

METRO AIR PARK

LOGISTICS CENTER

7120 & 7180 BADIEE DR / SACRAMENTO / CALIFORNIA

±125,692 SF | ±183,088 SF

TWO CLASS A INDUSTRIAL BUILDINGS
AVAILABLE FOR LEASE IN SACRAMENTO, CA



PROPERTY OVERVIEW

METRO AIR PARK
CURRENTLY HAS **6.8M SF OF SPACE**, WITH **6.7M SF MORE IN THE PIPELINE**, AND IS EXPECTED TO EXPERIENCE INCREASED DEMAND FROM TENANTS IN THE MARKET FOR YEARS TO COME.

Welcoming an increasing number of companies, both existing and new-to-market, including General Produce, Orca Bio, SC Johnson, Walmart, and Infinity Global Logistics

INFRASTRUCTURE

- Total of 612 acres designed for manufacturing and distribution
- #5 water zone and purchases water from the City of Sacramento
- Initial water allotment of 1 million gallons per day with potential for up to 9.3 MGD at full capacity
- 12" water main - Sacramento County Water Agency
- 12kV electrical line - Sacramento Municipal Utility District
- 8" natural gas line - PG&E
- 18" main, 8" distribution - Sacramento Area Sewer District

BUILDING SPECIFICATIONS

7120 Badiee Drive

Building Area:
±125,692 SF (divisible to 60,000 SF)

Office SF: ±1,841 SF

Dock Doors: 21

Grade Level Doors: 2

Clear Height: 32'

Column Spacing:
60'x52' typ, 70'x52' speed bay

Concrete Slab:
7" concrete slab on grade (4,500 psi)

Fire Protection: ESFR

Available Parking: 103 auto

Skylights: Yes

Power: 3,000 amps, 277/480v 3-phase

Truck Court: 133' (60' concrete apron)

7180 Badiee Drive

Building Area:
±183,088 SF (divisible to 40,000 SF)

Office SF: ±1,716 SF

Dock Doors: 31

Grade Level Doors: 2

Clear Height: 36'

Column Spacing:
50'x56' typ, 60'x56' speed bay

Concrete Slab:
7" concrete slab on grade (4,500 psi)

Possible Yard: ±1.95 acres, east of building
(includes trailer parking/staging area)

