

LAND SALE / LEASE / BTS

Rare Rail Served, M-3 Zoned Industrial Land

±18.9 Acres on Industrial Blvd, West Sacramento



CONTACT

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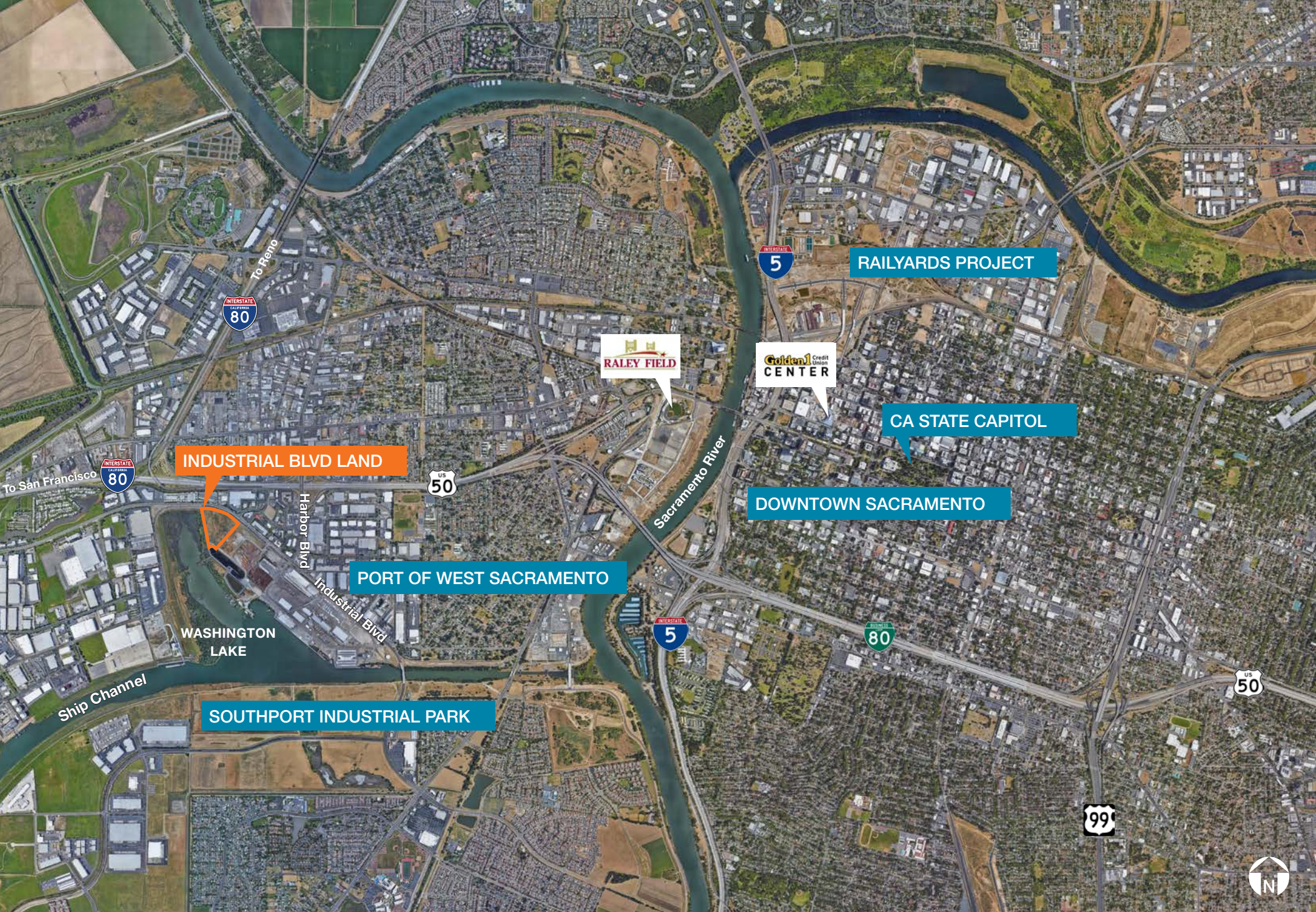
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INDUSTRIAL BLVD LAND

