



# INDUSTRIAL LAND FOR SALE PROXIMITY & ACCESSIBILITY

GALT, CALIFORNIA

**±95 ACRE  
DEVELOPMENT SITE**

**FRONT ±21.2 ACRES  
CAN BE SOLD SEPARATELY**





# The offering

Employees & transportation are hallmarks of good warehouse positioning. This site offers excellent access to the Central Valley's employee base and is situated in a market filled with family-affordable homes. The location provides for excellent access on Highway 99 which stretches through the middle of California and offers entry points both into the Bay area and into the neighboring states.

Additionally, the site is adjacent to the Union Pacific Rail line. This site could become both a location for distribution or manufacturing operation which would match some of the other occupiers in the area.



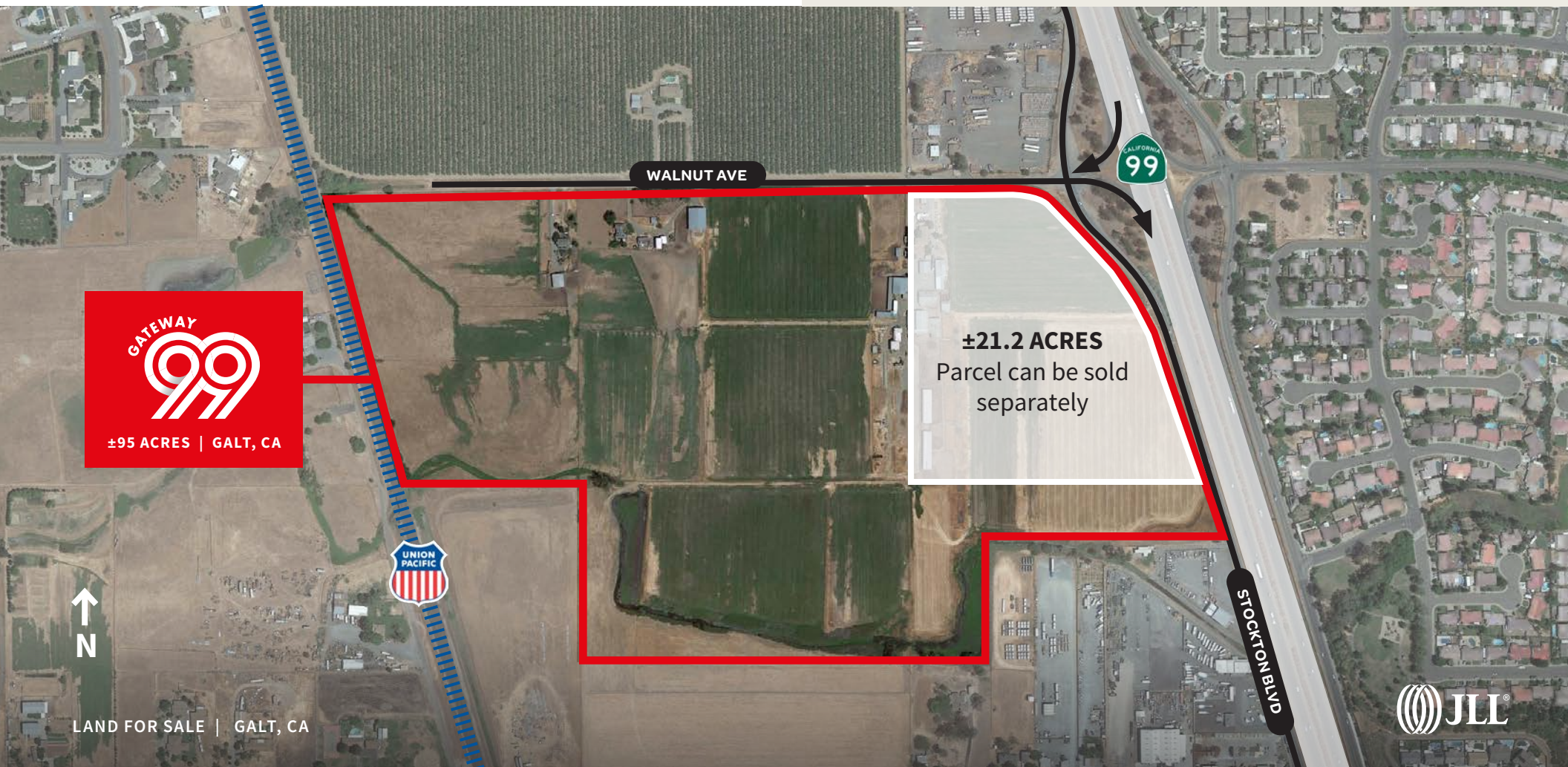
**GREENFIELD**  
Development  
opportunity



