509658

Email: Michael.hoo@colliers.com

7125 Lone Tree Road

Lone Tree Road, Sacramento, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.6970, -121.5593

Type of space: Industrial, Warehouse

Min Size: 87,500 sqft

Max Size: 262,464 sqft

Last Updated: 10/8/2025

Availability

For Lease: Yes

Description

262,464 SF BUILDING WITH DOCK LOADING FOR LEASE

A state-of-the-art industrial building at 262,464 SF at 7125 Lone Tree Road is available for lease in the Metro Air Park Planned Industrial Development. The warehouse has 36 dock doors, 4 grade level doors and offices to suit. Includes an ESFR fire sprinkler system, ample parking and is zoned for industrial use. The location is near Allbaugh Drive and West Elkhorn Blvd., easily accessible to I-5 and Highway 99 within the Northgate/Natomas Industrial submarket.

Building Details

Available sf: 262,464 sf

Ceiling Height: 36 ft

Building Status: Available for Lease

Drive In Doors: Yes

Number of Docks: 36

Number of Floors: 1

Divisible: Yes

Sprinkler: Yes

Building Description: Building Size: 262,464 SF Divisible To: 87,500 SF Office: To Suit Column Spacing: 56' x 60' Dock Doors: 36 – 9' x 10' Grade Level Doors: 4 – 12' x 14' Clear Height: 36' Electrical: 3,000 amps, 277/480v 3p 4w Fire Suppression: ESFR Truck Courts: 205' Bldg. to Edge Trailer Parking: 51 Stalls Auto Parking: 170 Stalls Slab: 7" Concrete w/ #4 Rebar 24" OCEW Roof: Hybrid, 1/4" Securock Board, 60 Mil TPO Skylights: Single Dome at 1% Lighting: LED to Suit Zoning: Industrial Building FAR: 43.7% Site Area: 13.8 Acres

Site Details

Property Area: 13.8 Acres

Current Use: Industrial

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Transportation

Nearest Airport: SMF

Nearest Interstate: I-5

Nearest Highway: Hwy 99

Parking: Yes

Type of Parking: Auto

Number of Parking Spaces: 170

Utilities

Electric Service: Yes

AMP: 3,000

Voltage: 277/480

Phase: 3

Other

Zoning: Industrial

Contact 1

Company: Buzz Oates

Name: Jason Law

Phone: 916.379.3860

Email: jasonlaw@buzzoates.com

7320 Power Line Road

7320 Power Line Road, Sacramento, California 95837 - Sacramento County



Property Details

Latitude/Longitude: 38.7039, -121.5757

Type of space: Industrial, Warehouse

Min Size: 87,915 sqft

Max Size: 87,915 sqft

Last Updated: 10/8/2025

Documents

[View Brochure \(PDF\)](#)

Availability

For Lease: Yes

Description

±87,915 SF UNIT AVAILABLE FOR LEASE

Industrial warehouse available at 7320 Power Line Road in Sacramento, CA, situated within the Metro Air Park Master Planned Industrial Development. Includes an ESFR fire sprinkler system, and ample parking. Conveniently located at the intersection of Power Line Road and Serna Drive, it provides easy access to Interstate 5 and Highway 99 in the Natomas & Northgate industrial submarket.

Building Details

Available sf: 87,915 sf

Total Building sf: 567,893 sf

Ceiling Height: 36 ft

Building Status: Available for Lease

Drive In Doors: Yes

Number of Docks: 13

Sprinkler: Yes

Building Description: Building Size: ±567,893 SF Fire Suppression: ESFR Skylights: 1 Per 2,000 SF Construction: 7" Concrete Slab Roof: Metal w/ R-13 Insulation

Site Details

Property Area: 31.7 Acres

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Property Description: Metro Air Park has 1,320 developable acres, all of which are fully entitled. Located just east of Sacramento International Airport, Metro Air Park provides excellent access to Interstate 5, Interstate 80, and Highway 99. Additional gateway open – The Metro Air Park/I-5 Interchange. Metro Air Park sits one mile west of the Highway 99 Interchange and four miles north of the I-80 Interchange. This master planned business park is zoned for industrial, manufacturing, distribution & high-tech commercial use. Small and large lots are available, ranging from 3 to 166 acres for modern distribution facilities or corporate campuses. Airport related industrial users are also supported. Environmental mitigation and entitlements are complete, leaving the initial start-up costs low. The ground is suited for immediate development.