Fire Protection: ESFR

Available Parking: 56 trailer; 155 auto

Skylights: Yes

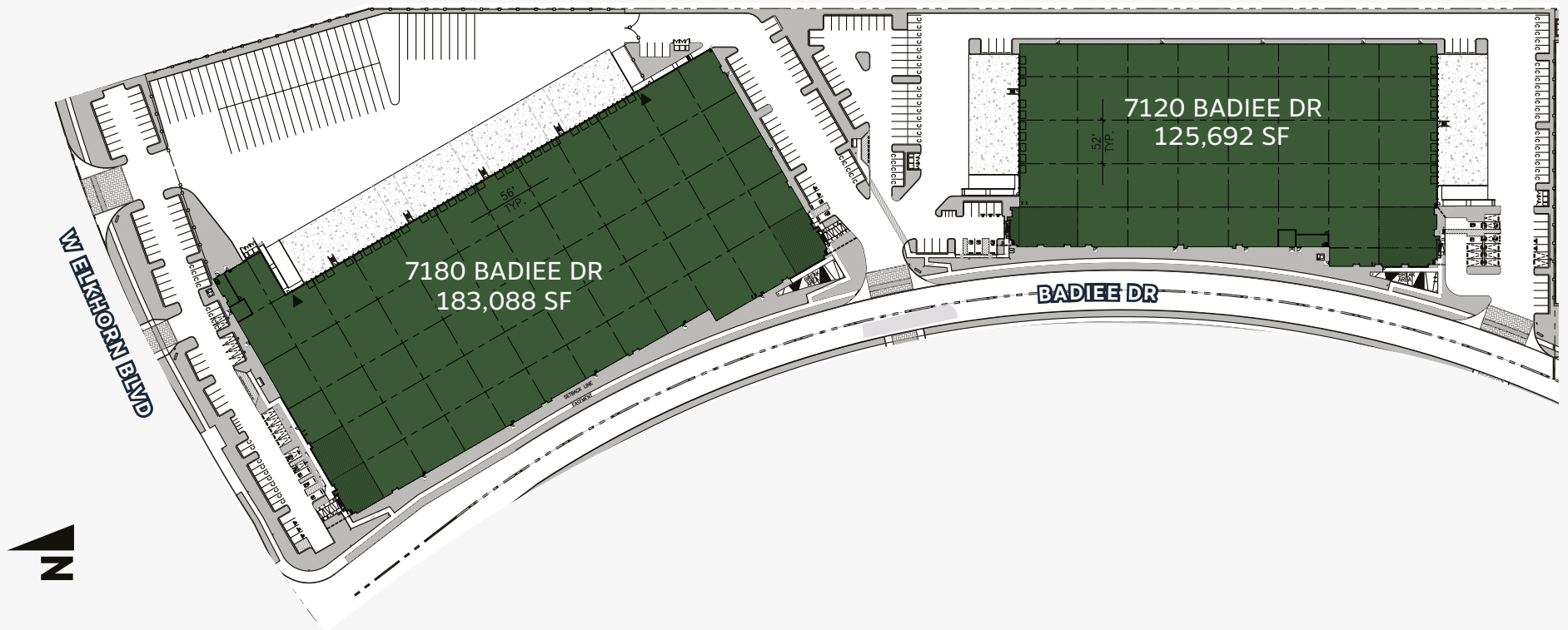
Power: 4,000 amps, 277/480v 3-phase

Truck Court: 110' – 185' (60' concrete apron)