**UNION PACIFIC**  
Adjacent to rail road



**LOGISTICS**  
Highway 99





# Development **highlights**



## Unique Site

One of few large industrial sites available for sale



## Abundant Labor Force

Over 1,000 “industrial” employees commute outside of Galt for work



## Central Location

Excellent proximity to Sacramento and Central Valley consumers



## Site Design

Site can accommodate many design concepts to attract the nations largest occupiers



## Industrial Zoning

City of Galt Zoning Map: [Click here](#)



## Targeted Industries

E-commerce  
Logistics/3PL  
Advanced Manufacturing  
Building materials  
Regional distribution



## Utilities

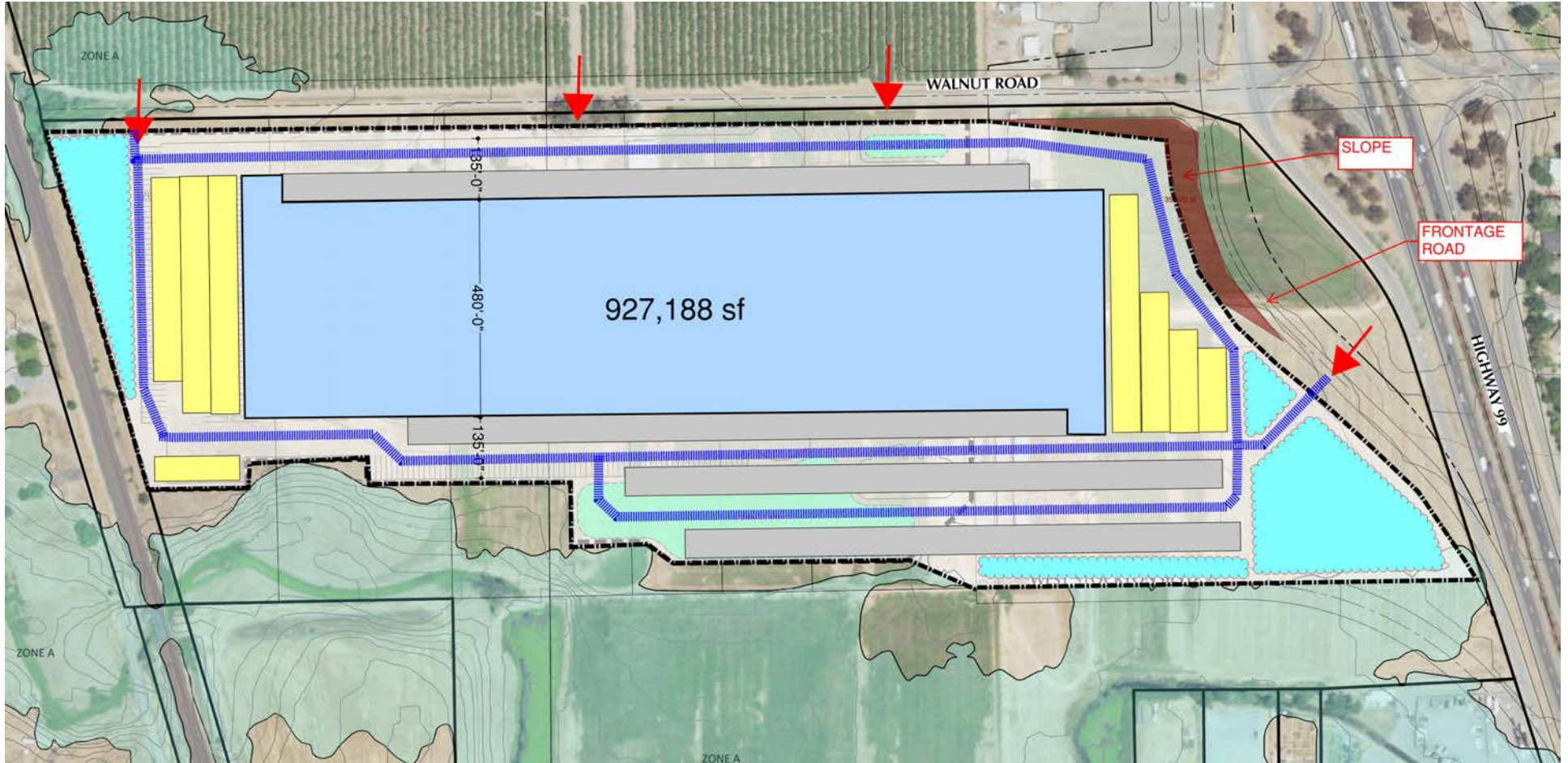
Power: Sacramento Municipal Utility District (SMUD)  
Wastewater - City Proposed Services: [Click here](#)  
Stormwater - City Proposed Services: [Click here](#)  
Water - City Proposed Services: [Click here](#)  
City of Galt Truck Routes: [Click here](#)





