

Public Comment:

Irah Policy staff / Thank you planning commissions for your time.
Intro

I'm here along with many to urge you to reject the Airport South Industrial Project and its Annexation into the City. Approving this project would mean amending the General Plan, expanding city infrastructure, and violating the intent of the NBHCP — all to allow warehouse development we simply do not need at this location

I've identified plenty of sites — totaling over 1113 acres — of vacant or underutilized industrial-zoned land already within 5 miles of the airport which are available for use. Additionally, 65% of that land is within just 2 miles of the Sacramento Airport. These parcels are closer to existing services, don't put pressure on wildlife preserves, and don't place diesel truck corridors near the 2 neighboring elementary schools and neighborhoods all of which are within an average 1-minute walking distance of the planning site. That one minute would include the buffer the plan accounts for which is roughly the length of this room.

And to the argument that even if there is existing warehousing nearby, Airport South still addressed the need of commercial sites and hotels, I would like to remind us all that Metro Air Park still has 472 acres available for buildout for the same reasons. To bring that into perspective, if even half of that was to be allocated to hotels with 200-300 rooms, we could have 23 hotels in the area.

This project is not meeting a gap. It's replacing smarter options with more harmful ones. State planning guidance under SB 375 and the Memorandum of Use between the City and the County for Natomas require you to avoid inducing sprawl when feasible alternatives exist. And here they do. This project doesn't pass the environmental or planning test when better options are on the

table. This is not a valid basis for General Plan amendments, annexation, and rezoning.

Today, you set a precedent for how Sacramento handles future development. A “yes” to this project tells the public that speculative warehouse sprawl is more important than the health of our neighborhoods, our children, our farmland, and our wildlife. It says that a developer can submit an Environmental Impact Report that ignores critical legal and environmental obligations — and still get their way.

Please stand with the public, not against it. Vote no. Thank you.

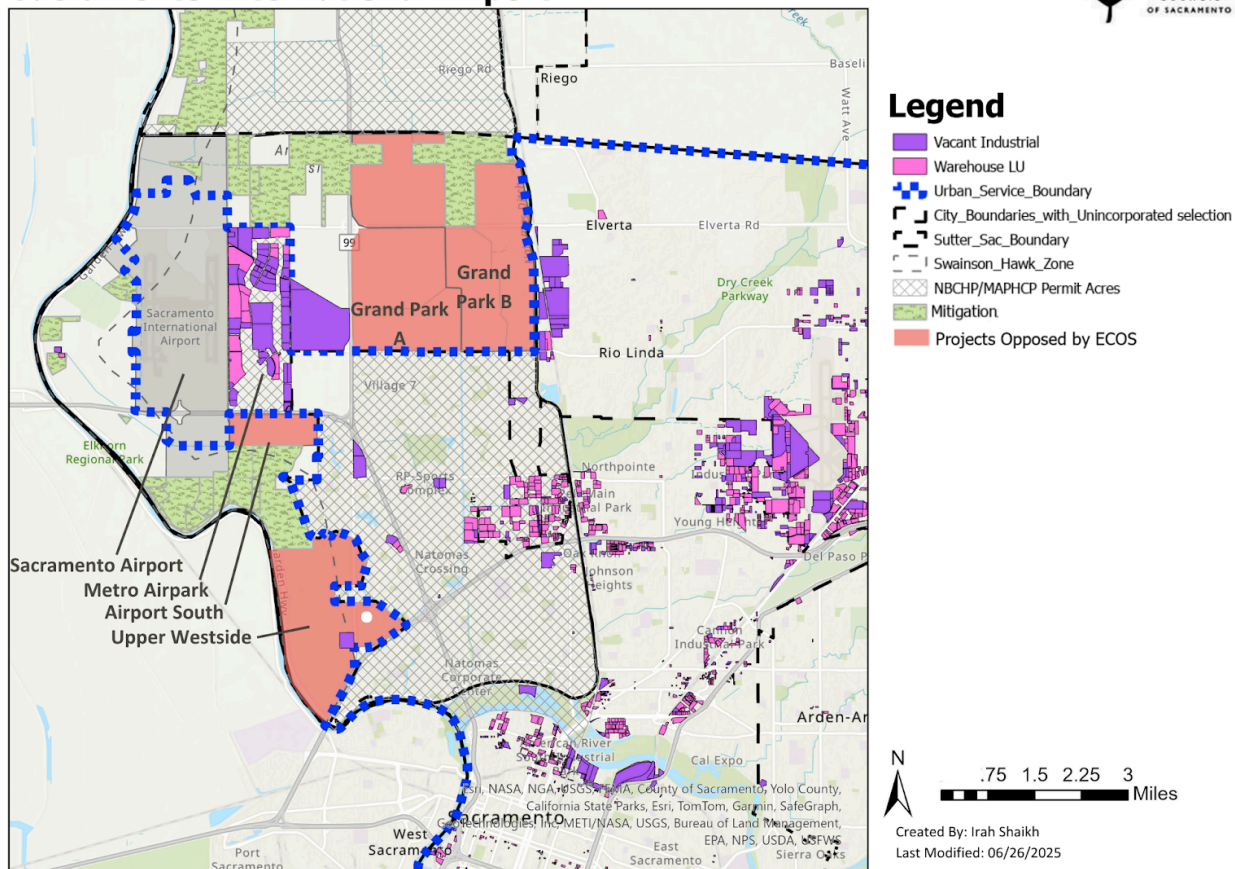
Thank you.