Transportation

Nearest Airport: SMF

Nearest Interstate: I-5

Nearest Highway: Hwy-99

Parking: Yes

Type of Parking: Auto

Number of Parking Spaces: 66

Utilities

Electric Service: Yes

Voltage: 277/480

Other

Zoning: Industrial

Contact 1

Company: CBRE

Name: MIKE ZIMMERMAN

Phone: 916.446.8702

Email: mike.zimmerman@cbre.com

Contact 2

Company: CBRE

Name: SEAN MEROLD

Phone: 916.446.8701

Email: sean.merold@cbre.com

Contact 3

Company: Buzz Oates

Name: Jason Law

Phone: 916.379.3860

Email: jasonlaw@buzzoates.com

Metro Air Park - Bldg 20

8040 Metro Air Parkway, Sacramento, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.7071, -121.5660

Type of space: Industrial, Warehouse

Min Size: 98,350 sqft

Max Size: 196,700 sqft

Last Updated: 10/14/2025

Availability

For Lease: Yes

Description

196,700 SF LOGISTICS FACILITY FOR LEASE

Introducing Building 20 at Metro Air Park — a best-in-class, 196,700 SF industrial facility now available for lease in Sacramento, CA. This strategically located warehouse and logistics hub combines elite infrastructure with exceptional access, making it a standout choice for businesses for growth.

Key Highlights:

- **Size & Flexibility:** The full building offers 196,700 square feet, but is divisible down to 98,350 SF to suit users of multiple scales. Office spaces can be built-to-suit, letting you tailor the footprint to your operational needs.
- **Top-Tier Infrastructure:** Featuring 31 dock-high doors (9' × 10'), 2 grade-level doors (12' × 14'), ESFR fire suppression, modern LED lighting, and a 32' clear ceiling height, Building 20 is engineered for high-efficiency operations.
- **Robust Shell:** Built on a 11.6-acre parcel with 6" reinforced concrete slab, 52' × 50' column spacing, and a TPO roof with 20-year specification — ready to withstand rigorous industrial demands.
- **Power & Utilities:** With 2,000 amps of electrical service at 480/277V (3-phase, 4-wire), your operations will be well served for power-intensive equipment.
- **Access & Circulation:** A 185' deep truck court, generous auto parking (226 spaces), and streamlined circulation ensure smooth logistics.
- **Regional Advantage:** Located on Metro Air Parkway with easy access to I-5 and Highway 99, your supply chains, deliveries, and workforce commutes all benefit from a central, accessible hub.

Why Metro Air Park, Building 20?

Whether you're a third-party logistics provider, light manufacturer, e-commerce fulfillment center, or expanding your industrial operations — this building delivers the infrastructure, flexibility, and location advantages you need. With office build-to-suit options, large dock volumes, and a divisible layout, it appeals to companies seeking headquarters-level performance in an industrial setting.

Contact Us Today

To explore lease terms, custom build-out possibilities, or to schedule a site tour, contact info below. Don't miss your chance to anchor your operations in one of Sacramento's most desirable industrial parks.

Building Details

Available sf: 196,700 sf

Ceiling Height: 32 ft
Building Status: Available for Lease
Drive In Doors: Yes
Number of Docks: 31
Number of Floors: 1
Divisible: Yes
Sprinkler: Yes
Building Description: Building Size: 196,700 SF Divisible To: 98,350
SFOffice: To Suit Building Dimensions: 270' x 692' Parcel Size: 11.6
acres Coverage: 38.9% Dock Doors: 31 – 9' x 10' Grade Level Doors: 2 – 12' x
14' Column Spacing: 52' x 50' Clear Height: 32' Slab: 6" Concrete w/ #4 Rebar
24" OCEW Roof: TPO 20-year Specification Electrical: 2,000 amps, 480/277v,
3P, 4 wire Fire Suppression: ESFR Skylights: Single Dome at 1% LED Lighting:
To Suit Truck Courts: 185' Bldg. to Edge Auto Parking: 226