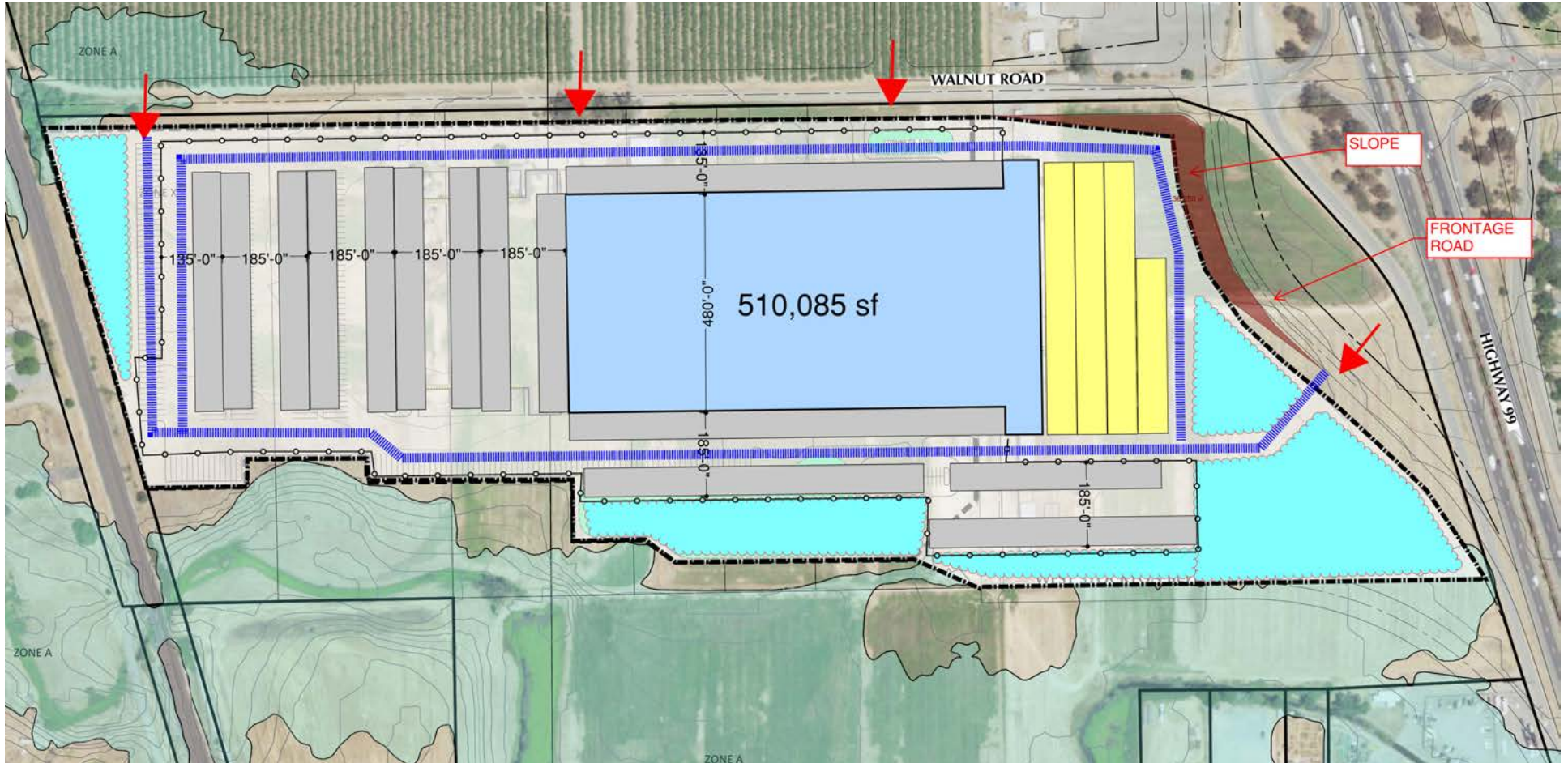
# Site design **concept**

## CONCEPT 1



# Site design **concept**

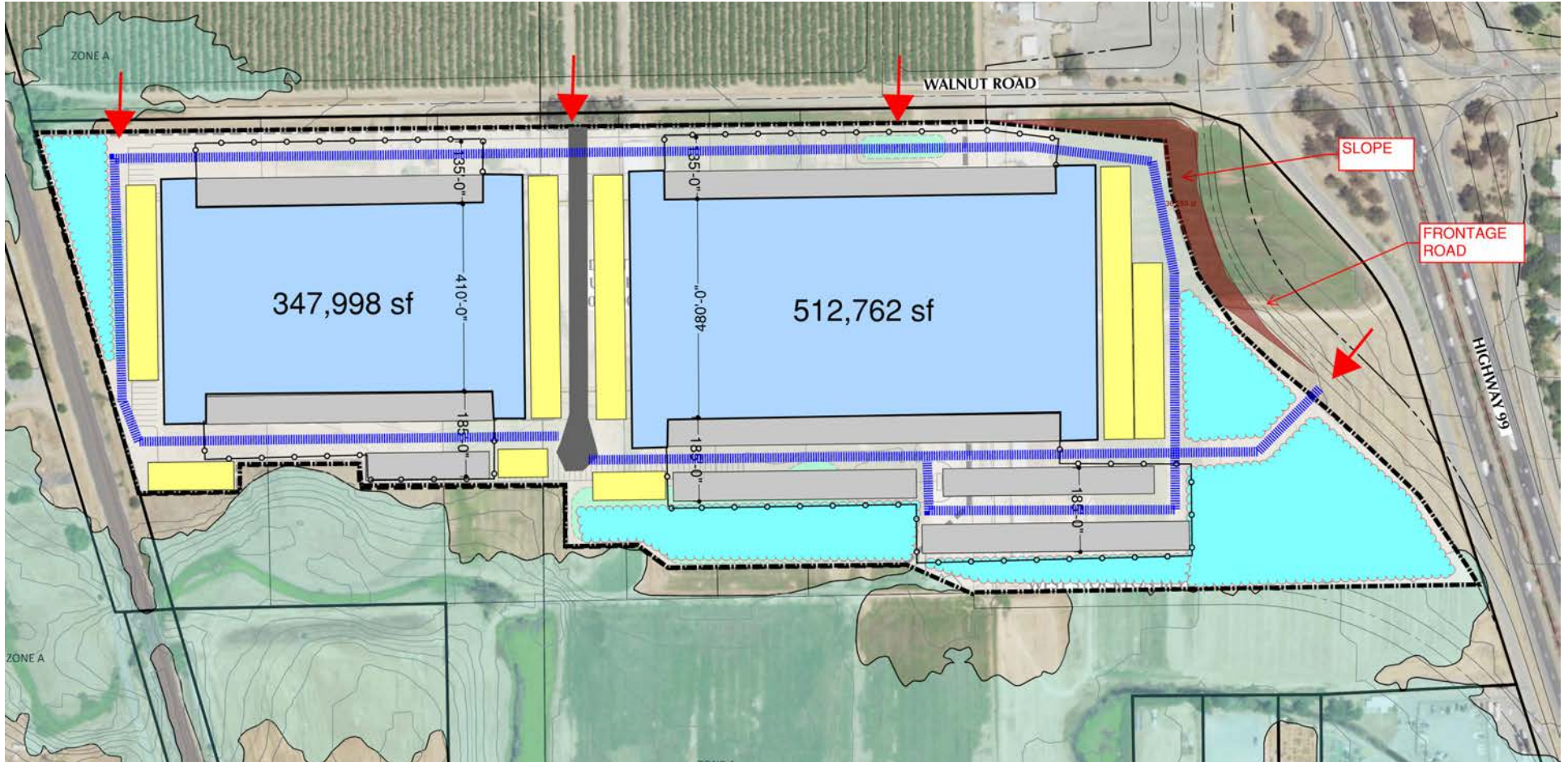
## CONCEPT 2





# Site design **concept**

## CONCEPT 3





# Why Galt?



Proximity to  