ECOS
ENVIRONMENTAL
♦ COUNCIL ♦
OF SACRAMENTO

RE: Meeting November 18, 2025, Airport South Industrial Annexation (P21-017) File ID: 2025-01031

Warehousing and Vacant Industrial Land Surrounding Sacramento International Airport



- **There is no unmet demand** justifying the conversion of farmland or protected areas.
- **There is no need for annexation**, rezoning, or General Plan amendments.
- **There is no basis for a Statement of Overriding Considerations**, because the public benefit is neither unique nor necessary.

Sincerely,
Irah Shaikh
Policy Staff

November 17, 2025

TO: Mayor & Sacramento City Council

RE: Opposition of Constituents to Airport South Industrial Annexation (P21-017) File ID: 2025-01031

The opposition to the Airport South Industrial Project is both deep and region wide. Your constituents have demonstrated their desire for you to vote NO on this project in letters sent directly to you and e-comments sent to the City Clerk.

Included with this letter are:

1. The results of an ECOS petition opposing Airport South Industrial. There are 1550 signatories. We have included a map to show their distribution across zip codes. We have also included signatory names.
2. 35 individual letters, signed by project opponents, asking you to vote no.

Please take into account the region-wide strength of opposition as you consider your vote on the project.

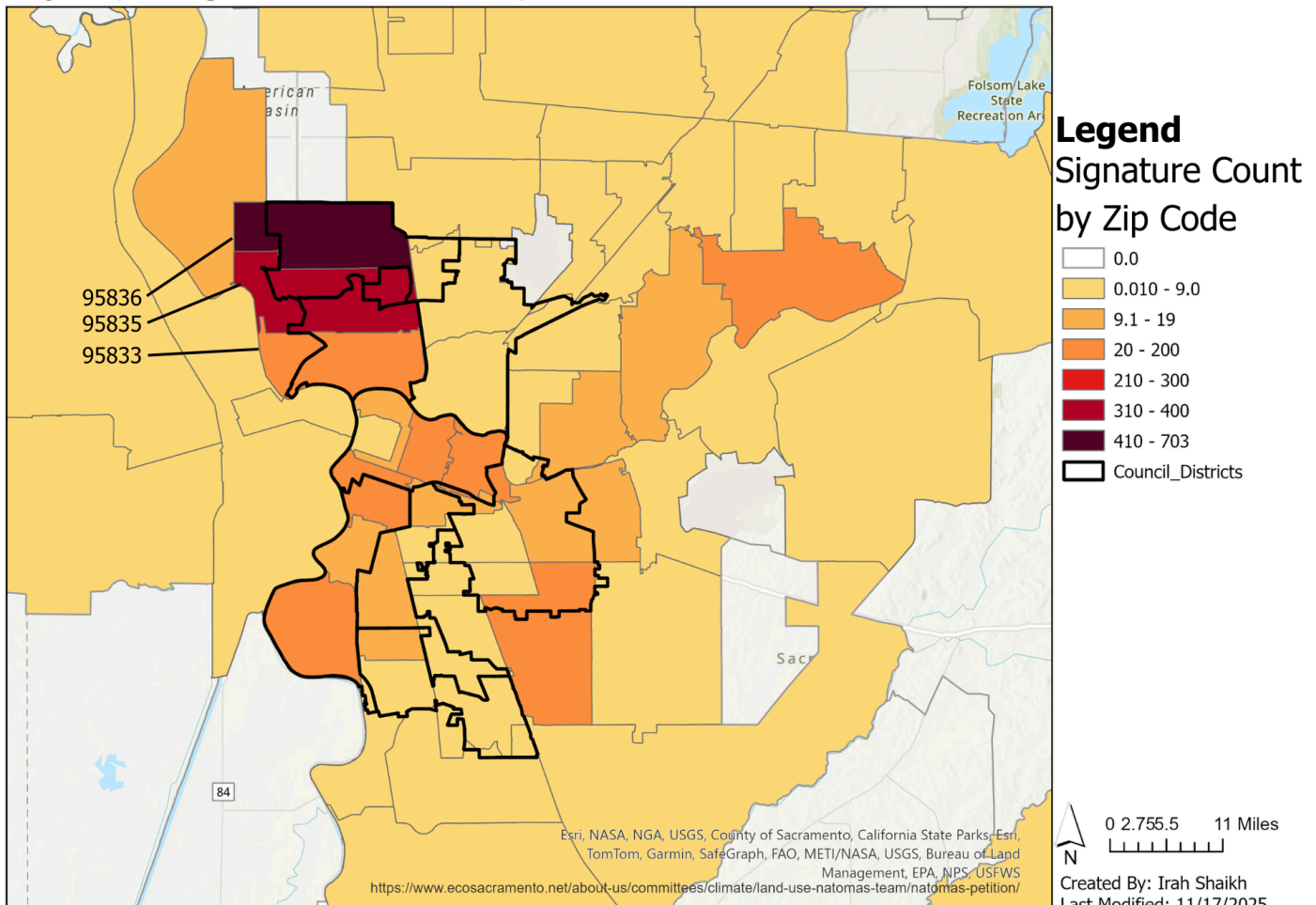
Petition of Community Support for Natomas Open Space To: City Council