PORT OF WEST SACRAMENTO

SOUTHPORT INDUSTRIAL PARK

RAILYARDS PROJECT

DOWNTOWN SACRAMENTO

CA STATE CAPITOL

RALEY FIELD

Golden 1 Credit Union CENTER

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PROPERTY HIGHLIGHTS

Located at Industrial Blvd and Beacon Blvd in West Sacramento

Potential build-to-suit opportunity; land for sale/lease

Rail served by Sierra Railroad

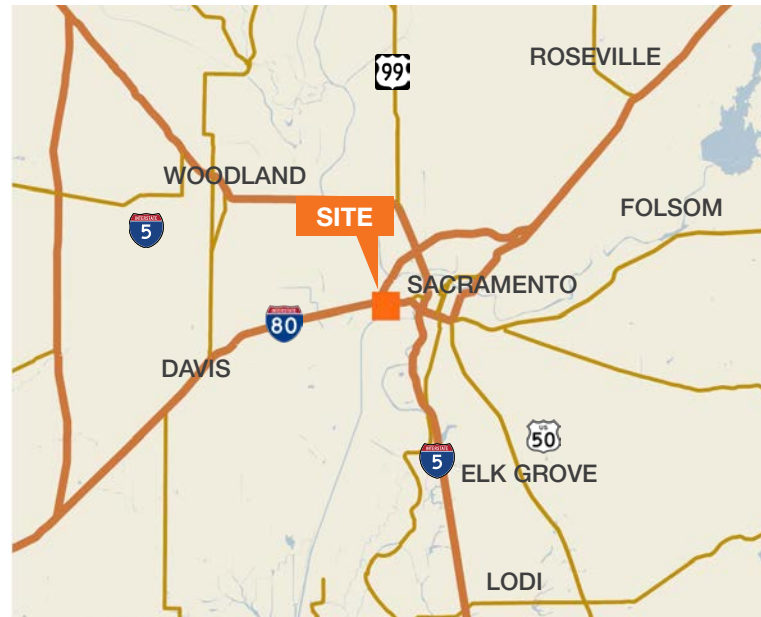
Potential project size: ±40,000-400,000 SF

Lot size: ±18.9 acres (823,284 SF) APN: 067-180-045

Tentative parcels: 1-5 parcels (2.05 ac, 2.46 ac, 2.45 ac, 2.83 ac & 2.87 ac)

No bonds

Ownership willing to Joint Venture



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M-3 ZONING - WATERFRONT INDUSTRIAL

Heavy Industrial uses allowed

Docking facilities and other water related uses

Bulk cargo handling

Manufacturing, assembly, processing, warehousing

Trucking terminals

Railroad facilities

Wholesale and storage uses for industrial use

Incentives available for rail users

Up to 0.5 FAR

Max structure height up to 85 feet



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11TH OF 200 "BEST PLACES TO DO BUSINESS" - FORBES

West Sacramento has convenient links to a robust transportation system, including direct connections to two interstate highways, two U.S. highways, freight and commuter rail, local transit, the Port of West Sacramento, and the Sacramento International Airport.

West Sacramento's location on the western edge of the Sacramento region provides easy access to the San Francisco Bay Area and Silicon Valley, as well as markets throughout the Western states and the Pacific Rim.



PROXIMITIES & DRIVE TIMES

Downtown Sacramento	1 Mi	2 Min
Sacramento International Airport	12 Mi	12 Min
Mather Field	15 Mi	15 Min
Oakland, CA	78 Mi	1.5 Hrs
San Francisco, CA	85 Mi	1.5 hrs
San Jose, CA	119 Mi	2 Hrs
Redding, CA	168 Mi	4 Hrs
Stockton, CA	55 Mi	1 Hr
Modesto, CA	75 Mi	1.3 Hrs
Fresno, CA	172 mi	3 Hrs
Lake Tahoe, CA	106 Mi	2.3 Hrs
Reno, NV	135 Mi	2.5 Hrs
Portland, OR	585 Mi	10.7 Hrs
Salt Lake City, UT	653 Mi	11 Hrs
Seattle, WA	750 Mi	13 Hrs
Los Angeles, CA	384 Mi	6.4 Hrs