Site Details

Property Area: 11.6 Acres
Current Use: Industrial
Industrial Park: Yes
Industrial Park Name: Metro Air Park

Transportation

Nearest Airport: SMF
Nearest Interstate: I-5
Nearest Highway: Hwy 99
Parking: Yes
Type of Parking: Auto
Number of Parking Spaces: 226

Utilities

AMP: 2,000
Voltage: 480/277
Phase: 3

Other

Zoning: Industrial

Contact 1

Company: Buzz Oates
Name: Jason Law
Phone: 916.379.3860
Email: jasonlaw@buzzoates.com

7255 Metro Air Parkway

7255 Metro Air Parkway, Sacramento, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.6865, -121.5705

Type of space: Industrial, Warehouse

Min Size: 15,850 sqft

Max Size: 95,099 sqft

Last Updated: 10/8/2025

Documents

[View Brochure \(PDF\)](#)

Availability

For Lease: Yes

Description

±95,099 SF INDUSTRIAL BUILDING FOR LEASE – EST. COMPLETION Q3 2025

A state-of-the-art industrial building at 7255 Metro Air Parkway in the Metro Air Park Development. The warehouse at ±95,099 SF has 24 dock doors, 6 grade level doors and offices to suit. Includes an ESFR fire sprinkler system, ample parking and is zoned for industrial use. The location easily accessible to I-5 and Highway 99 within the Northgate/Natomas Industrial submarket.

Building Details

Available sf: 95,099 sf

Total Building sf: 95,099 sf

Ceiling Height: 28 ft

Building Status: Available for Lease

Drive In Doors: Yes

Number of Docks: 24

Number of Floors: 1

Divisible: Yes

Sprinkler: Yes

Building Description: Building Size: ±95,099 SF Divisible To: ±15,850 SF Office: To Suit Column Spacing: 52' x 45' Dock Doors: 24 – 9' x 10' Grade Level Doors: 6 – 12' x 14' Clear Height: 28' Electrical: 2,000 amps, 277/480v Fire Suppression: ESFR Natural Gas: Yes – PG&E Slab: 6" Concrete w/ #4 Rebar 24" OCEW Roof: TPO 20 Year Specification Skylights: Yes Lighting: LED to Suit Truck Courts: 130' Auto Parking: 132 Stalls (1.39/1,000 SF) EV Charging: Ready Zoning: Industrial Parcel Size: 6.60 acres

Site Details

Property Area: 6.60 Acres

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Property Description: Metro Air Park has 1,320 developable acres, all of which are fully entitled. Located just east of Sacramento International Airport, Metro Air Park provides excellent access to Interstate 5, Interstate 80, and Highway 99. Additional gateway open – The Metro Air Park/I-5 Interchange. Metro Air Park sits one mile west of the Highway 99 Interchange and four miles north of the I-80 Interchange. This master planned business park is zoned for industrial, manufacturing, distribution & high-tech commercial use. Small and large lots are available, ranging from 3 to 166 acres for modern distribution facilities or corporate campuses. Airport related industrial users are also supported. Environmental mitigation and entitlements are complete, leaving the initial start-up costs low. The ground is suited for immediate development.

Transportation

Nearest Airport: SMF

Nearest Interstate: I-5

Nearest Highway: Hwy-99

Parking: Yes

Type of Parking: Auto

Number of Parking Spaces: 132

Utilities

Electric Service: Yes

AMP: 2,000

Voltage: 277/480

Other

Zoning: Industrial

Contact 1

Company: Colliers

Name: TOMMY PONDER

Phone: 916.563.3005

Email: tommy.ponder@colliers.com

Contact 2

Company: Colliers

Name: MARK DEMETRE

Phone: 916.563.3010

Email: mark.demetre@colliers.com

Contact 3

Company: Buzz Oates

Name: Jason Law

Phone: 916.379.3860

Email: jasonlaw@buzzoates.com

Metro Air Park - Building 13

Skyking Road, Sacramento, California 95836 - Sacramento County



Property Details

Latitude/Longitude: 38.6898, -121.5713

Type of space: Industrial, Warehouse

Min Size: 58,452 sqft

Max Size: 233,806 sqft

Last Updated: 10/8/2025

Documents

[View Brochure \(PDF\)](#)

Availability

For Lease: Yes

Description

±233,806 SF INDUSTRIAL BUILDING FOR LEASE – PHASE 2

A premier, brand-new industrial warehouse at 7345 Metro Air Parkway designed for high-performance logistics, manufacturing, and distribution companies seeking strategic expansion in the dynamic Northgate/Natomas submarket of Sacramento.