**818,494 rooftops**  
within a 45-minute  
drive time



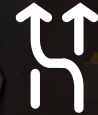
Over **345,755**  
**households** within  
45 minutes earn  
\$100k/year or more



Proximity to a fast growing  
warehousing labor force,  
with an **increase of 65%**  
since 2012



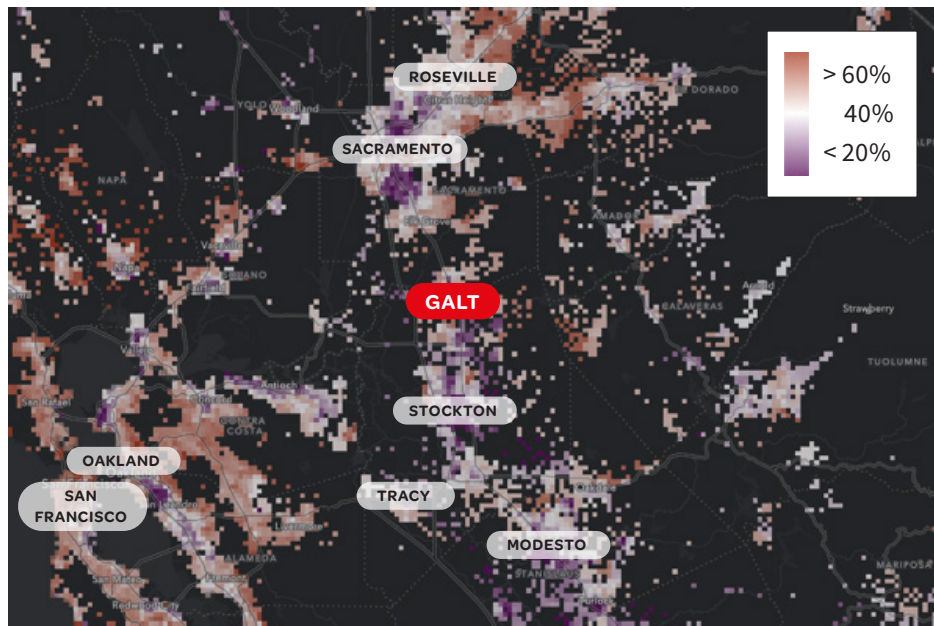
Proximity to some of  
the state's **fastest**  
**growing** cities