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	3,451	59,012	179,851
Households	1,316	22,057	77,094
Median Income	\$23,663	\$52,961	\$52,761
HH Growth '16-'21	5.24%	5.25%	4.98%

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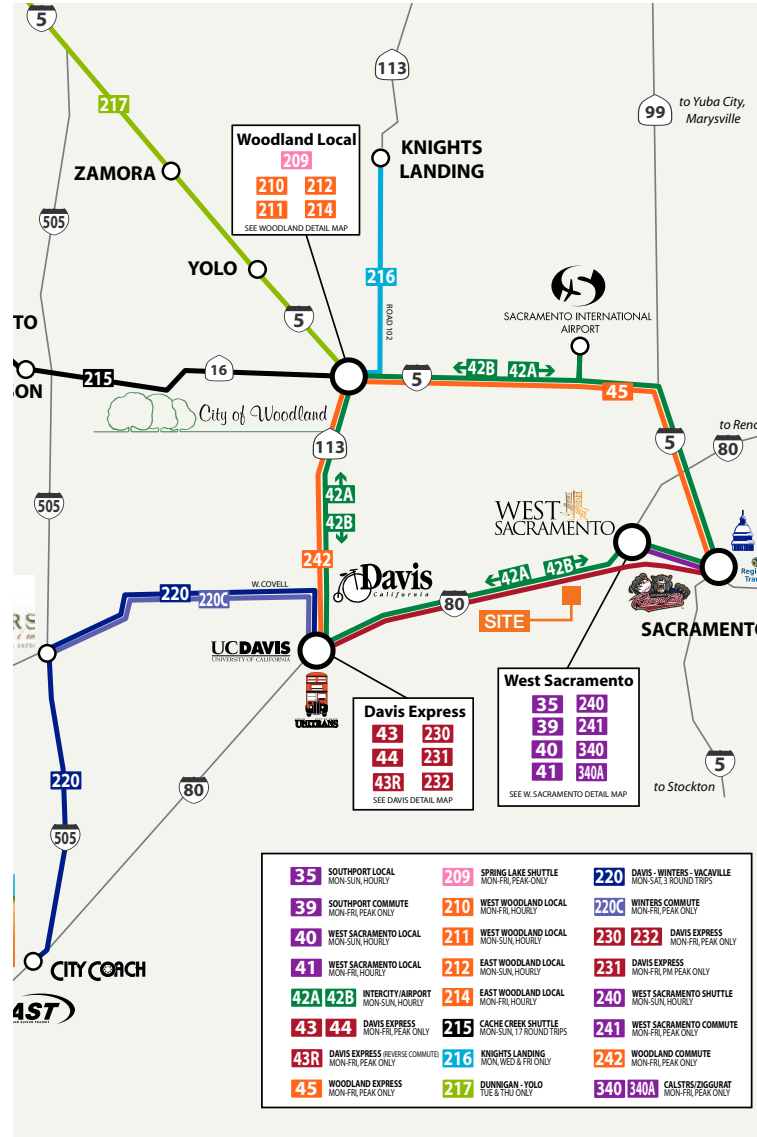
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SURROUNDING AREA & TRANSPORTATION

MAJOR UNIVERSITIES	# OF STUDENTS
CSUS	29,300
UC Davis	35,186
UC Davis Medical	415
UC Davis Law	589
UOP McGeorge School of Law	492

LOCAL BREWERIES	Distance
YOLO Brewing Company	1 Mi
Jack Rabbit Brewing	1 Mi
Bike Dog Brewing Company	1 Mi
Stillwater Brewery & Taproom	3.7 Mi

LOCAL DESTINATIONS	Distance
Napa, CA	57 Mi
Lake Tahoe, CA	110 Mi
Chico, CA	91 Mi
Bay Area, CA	76 Mi
Golden 1 Center, Sacramento	2.7 Mi



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