Expansive & Flexible Footprint

At ±233,806 SF, this industrial facility sits on a 14.34-acre site, delivering ample space for scalable operations and future growth.

Top-Tier Infrastructure & Sustainability

Completed with modern essentials, this building has an ESFR fire sprinkler system, LED lighting, skylights for enhanced natural illumination, and EV-ready charging stations—all designed to elevate both efficiency and environmental performance.

Strategic Location & Accessibility

Located on Skyking Road, the property has access to both Interstate 5 and Highway 99, placing your operations at the crossroads of Northern California's major transportation routes.

Master-Planned for Premium Quality

Part of the Metro Air Park development—an architecturally cohesive, well-planned industrial campus—this facility benefits from unified design standards, curated landscaping, and a developed environment that reflects the park's identity and ensures long-term value.

Available for Lease — Ready for Your Vision

With availability for immediate lease, this is your prime opportunity to establish operations in a best-in-class industrial property backed by Buzz Oates's renowned development and asset management expertise.

Building Details

Available sf: 233,806 sf

Total Building sf: 233,806 sf

Ceiling Height: 32 ft

Building Status: Available for Lease

Drive In Doors: Yes

Number of Docks: 62

Number of Floors: 1

Divisible: Yes

Sprinkler: Yes

Building Description: Building Size: ±233,806 SF Divisible To: ±58,452 SF Office Size: To Suit Dock Doors (Cross Dock): 62 – 9' x 10' Grade Level Doors: 6 – 12' x 14' Clear Height: 32' Column Spacing (Typical): 54' x 62' (Speed Bay: 54' x 62') Fire Suppression: ESFR K25 Electrical: 2,000 Amps, 277/480v Construction: 6" Concrete Slab with #4 Rebar, 24" OCEW Roof: TPO 20 Year Specification Skylights: Yes LED Lighting: 1/1,000 SF Natural Gas: Yes

– PG&E Auto Parking: 198 Stalls (0.85/1,000 SF) Truck Court: 185' EV
Charging Ready: Yes Zoning: Industrial Site Area: 14.34 acres

Site Details

Property Area: 14.34
Industrial Park: Yes
Industrial Park Name: Metro Air Park

Transportation

Nearest Airport: SMF
Distance to Airport: 3.0 miles
Nearest Interstate: I-5
Distance to Interstate: 1.0 miles
Nearest Highway: Hwy 99
Distance to Major Highway: 1.2 miles
Parking: Yes
Type of Parking: Auto
Number of Parking Spaces: 198

Utilities

AMP: 2,000
Voltage: 277/480

Other

Zoning: Industrial

Contact 1

Company: Colliers
Name: TOMMY PONDER
Phone: 916.563.3005
Email: tommy.ponder@colliers.com

Contact 2

Company: Colliers
Name: MARK DEMETRE
Phone: 916.563.3010
Email: mark.demetre@colliers.com

Contact 3

Company: Buzz Oates
Name: Jason Law
Phone: 916.379.3860
Email: jasonlaw@buzzoates.com

7225 Lone Tree Road

Lone Tree Road, Sacramento, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.7006, -121.5593

Type of space: Industrial, Warehouse

Min Size: 237,722 sqft

Max Size: 475,444 sqft

Last Updated: 10/8/2025

Availability

For Lease: Yes

Description

475,444 SF BUILDING WITH DOCK LOADING FOR LEASE

A state-of-the-art industrial building at 475,444 SF at 7225 Lone Tree Road is available for lease in the Metro Air Park Planned Industrial Development. The warehouse has 88 dock doors, 6 grade level doors and offices to suit. Includes an ESFR fire sprinkler system, ample parking and is zoned for industrial use. The location is near Allbaugh Drive and West Elkhorn Blvd., easily accessible to I-5 and Highway 99 within the Northgate/Natomas Industrial submarket.