RE: Please vote against the Airport South Industrial Project

- We are neighbors of the project and concerned citizens from the Sacramento area. We object to the proposed construction of six million square feet of warehouses on 450 acres of open land in Natomas for the Airport South Industrial Project.
- This project takes agricultural land and covers it with concrete, warehouses and huge trailer trucks. It will negatively impact the homes and schools nearby with air, noise and light pollution, as well as with increased traffic congestion on I-5 and local streets.
- The Draft EIR for the proposed project shows regional impacts: that it will have unavoidable loss of agricultural land, harm our efforts to attain clean air standards, and pose new risks for air travel.
- **We ask you to vote "NO" on this project.** Thank you from the following representatives of the Sacramento Community.

WHERE PETITION SIGNERS LIVE

Distribution of Signatures to ECOS Petition that Opposes the Airport South Industrial Project. 1,550 Signers as of November 17, 2025.



Analysis of Results of Petition

Between the dates of 4/1/2025 and 11/17/2025 We obtained a total of 1,550 signatures.

Of those signatures the highest responding zip codes were:

- 95835 (701 signatures total)
- 95834 (323 signatures total)
- 95833 (115 signatures total)
- 95818 (36 signatures total)
- 95628 (29 signatures total)
- 95819 (25 signatures total)
- 95816 (24 signatures total)
- 95831 (20 signatures total)
- 95837 (18 signatures total)
- 95817 (13 signatures total)
- 95864 (13 signatures total)
- 95608 (12 signatures total)
- 95811 (12 signatures total)
- 95826 (12 signatures total)
- 95822 (11 signatures total)

The tables attached provide the names of the 1550 signatories to the petition.

First Name	Last Name		First Name	Last Name		First Name	Last Name		First Name	Last Name	
kathryn	griffin		Patricia	Barcena		Twyla	Johns		Anand	Reddy	
David	Hutchins		MARK	WEBSTER		John	Day		Saritha	Reddy	
Morkos	Banoub		Greta	Lacin		Matthew	Paterno		Sharon	Bogart	
Prabhjinder	Gill		Debora T.	Morris		Suk	Tang		Kim	Christmann	
Raman	Gill		Christopher	Guinasso		Conrad	Paterno		Jenna	pontious	
Angela E H	.		Glenn	Rogers		Amy	Paterno		Michele	Stuart	
Andrea	Williams		Melanie	Pascua		Emily	Tang		Peggy	Lopipero-Langmo	
Alexia	Cortez		Amie	Tokuham	Chapman	Elizabeth	Tang		Dell	Richards	
Jasbir	Gidda		Keith	Cronin		Jennie	tang		Karen	Baker	
Prince	Gidda		Warren	Truitt		Michael	Tang		Christy	Holstege	
Jamal	Eddin		Debora	Morris		John	Tran		Kathy	Dodson	
Mariia	Poliakova		Doug	Fujii		Debbie	Cun		David	fulk	
Daljit	Bajwa		Nick	Tran		Don	Brice		Stephanie	Holstege	
Lisa	Neula		Nathaniel	Wang		Maria	Frederick		Walter J	Simmons	