SITE PLAN

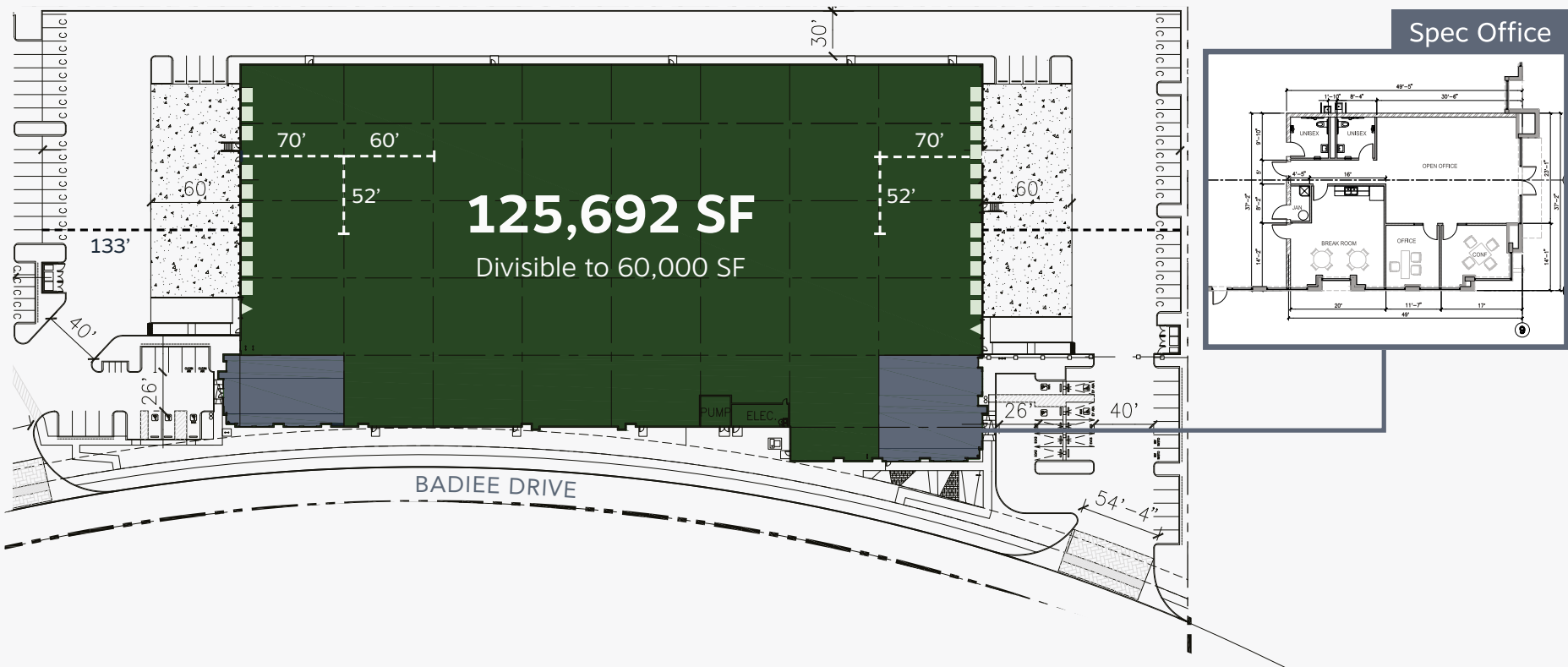
TOTAL OF 612 ACRES
DESIGNED FOR MANUFACTURING
AND DISTRIBUTION



FLOOR PLAN

7120 BADIEE DRIVE DIVISIBLE SPACE WITH $\pm 60'$ X $\pm 52'$ COLUMN SPACING

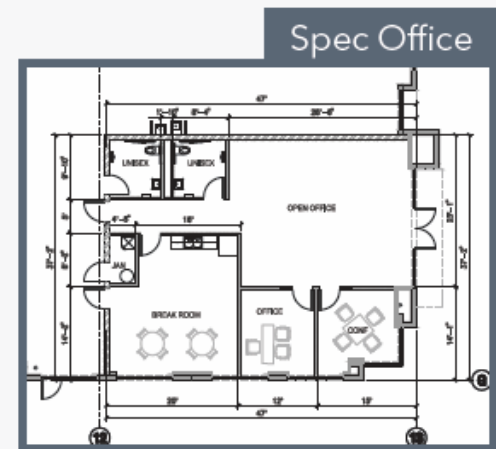
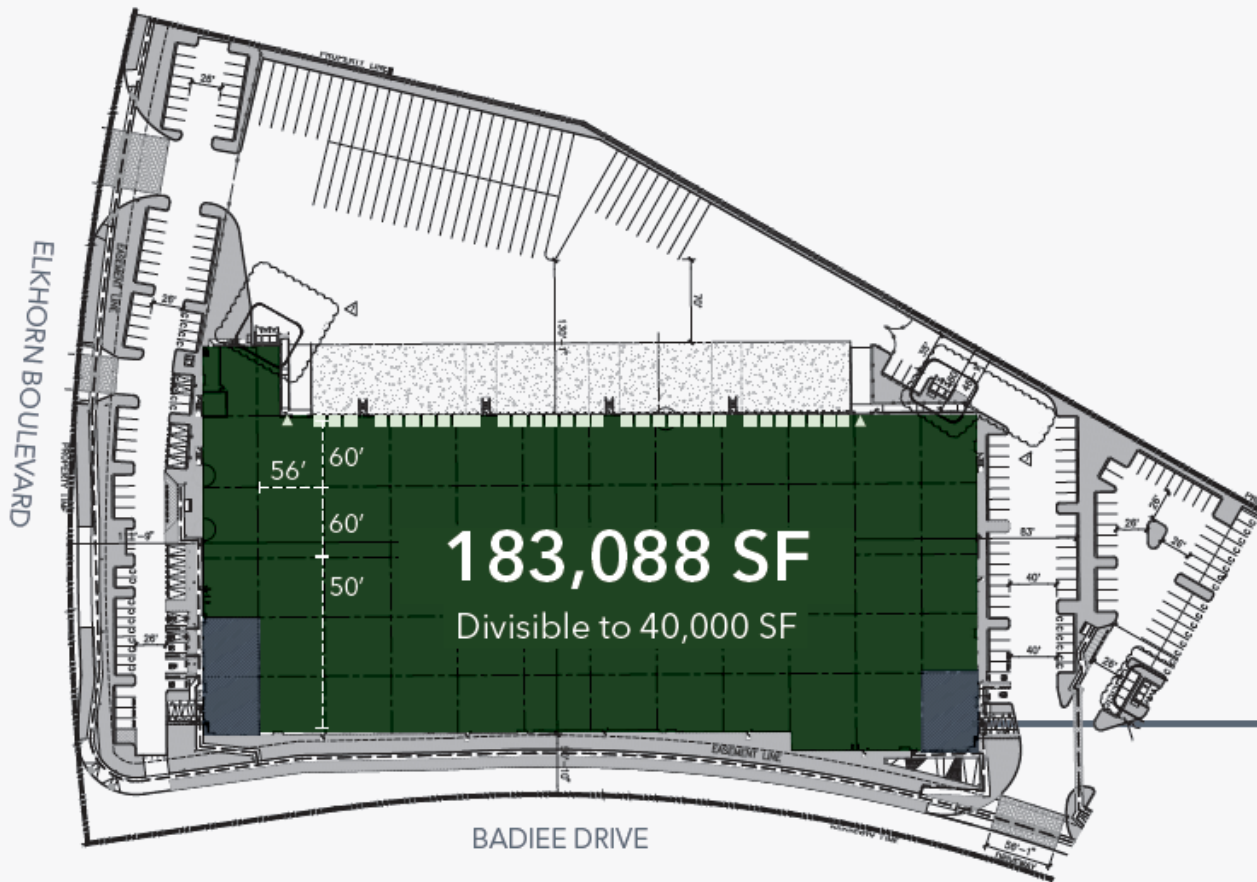
Dock High Doors ■
Grade Level Loading Doors ▲



FLOOR PLAN

7180 BADIEE DRIVE
DIVISIBLE SPACE WITH
 $\pm 50'$ X $\pm 56'$ COLUMN SPACING

Dock High Doors ■
Grade Level Loading Doors ▲



LOCATION MAP

Sacramento
International Airport

7120 & 7180
Badiee Dr

**METRO
AIR PARK**
LOGISTICS CENTER

FAST ACCESS TO INTERSTATES I-5 AND I-80

Metro Air Park benefits from excellent accessibility and strategically situated to offer high-visibility signage along Interstate 5.