Building Details

Available sf: 475,444 sf

Ceiling Height: 36 ft

Building Status: Available for Lease

Drive In Doors: Yes

Number of Docks: 88

Number of Floors: 1

Divisible: Yes

Sprinkler: Yes

Building Description: Building Size: 475,444 SF Divisible To: 237,722 SF Office: To Suit Building Dimensions: 1,120'w x 400'd Column Spacing: 56' x 60' Dock Doors: 88 - 9' x 10' Grade Level Doors: 4 - 12' x 14' Clear Height: 36' Electrical: 4,000 Amps, 277/480v 3p 4w Fire Suppression: ESFR Truck Courts: 185' Bldg. to Edge Trailer Parking: 138 Stalls Auto Parking: 287 Stalls Slab: 7" Concrete w/ #4 Rebar 24" OCEW Roof: Hybrid, 1/4" Securock Board, 60 Mil TPO Skylights: Single Dome at 1% Lighting: 1/1,000 SF LED Zoning: Industrial Building FAR: 40.9% Site Area: 26.7 Acres

Site Details

Property Area: 26.7 Acres

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Transportation

Nearest Airport: SMF

Nearest Interstate: I-5

Nearest Highway: Hwy 99

Parking: Yes

Type of Parking: Auto

Number of Parking Spaces: 287

Utilities

Electric Service: Yes

AMP: 4,000

Voltage: 277/480

Phase: 3

Other

Zoning: Industrial

Contact 1

Company: Buzz Oates

Name: Jason Law

Phone: 916.379.3860

Email: jasonlaw@buzzoates.com

Metro Air Park - Building 12

Skyking Road, Sacramento, California 95836 - Sacramento County



Property Details

Latitude/Longitude: 38.6912, -121.5714

Type of space: Industrial, Warehouse

Min Size: 56,170 sqft

Max Size: 224,683 sqft

Last Updated: 10/8/2025

Documents

[View Brochure \(PDF\)](#)

Availability

For Lease: Yes

Description

±224,683 SF INDUSTRIAL BUILDING FOR LEASE – PHASE 2

Located at 7385 Metro Air Parkway within the master-planned Metro Air Park development, this building delivers an exceptional industrial leasing opportunity. An expansive ±224,683 SF of buildable space sprawled across 14.37 acres, this next-generation facility is engineered to meet modern industrial demands with unmatched functionality and location advantages. Strategically located in Sacramento, this facility offers access to Interstate 5, Highway 99, and nearby I-80, ensuring seamless regional and statewide logistics connectivity.

Top-tier specifications elevate this building above standard offerings:

- ESFR fire sprinkler system, providing robust fire protection
- Long-lasting TPO roof with a 20-year specification
- Skylights to daylight the workspace for improved energy efficiency
- LED lighting, customizable to tenant needs
- EV-charging infrastructure ready—reflecting a forward-looking, sustainable design

It is zoned for industrial use, with office space available to suit, ensuring a flexible solution tailored to your operational requirements. Set within a fully entitled, 1,320-acre business park offering industrial, distribution, manufacturing, and high-tech commercial development opportunities, Metro Air Park has a track record of high-profile projects and low initial development barriers. With expansive square footage, built-for-tomorrow design features, and a prime gateway location with unparalleled freeway access, it's the ideal foundation for logistics, tech, or manufacturing leaders looking to land and scale in Sacramento.

Building Details

Available sf: 224,683 sf

Total Building sf: 224,683 sf

Ceiling Height: 32 ft

Building Status: Available for Lease

Drive In Doors: Yes

Number of Docks: 62

Number of Floors: 1

Divisible: Yes

Sprinkler: Yes

Building Description: Building Size: ±224,683 SF Divisible To: ±56,170 SF Office: To Suit Dock Doors (Cross Dock): 62 – 9' x 10' Grade Level Doors: 6 – 12' x 14' Clear Height: 32' Column Spacing (Typical): 54' x 62' (Speed Bay 54' x 62') Fire Suppression: ESFR K25 Construction: 6" Concrete Slab with #4 Rebar, 24" OCEW Roof: TPO 20 Year Specification Skylights: Yes LED Lighting:

1/1,000 SFEV Charging Ready: YesAuto Parking: 200 Stalls (0.85/1,000 SF)Truck Courts: 185'Natural Gas: Yes – PG&EZoning: IndustrialSite Area: 14.37 Acres