Brenda	Wu		Jean	Wang		Umesh	Khalasi		Jill	Simmons	
Brian	Wu		Robert	Coplin		Stacey	Scarborough		Linda	Middlesworth	
Gloria	Honda		Taisiya	Kulbidyuk		Kenneth	Nahigian		JoAnn	Solov	
Suresh	Kumar		Joan	Rubenson		Diana	Craig		Bill	Lackemacher	
Abnashi	Bajaj		Jessica	Lutzker		V	singh		Julie	Howley	
Samarjit	Malhi		Santino	Castillo		S	Singh		Araceli	M	
Debra	Bishop		Bertha	Padilla		K	singh		Mark	Dempsey	
Ashley	Ruiz Elias		Dale	Gilliard		S	singh		Ken	Wegner	
Jerardo	Soria		Michelle	Salluzzo		Dean	Skultety		Padra	Tarifard	
Sarabel	Rodriguez		Martha	Andrade		Tanya	Beever		Mike	Ochoa	
Kimberly	Gustafson		Traci	Fortier		Lori	Bachand		Vanesse	Feldman	
John	Lanting		Dana	Griffin		Jordan	Villa		Timothy	Craggs	
Jodi	Davids		Susan	Ronkowski		Ketan	Shah		Philip	Currie	
Volodymyr	Petrusha		Jill	Zito		Tristan	Godt		Sui	Lim	
Ravinder	Sidhu		Tyler	Harrison		Deborah	Catherwood		Don	Robinson	
Satwinder	Singh		Julia	Wilson		Daniel	Bui		Benjamin	Bgatov	
Margit	Spencer		Carl	Palomo		Barbara	Lee		Alexander	Bgatov	
Apparao	Prattipati		John	Flores		Pearl	Stoll		Anthony	Bgatov	
Tasha	Oswald		Harry	Wang		Arthur	Stoll		Jason	Bgatov	
Linda	Osborne		Ade	Ritchards		Michelle	Pingel		Julianne	Bgatov	
Svitlana	Petrusha		Sheri	Newman		Megan	Reichert		Rita	Saenz	
Alexander	Kwan		Toni	Newman		Tara	Trujillo		Nadezhda	Bgatov	
Patricia	Davey		Colette	Newman		Vaishali	Dwarka		Mark	Zaplava	
Lee	Turner		Dwight	Parker		Leng	Lai		Maxim	Zaplava	
Carla	Anglada		Alix Ann	Shor		Tiffany	Kim		Tatyana	Ihnatovich	
Oscsr	Balaguer		David	Goode		Kirsten	Moore		Vanessa	Lewis	
Barrie	March		Julie	Oldham		Yolanda	Medrano		Dylan	Lewis	
Erica	Cornwell		Julian	Melgoza		Joe	Resler		Pavel	Zaplava	
Sarah	Scott		Caroline	Hines		Jack	Danna		Lynn	Wheat	
Thoreson	Forester Burnitt		Goli	Sahba		Jacob	Danna		Medelyn	Bueno	
Luke	Ennis		Maria	Pinto		Ellen	Wiens		James	Swan	
Arthur	Howell		Jackie	Favrin		Mohan	Devarajan		Kiyo	Hayasaka	
Nicholas	Marquez		Jonathan	DuBose		Kendra	Stoll		Oksana	Zaplava	
Jerry	Truax		Francesca	Reitano		Luisa	Morgner		Vincent	Ying	
Carlinn	Reyes		Kimberly	Gustafson		Daphne	Reimer		Amber	Gillespie	
Margaret	Ajayi		Kristina	Turner		Sukhdeep	Malhotra		Michael	Reeves	
Christine	Di Trolio		Blanca	Rosas		Harpreet	Kaur		Karen	Olson	
Candi	Mayfield		Heather	Armstrong		Sandeep	Maisari		Tyler	Cajigas	
Kaete	Daum		Sandra	Duran		Abdul	Shaik		Michelle	Ellis	
Laurie	Wilson		Roman	Shekhtman		Harinder	Bassi		Kim	Mamou Salinas	
Logan	Nicholas		Gheed	Abdul Sattar		Gulrez	Gaur		Alexis	Paulus	
Sandra	Redding		Kate	Pesci		Yaksh	Patel		Carla	Najera Kunsemiller	
Kathryn	Klumpe		Brianna	Dornan		Parminder	Kaur		Heidi	G	
Marina	Shvets		Sharon	Johnson		Jijesh	K		Debra	da Costa	