FREEWAY ACCESS:

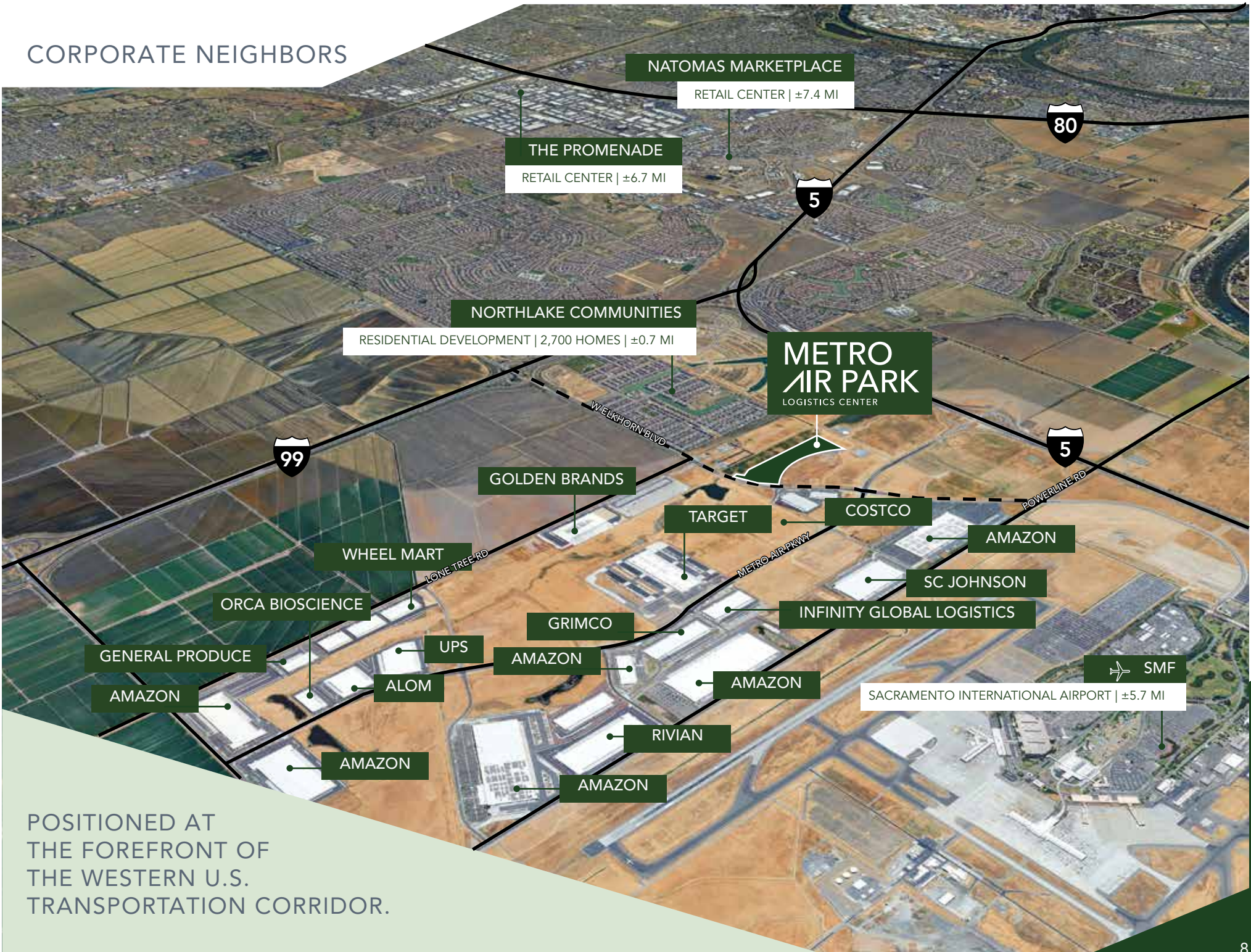
 1.3 miles

 3 miles

 6 miles

Sacramento

CORPORATE NEIGHBORS

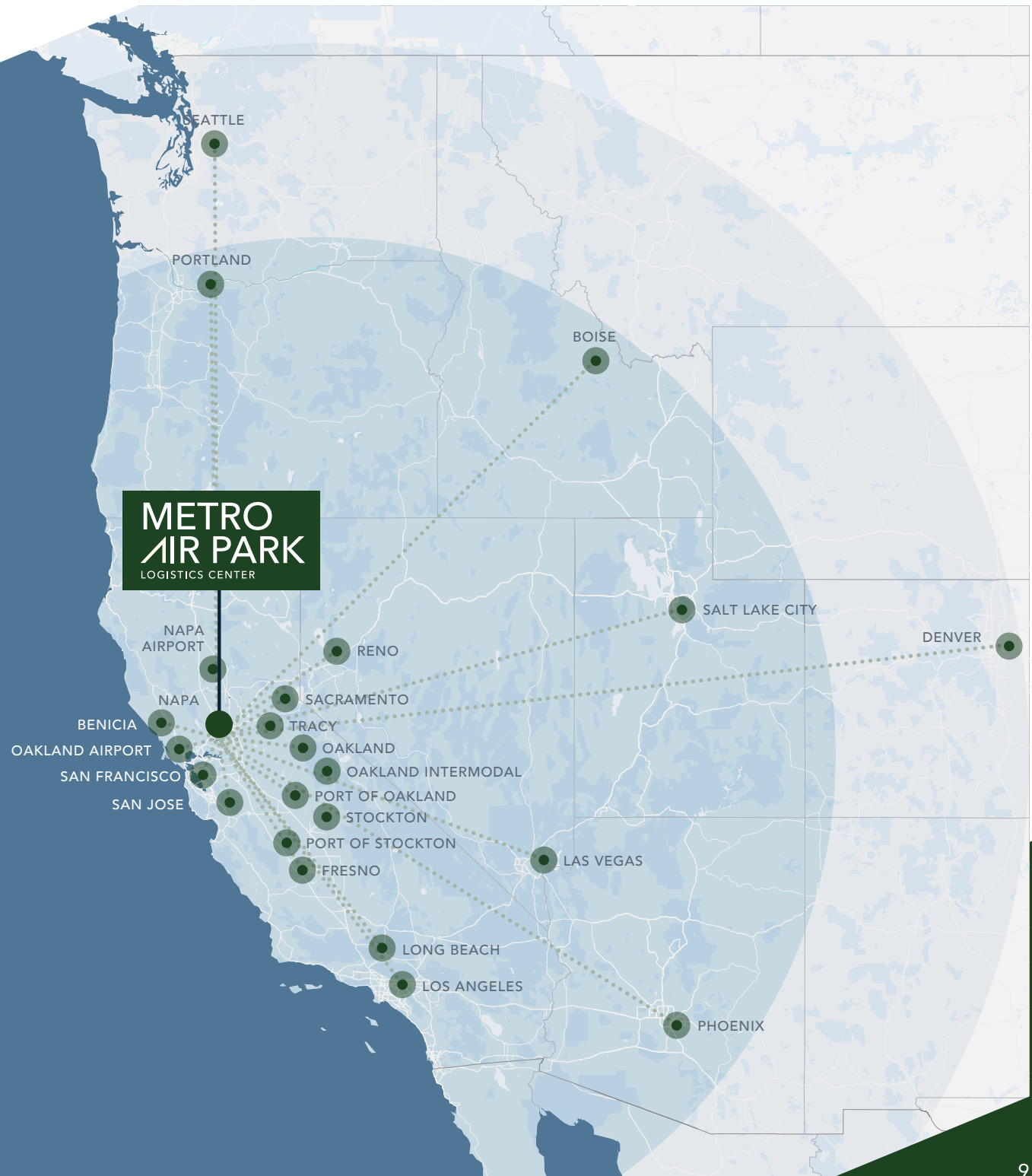


POSITIONED AT THE FOREFRONT OF THE WESTERN U.S. TRANSPORTATION CORRIDOR.

DRIVE TIME MAP

To Cities	Distance (Miles)
San Francisco, CA	93
Reno, NV	137
Los Angeles, CA	394
San Diego, CA	512
Boise, ID	558
Portland, OR	574
Las Vegas, NV	575
Salt Lake City, UT	655
Seattle, WA	747
Phoenix, AZ	765
Denver, CO	1177

Port	Distance (Miles)
Port of West Sacramento	11
Port of Oakland	87
Port of San Francisco	91



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