Site Details

Property Area: 14.37
Current Use: Industrial
Industrial Park: Yes
Industrial Park Name: Metro Air Park

Transportation

Nearest Airport: Sacramento International Airport (SMF)
Distance to Airport: 3.0 miles
Nearest Interstate: I-5
Distance to Interstate: 1.0 miles
Nearest Highway: Hwy 99
Distance to Major Highway: 1.2 miles
Parking: Yes
Type of Parking: Auto
Number of Parking Spaces: 200

Utilities

AMP: 2,000
Voltage: 277/480

Other

Zoning: Industrial

Contact 1

Company: Colliers
Name: TOMMY PONDER
Phone: 916.563.3005
Email: tommy.ponder@colliers.com

Contact 2

Company: Colliers
Name: MARK DEMETRE
Phone: 916.563.3010
Email: mark.demetre@colliers.com

Contact 3

Company: Buzz Oates
Name: Jason Law
Phone: 916.379.3860
Email: jasonlaw@buzzoates.com

Lone Tree Bldg 18

Lone Tree Rd, Unincorporated, California 95836 - Sacramento County



Property Details

Latitude/Longitude: 38.6972, -121.5593

Type of space: Industrial

Min Size: 262,464 sqft

Max Size: 262,464 sqft

Last Updated: 8/1/2025

Contact Information

Company: Sacramento County

Contact Name: Jerrod Voong

Address: 700 H Street, Suite 6750

City: Sacramento

State: California

Email: VoongJ@saccounty.gov

Availability

For Lease: Yes

Description

Plans for a new building. They expect the building to be complete in Q1 2027.

Building Details

Available sf: 262,464 sf

Total Building sf: 262,464 sf

Building Material: Concrete

Building Status: Land

Drive In Doors: Yes

Number of Docks: 36

Number of Floors: 1

Divisible: Yes

Air Conditioning: Yes

Internet Connection: Yes

Sprinkler: Yes

Sprinkler Size: ESFR

Year Built: Q1 2027

Office SQFT: 10,000 sf

Site Details

Property Area: 13.8AC

Contiguous Acres Available for Development: 13.8 acres

Current Use: Land

Total Size: 13.80

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Incentives

Tax Increment Financing Area (TIF): Yes

Transportation

Nearest Airport: SMF

Distance to Airport: 3.4 miles

Port: Yes

Distance to Port: 14 miles

Nearest Interstate: I-5

Distance to Interstate: 2.3 miles

Nearest Highway: CA-99

Distance to Major Highway: 2.2 miles

Parking: Yes

Number of Parking Spaces: 170

Utilities

Electric Service: Yes

Electric Service Provider: SMUD

Natural Gas Service: Yes

Natural Gas Provider: PG&E

Sewer Service: Yes

Sewer Provider: SacSewer

Water Service: Yes

Water Service Provider: Sacramento County Water Agency

Hi-Tech Infrastructure: Fiber

Other

Zoning: District 1 - Light Industrial (SPA)

Contact 1

Company: Buzz Oates

Name: Drew Bocook

Phone: 9163793856

Mobile Phone: 3109235685

Email: drewbocook@buzzoates.com

Contact 2

Company: Buzz Oates

Name: Jason Law

Phone: 9163793860

Email: jasonlaw@buzzoates.com

Metro Air Park - Bldg 19

Metro Air Parkway, Sacramento, California 95835 - Sacramento County



Property Details

Latitude/Longitude: 38.7093, -121.5663

Type of space: Industrial, Warehouse

Min Size: 207,600 sqft

Max Size: 415,200 sqft

Last Updated: 10/8/2025

Availability

For Lease: Yes

Description

415,200 SF CROSS-DOCK FACILITY FOR LEASE

Industrial warehouse building on Metro Air Parkway in Sacramento, CA located in the Metro Air Park Master Planned Industrial Development. Divisible to 207,600 SF with office build to suit. The warehouse has 60 dock doors and 4 grade level doors and is zoned for industrial use. Includes ESFR fire sprinkler system and ample parking. The location intersects Allbaugh Drive, easy access to Interstate 5 and Highway 99 within the Natomas and Northgate Industrial submarket.