Raquel	Correa		Katy	Milne		Kalyan	Potu		melvin	taylor	
Archana	Wakode		Deborah	Hozempa		Sushma reddy	Kalvakuntla		Jessica	Lowery	
Kulwant	Sahota		Nadezhda	Meshavkina		Gurnam	Dhaliwal		Dan	Allison	
Kimberly	Wineinger		Jason	F		Pervez	Hayat		Ruth	Rezos	
Sheila	Mendoza		Ben	Fries		Siddiqu	shaikh		Noah	Kurteff-Schatz	
Ana	Serrano		Jill	L		Vivek	Sharma		James	Adams	
Christina	T.		Susan	McKoy		Chand	Anand		Dianne	Mattar	
Charles	Kersey		Dalila	McBroom		Sambasiva Reddy	Kunduru		David	G	
Gary	Robles		kathryn lucas	kathryn lucas		Jennifer	Chawla		Sandra	Winter	
Stacy	Robles		GLORIA	LOFTIN		Michelle	Tyler		Ann	Burke	
Duane	Goosen		Okimma	McLendon		Cathe	Moody		Susan	Rainier	
Pat	Sayer-Handley		Erin	Naudin		Nelly	Ramos		andrea	szontagh	
Diane	Lally		Richard	Flores		Tim	Matalka		Sandra	Duran	
Claudia	Charter		Heather	Korvink		Nav	K		ALAN	JANG	
Susan	Solarz		Justine	Bradley		Airrión	Copeland		Brad	Juarros	
Kaia And John	McLaughlin		Morgan	Rivera		Mar	shaf		Chris	Fogarty	
Earl	Withycombe		Chamila	Pieris		Lilit	T		Melissa	Fogarty	
Patricia	Luu		Daniel	McKelvey		Ernest	Willis		Donald	Fisher	
Keiko	Mertz		Norma	Nelson		Paula	Balzer		Caitlin	Carlino	
Helen	Lahoda		Tina	Feickert		Thadd	Selden		Maria	Torres	
Susan	Quirarte		Lennore	Yuktirat		Meridith	Selden		Deniece	Ross-Francom	
Dominic	Allamano		Steve	McCaw		raley	yaeger		Cheryl	Joordens	
Connie	Christ		Nancy	Anagnost		Lauren	Binger		Kathy	Van Liefde	
Michael	Sonneman		Monica	Brinkman		barbara	davis-lyman		Jill	Dawdy	
Ping	Yan		Dianne	Mattar		Nancy	Rogers		Rick	Dow	
Ronna	Sather		Mia	Siegel		José	Belmonte		Ryan	Friedman	
Debra	Costa		Cary	Spatz		Autumn	Turner		Mary	DuBose	
Natasha	Ford		Laurel	Aagaard		Lourdes	Tissera		Kitty	Reid	
Rachel	Frey		Sarah	Peterson		Sarvesh	Kakar		Mark	Kramer	
Patricia	King		Jon	Marshack		Rachel	Tracy		annie	ho	
Angel	Chan		Kelly	Cohen		Anthony	Edmonds		R	Porras	
Quoc	To		Barbara	Steinberg		Jenny	Wong		Sumit	Koolurker	
Patricia	Harmon		Coco	Cabral		Christina	Wong		DAGNIYA	FEYGINA	
Michael	McKenna		Donna	Pozzi		Calvin	P		Barbara	Haynes	
Susan	Sterling		Sherry	Patterson		Kathy	Ma		Kathryn	Gorrell	
AmanDeep	Thiara		Lily	Edelman-Gold		Chau	H		Connie	Moore	
Robert C	Solimena		Mary	Metcalf		ravi	singh		J.	Cruz	
Jeffery	Nelson		Jodi	King		andrew	ao		G.	Cruz	
Kaete	Daum		Eric	Webb		WY	Yee		Amy	Evich	
ricardo	villanueva		Mark	Berry		Janice	Bailey		Alan	Jang	
Karla	Ruiz		Andrea	Wiley		Allyson	Goble		Grace	Zamora	
Mary	Kellner		Stephanie	Soto		Jude	Prettol		Kathy	Pinkiert	
Ajwinder	Gill		Brenda	Gustin		Karen	Rice		mia	gutierrez	
Nelson	Espinoza		Donna	Paul		Tom	Lee		Patrice	M Carroll	
Steven	Keller		Lori	Ward		Melanie	Cathey		Nicole	Stewart	
Anna	Fuentes Martin		Donna	Kincannon		Jose	Rodriguez		Yesenia	Rodriguez	
Sandeep	Saroay		Mina	Yang		lyle	Bagatti		Camille	Derrick	
Deborah	Watkins		Josette	Calderon		Kristen	Borgsmiller		Vipul	Safi	
Jennie	Green		Simon	Hyatt		Steven	Claar		Micki	Curti	
Reita	Ali		Johnny	Vu		Megan	D.		Anthony	Llorens	
Byron	Wescott		Cary	Hart		Elsa	Ouvrard-Prettol		Michelle	Bombarda	
Lanelle	Brent		JESSE' PHILIP	SHERMAN		Bonifacio	Silverio		Susan	Darst	
Yvonne	Wiley		Donald	Childs		Zelda	Ouvrard-Prettol		Cita	Basco	
Benjamin	Taylor		Justine	Kanzler		Andrew	Prettol		Nancy	England	
Ronald	Brauer		Ryan	Hall		Christine	Schmoeckel		Rhyann	Power	
Emad	Jahanzad		Sharon	Patrician		Michelle	Jackson		Jonathan	Schwedler	
Sandy	Singh		Nadine	Ozeir		VNK	Veronica Nelson-King		Erica	Foster	
Jeannette	Munro		Deborah	Condon		Sparsh	Mengi		Robert	Lyons	
Tina	Niemi		Paul	Carroll		Harsh	Mengi		Tobias	Espinoza	