Access to some of  
the state's **most**  
**affordable** cities

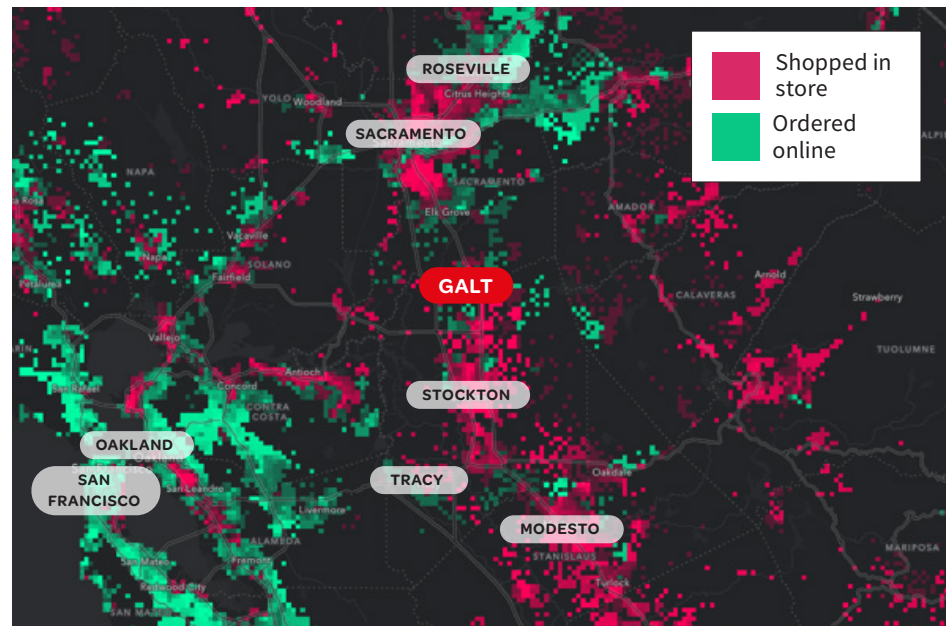
## E-Commerce saturation

Percent of population that has bought online in the past 12 months



## E-Commerce propensity

Predominant category of shopping in store vs. shopping online



# Galt labor analysis

Across every warehousing occupation, there are more residents that live in Galt than there are jobs. Over 1,000 employees commute outside of Galt for work, most to Sacramento. This indicates there is an existing labor pool that could be tapped into if workers are looking to shorten their commute.

Within a 45-minute drive time from the site, there are over 85,400 warehousing resident workers, with a location quotient of 1.27 meaning labor should be relatively easy to attract and retain.



Description	Jobs	Resident Workers	Net Commuters	2021 Location Quotient*	2021 – 2025 Percentage Change	Average Hourly Earnings
Shipping, Receiving, and Inventory Clerks	22	76	-54	0.6	-1%	\$17.92
First-Line Supervisors of Transportation and Material Moving Workers, Except Aircraft Cargo Handling Supervisors	23	69	-45	0.95	3%	\$29.09
Heavy and Tractor-Trailer Truck Drivers	130	329	-200	1.01	10%	\$33.23
Light Truck Drivers	39	128	-88	0.67	4%	\$20.33
Industrial Truck and Tractors Operators	16	131	-115	0.47	8%	\$19.69
Laborers and Freight, Stock, and Material Movers, Hand	120	400	-280	0.79	3%	\$17.87
Packers and Packagers, Hand	22	73	-51	0.69	-2%	\$14.53
Stockers and Order Fillers	215	429	-215	1.69	-1%	\$16.07
<b>TOTAL</b>	<b>588</b>	<b>1,635</b>	<b>-1,047</b>	<b>0.88</b>	<b>4%</b>	<b>\$21.19</b>

\*The location quotient measures the concentration of an occupation relative to the national average (national average = 1.0)



# Proximity & accessibility

## Proximity from Gateway 99

LOCATIONS	MILES
Port of Stockton	28 miles
Stockton Metropolitan Airport	30 miles
Sacramento International Airport	35 miles
Port of Oakland	82 miles
Sacramento	25 miles
Los Angeles	364 miles
Phoenix	735 miles
Seattle	777 miles
Denver	1,187 miles

RAIL INTERMODAL	MILES
Union Pacific Intermodal	26 miles
BNSF Intermodal	30 miles







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