Building Details

Available sf: 415,200 sf

Ceiling Height: 36 ft

Building Status: Available for Lease

Number of Docks: 60

Number of Floors: 1

Divisible: Yes

Sprinkler: Yes

Building Description: Building SF: 415,200 Divisible SF: 207,600 Office: To Suit Building Type: Cross-Dock Facility Building Dimensions: 520' x 744' Parcel Size: 22.21 acres Coverage: 42.9% Dock Doors: 60 – 9' x 10' Grade Level Doors: 4 – 12' x 14' Column Spacing: 56' x 60', Speedbay 60' Clear Height: 36' Slab: 6" Concrete w/ #4 Rebar 24" OCEW Roof: TPO 20-year Specification Electrical: 4,000 amps, 480/277v, 3P, 4 wire Fire Suppression: ESFR Skylights: Single Dome at 1% LED Lighting: To Suit Truck Courts: 185' Bldg. to Edge Auto Parking: 476

Site Details

Property Area: 22.21 Acres

Current Use: Industrial

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Transportation

Nearest Airport: SMF

Nearest Interstate: I-5

Nearest Highway: Hwy-99

Parking: Yes

Type of Parking: Auto

Number of Parking Spaces: 476

Utilities

AMP: 4,000

Voltage: 480/277

Phase: 3

Other

Zoning: Industrial

Contact 1

Company: Buzz Oates

Name: Jason Law

Phone: 916.379.3860

Email: jasonlaw@buzzoates.com

7531 Metro Air Pky - Bldg 5

7531 Metro Air Pky, Unincorporated, California 95837 - Sacramento County



Property Details

Latitude/Longitude: 38.6969, -121.5714

Type of space: Industrial

Min Size: 260,311 sqft

Max Size: 260,311 sqft

Last Updated: 6/27/2025

Contact Information

Company: Sacramento County

Contact Name: Jerrod Voong

Address: 700 H Street, Suite 6750

City: Sacramento

State: California

Email: VoongJ@saccounty.gov

Documents

[MAPNorthpoint_Bldg5_BRO_EML_022624.pdf](#)

Availability

For Lease: Yes

Description

Sacramento's Metro Air Park is the region's premier logistics site and a focal point of industrial development for the foreseeable future. After years of planning and infrastructure investment, Metro Air Park has seen unprecedented growth. Preeminent occupiers such as Amazon, SC Johnson, Target, UPS, and Golden Brands all have a significant presence in the park. With the new I-5 interchange, excellent geographic location, adjacency to Sacramento International Airport, 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.

- 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
- State-of-the-Art, Class A Building
- Land availability to accommodate e-commerce parking requirements
- Flexibility for multiple occupants
- Above market standard building shell
- Strong workforce demographics
- High standard of living for industrial workforce

Building Details

Available sf: 144,503 sf

Total Building sf: 318,067 sf

Ceiling Height Min: 36 ft

Ceiling Height Max: 36 ft

Ceiling Height: 36 ft

Building Status: Complete

Drive In Doors: Yes

Number of Docks: 68

Multi Tenant Building: Yes

Divisible: Yes

Sprinkler: Yes

Year Built: 2022

Site Details

Property Area: 19.77

Contiguous Acres Available for Development: 19.77 acres

Industrial Park: Yes

Industrial Park Name: Metro Air Park

Incentives

Tax Increment Financing Area (TIF): Yes

Transportation

Nearest Airport: Sacramento International Airport

Distance to Airport: 5 miles

Port: Yes

Distance to Port: 14 miles

Nearest Interstate: I-5

Distance to Interstate: 3 miles

Nearest Highway: CA-99

Distance to Major Highway: 2 miles

Parking: Yes

Utilities

Electric Service Provider: Sacramento Municipal Utility District (SMUD)

AMP: 3200

Phase: 3

Natural Gas Service: Yes

Natural Gas Provider: PG&E

Sewer Service: Yes

Sewer Provider: SacSewer

Water Service: Yes

Water Service Provider: Department of Water Resources

Other

Zoning: SPA - District 2 Airport Manufacturing

Contact 1

Company: CBRE

Name: Ryan DeAngelis

Phone: 9164926975

Email: ryan.deangelis@cbre.com