Ginessa	Pierson	Kate	McClintock	Ann	Kohl	Unnati	Safi	
Luis	Elizondo	Christy	Shaver	Pamela	Harder	Daksha	Modi	
Lisa	Elizondo	Donna	Karnofsky	Lo L	Tseng	Himanshu	Modi	
monina	cubacub	Dr. W. Roy and	Whitten	Latonya	Smith	David	Ott	
David	Salyer	Sheila	Ellis	Althea	Meier	Soshanna	Santos	
Donna	Grandchamp	Cora	Ballek	Kevin	Hollender	Michelle	Ott	
Rita	Lyon	Susan	Steffes	Michael	Long	Cheryl	Knudsen	
Tammy	Wall	Larry	Maas	Jean	Scott	Ellen	M	
Anthony	Wall	Virginia	Kaser	Megan	Manning	Cliff	Feldheim	
Phil	Jackson	Benjamin	Etgen	Jamie	Williams	Amber	Hustead	
Carol	Evers	Martha	Maskall	C	W	Eugene	Lee	
Carlinn	Reyes	Maria	Schiffler	Reem	Zidan	Kari	Christe	
Laura	Marie	Bill	Leddy	Mai	Lakhamsene	Dean	Arrington	
Michele	Denham	Marcia	Leddy	Michael	Hayes	Luke	Basco	
Malou	Ordon	Muriel	Strand	Lori	Harmon	Vasantha	S	
Del	Armstrong	Linda	Roye	Liz	Bergeron	Mari	Basco	
Audra	Custodio	Risë	Ryan	Alexander	Dutra	Sophia	Basco	
JIMEKA	CALDWELL	Oscar	Balaguer	James	Hewlett	Aruna	G	
Soukinda	Phothong	Anne	Williams	Marisa	M	Maria	Calderon Carnica	
Lisa	Farrar	Teresa	Rose	Florencio	Corona	Laura	Daniells	
Shawn	Natt	Cheryl	McDonald	Ethan	T.	Michelle	Villegas	
Anhbang	Tonthat	Karen	English	Carrie	Schloesser	Sonia	Cueva	
Charles	Weber	Colin	Tempelis	Angelynn	Shaw	Manya	Gilliam	
Ed	M	Morgan	Morrissey	Amy	Shettlesworth	Rosalyn	Williams	
Richele	Cooley	Belen	Garcia	Maris	Wagener	Stephanie	Lopez	
Deb	Harms	Heather	Bratt	Deborah	Condon	Lynda	Tanaka	
Cindie	Cerda	Quincy	Stivers	Cory	Wyatt	Karen	Bartells	
les	north	Leslie	Foree	Louise	Gray	Terria	Bennett	
Laurie	schram	Mary	Coldren	Todd	Vatalaro	Christina	Tsao	
Joann	Tafoya-Perry	Maria	Lopez	Roxanne	Moger	Conor	Richards	
Terrie	Gordon	Evelia	Barrios	Janis	Heple	Celeste	Garden	
Kimberlee	Petersen	Jacqueline	DeLu	Judith	Poxon	Aimee	Mckin	
Amritpal	Brah	Gwendolyn	N	Tara	Zielenski	Karyn	Najera	
Sule	Sabir	Amy	Wall	Pak	T.	Leonela	Carriedo	
Michele	Martin	Stefanie	Thibedeau	tim	kalmer	Barbara	Brand	
Jon	Erwin	Dawn	Ramirez	Lauren	Brown	Veronica	Hernandez	
Laverne	H	Venkat	Kishore	Travis	Brown	Katherine	Donaghy	
Nita	Khushal	Raj	Kumar	Lori	Blair	Meghan	Starr	
Babatunde	Ajayi	Srilatha	Moturi	Michael	Bevens	Lisa	McKee	
Lydia	Lofton	Jenifer	Dawson	Su	Carma	Tracy	Ocampo	
Sanjay	Thornton	Charles	Wilkes	Lauri	Ponzelli	N	Holmes	
Rishi	Chilmakuri	Brittany	Harper	Frankie	Placeres	Kim	Dillon	
Adi	Parekh	Christopher	Hira	Elizabeth	Savin	Nora	Orozco	
Emma	Bartle	Sam	Reynolds	Jan	Petrides	Julia	Bugarin	
Walt	D	Priyanka	Hira	Dawn	Fischer	TERRANCE	MITCHELL	
Doug	Zawodny	Nishant	Sinha	Amador	Rodriguez	Tamara	Geary	
Ruth	Zawodny	Juuhi	Sinha	Angela E.	Hearing	Chrys	Raiford	
Kathleen	Ford	Sruthi	Aitipamula	Rosie	Yacoub	Makayla	Davis	
maleta	forsyth	Kishore	Chakker	Amedee	Brickey	brian	d	
Marci	Wulff	Lauren	N	Steven	Cvitanov	June	Fong	
Rachel	Genus	Mahaboob	Mulla	Carolyn lymn	Lyman	Jack	Hsiao	
Dora	Noegel	Sheeba	Afroze	Caglar	Caglayan	Alex	Attarian	
Debra	Roberts	Sai Joshna	Konduru	Gabriela	Rosales	Nichole	Johnson	
Jigish	Parikh	Rahul	Solipuram	Paul	Barth	Ruth	Young	
Richard	Vidal	Tarandeep	Singh	Jon	Courtway	Justin	Chan	
Naomi	Vidal	Shelly	Anand	Kent	Lacin	Howard	Knudsen	
Melissa	Bartholomew	Arman	Dhatt	carolyne	waller	Tracy	Youngstedt	
Toula	Clubb	Shiva	Kongari	Sarah	Soroken	Kepta	Mitchell	
Bianca	Newman	Mohan	D	james	lathrop	Jann	Nichols	

John	Bartle				Martha	Lathrop		Sterling	Royal	
Eloisa	Gomez		Terrence	Leveille	Mary	Komure		Christina	Berger	
sonia	bugarin		Emilie	Banuelos	Christiana	E.		Julie	Ray	
Gabriel	Rodriguez		Bailey	Armstead	Osita	K		Jacqueline	Fields	
Anastasia	Bartle		Rajwinder	Malhi	Fred	Nagao		Luree	Stetson	
Jasmine	McKelvey		Rose	Porras	Sonja	Hansen		Mark	Buchholtz	
Peggy	P		Harinder	Kaur	Rose	Nagao		Patsy	Sandlin	
Pearl	Stoll		Harvinder	Kaur	Tracy	Nagao		Joy	Smathers	
Supriya	Patel		Angelina	Rosales	Michael	Gerard		Francisca	Llenas-Rossi	
Rebecca	Roseman		Isabella	Pena	Allison	Nagao-Dutra		Robert	Rossi	
Melinda	Asuncion		Sundeeep	Thandi	Nan	Stubenvoll		Damayanti	Romero	
Charles	Thomas		Lori	Hendrix	Elizabeth	Durrer		Jeffrey	Peterson	
Mandeep	Kaur		Poopak	Raisdana	Soumen	Sarkar		Corrie	Galvan	
Sarah	Monk		Kaley	Juanitas	Antonio	Pereira		Monica	Vazquez	
Malini	Patel		Ann	Kohl	Carmen	Pereira		Nancy	Olsen	
Patricia	Johnson		Meredith	Moreno	Del	Tura		Lena	Hsieh	
ROGER	Smith		Janelle	Arsich	Alta	Tura		Maria	Cheng	
Judy	Dickinson		Barbara	Dvorak	Joan	Duwve		Kate	Lenox	
Hayden	Hein		Suzanne	Moreno	Deanna	Daly		David	Yeo	
Jenny	Mital		William	Myers	Joaquin	gomez		Heather	Provence	
Janette	McDaid		Alexandria	Burgess	Cathie	LaZier		Rita	Patel	
Janice	Dusdale		Jaquelyn	Rockney	D J	Sutton		Susie	Chung	
Haley	Hein		Christina	Parker	Janice	Abe		Corrine	Root	
Harrison	Hein		Katherine	Biala	Mark	Chism Sr		Tracy	Agee	
Valerie	Weekly		Cara	Mason	Ruth Michele	Katic		Laura	Epperson	
Jessica	Nishida		Dom	Cardinale	Kathleen	Halvorson		Andrea	Koch	
LAURIE	HELLER		M.	Shah	Andrea	Willey		Amber	Dray	
Susan	Teranishi		P.	Shah	Prabhjeet	Mangat		Hugues	Guazelli	
Virginia	Crother		Gayle	WALLS BURNS	Barbara	Graichen		Carol	Turgeon	
Catherine	Barratt		William	Kokke	Roberta	Woodall		Hudson	Hein	
Anne	Barratt		Andrea	Davis	John	Woodall		Jovie	Meszaros	
Tom	Ryan		Alicia	Lockwood	Tom	Beede		Dominique	Bellow	
Dawn	Whitney		Chhayna	Roth	Shephali	Patel		Matthew	Gawlick	
Tyler	Cote		William	Hatrick	Kristy	Venrick-Mardon		Bennae	Dillingham	
Ryan	Cote		Christina	Cervantes	Jordan	Leigh		Luisa	Rodriguez	
Susan	Cote		Olivia	M	Mihir	Katyal		Kathryn	Macias	
Holly	McKelvey		Marie	Imwinkelried	Tanay	Parikh		Martha	Maltz	
Rose	Froling		Nancy	Juarez	Teresa	Atkinson		Ashlynn	Blackshire	
Emily	Norboe		Ed	Jahan	B Teri	Burns		Krister	Holmberg	
John	Whitney		Danielle	Shelton	Robert	Sieglitz		Muriel	Strand	
Rebecca	Bao		Craig	Sanchez	Carrie	SIEGLITZ		Jessica	Shevlin	
Susan	Moline		Paulo	Reyes	Liane	Quirk		Robert	Hester	
Michael	Moline		Essie	Pease-Price	Wrushasen	Dakhane		Emily	Hester	
Claire	Basco		sean	wendland	Donald	Taylor		Steve	Korvink	
Shiela	A		Leah	Abate	Feng-Chiao	Su		Angel	Chan	
Geetha	Srinivasan		chelsea	hart-connor	Eric	Ross		Richard	Yee	
Pamela	Davis		Lisa	Geren	Rishi	Chilmakuri		Kenya	Sutton	
Alex	Brooks		Tina	Cota	Amal	Johnson		Julia	gomez	
Mary	DeRose		Karen	Jacques	Monika	Katyal		Laura	Rosenheim	
Errol	DeRose		Cathy	Cox	Jessica	Vroman		Sharon	Holstege	
Laurie	Pasion		Kristene	T	MICHAEL KEV	MCRAE		Michelle	Modic	
Lori	Millett		Jason	Losoya	William	Colston		Kari	Chism	
Diana	Emerson		Sheri	Rodda	Priya	Dakhane		Courtney	Cucchi	
Dab	Meier		Yulia	Losoya	Randy	Smith		Sonia	Carrasco	
Amanda	Burnitt		Kim	Stiles	Sheena	Santos		Mary	Bennick	
Therese	LaBriola		Paula	S	Rajdeep	Ranade		Tanya	Carter	
Kalpesh	Tailor		Pamela	Samonte	Raj	Ranade		Agnieszka	Guazelli	
Delia	Reynoso		Matt	Floro	Muhammad	Afzal		Ardis	Pauly	
Susan	Quirarte		Brenda	Davis	Naima	Afzal		Sidra	Pauly	

Alexandra	Webb		Loreto	Bravo		Byron	Tucker		Lisa	Corr	
Hamlet	Medina		Anika	May		Ann	Schuyler		Jeannine	Henderson	
Johanne	Medina		Marisa	Iau		Marya	Liberty		Jessica	Lutzker	
Ulysses	Early		Oliver	Yu		Debra	Banks		Francesca	Bjurstrom	
Anthony	A		Lori	Maramag		John	Winn		Laura	Benton	
Anyonio	A		Scott	smith		Ronald	Maertz		Kimberly	Laret	
Gabriela	Alvarado		Linda	Sakona		Sanjay	Mengi		Juliane	Vieira	
Darshana	Shah		Rebecca	Holley		Jackie	Va		Andrea	Knox	
Sharon	O Donnell		Mira	Dash		Kerri	Smith		Lori	Espinosa	
Murari	Shah		Stacey	Scarborough		Sean	Wirth		Julie	Quigley	
Anita	Nagin		Michelle	Hathaway		Sara	Rosen		Rachel	Songer	
Kristin	Ekejiuba		Elmo	Orlino, Jr		Lynn	Lenzi		Lindsay	Wicklund	
Sunita	Nagin		Gigi	Hernandez		Krystal	Kwong		Lauren	Binger	
Maureen	Mapes		Andrey	Mikhailitchenko		Kyleigh	Johnson		JO	S	
Mary	Ingram		Tina	Jagpal		Maritza	Llorens		Hope	Gawlick	
Martin	Burnett		Karrie	Sequeira		Stina	Va		Ginger	Hilton	
David	Burnett		Anita	Dash		Peggy	Jenkins		Michelle	Stafford	
Abhishek	Rai		Carly	Fessler		Bryan	Burnitt		Jodi	Davids	
Clyde	Smith		Michael	Fessler		Ishita	Pathak		Amanda	Ramos	
Caitlin	Carlino		Gurkamal	Jagpal		Katie	Starr		Emily	Mills Ko	
Hunter	Bart		Breanne	Andreadakis		Rishi	Pathak		Melanie	Guenette	
Cindy	Burger		Hosanna	Wendt		Claire	Ramaley		Amy	Angove	
Helen	Brewer		Lauren	Lo		Rose	OGRADY		Jacquie	Walrond	
Karen	Karasinski		Paulette	Cardinale		Kelly	Clack		Lila	Mclver	
RESHMIKA	Singh		Bill	Hardin		barbara	dugal		sharon	Ballestero	
Stan	Deutsch		Cynthia	Hardin		Urmila	Parekh		Diana	Craig	
Raymundo	Ortega		Brandi	Denecochea		Bharat	Parekh		Joaquin	Murrieta	
Jim	Boule		Matthew	Young		Jill	Race		Silvia	A	
Robin	Jenkins		Rechilda	Orlino		Mel	Wilson		Kristin	Dockter	
Stacey	Gustafson		Carmen	Lugo		Jatin	khandwala		David	Grandstaff	
Cathy	Powell		Megan	Tassano		Smita	khandwala		Sara	McConville	
Mona	Wood		Kimberly	Cardinale		Karina	Chao		Brian	Kiley	
Nancy	Landers		Elora	Negose		Jennifer	Manzo		DAVID	ROSS	
Pamela	Schneider		John	Cardinale		Ed	Christe		MARTIN	KOLKIN	
Julie	O		Joe	Denecochea		Denyse	Simpson		Emilia	Jankowski	
Toni	Coleman		Christy	Yee		David III	Basco		Ell	S	
Camren	Coleman		Carolee	Burse		Carol	Leuenberger		Nina	Thomson	
Peggy	Eyres		Clarissa	Engelbrecht		Heather	Heather McGill Noble		Mark	Gathings	
Ravin	Patel		Izak	Engelbrecht		Martine	Carlton		Elisabeth	Pray	
Jayden	Chan		Meagan	Myhre		Julie	Oliver		Joan	Ellis	
Felicia	Rbyr		Traci	Canfield		Ray	Rozema		Aviva	Burmas	
Kaitlin	Chan		Jennifer	Pirani		Michael	Frayne		Kevin	Park	
Jason	Chan		John	Tassano		Betty	Cooper		Roxanne	Park	
Paris	Coleman		Sandi	Tassano		Pat	Schink		Aneet	Kaur	
Lana	Chan		Manuel	Munoz		Vicki	Updyke		Tiffany	Ballard	
Leo	Chan		Salvador	Ordonez		Elaine	Ashton		Vanessa	D	
Christopher	Chan		Virginia	Ordonez		Seema	Kakar		Cayden	Coleman	
Shaan	Merchant		Jonathan	Williams		Satish	Shah		Adele	Logsdon	
Jessica	Block		Debi	Nishimoto		Danuta	Drozdowicz		Alfred	Lim	
Ashlee	Patel		Diane	Duckett		Lilam	Shah		G.	Orozco	
Kimberly	Wiley		Alexis	Rivera		Robin	Holzhauser		Viswanathan	Srinivasan	
Kiran	Phani		Florencio	Rivera		JONATHAN	CLARK		Matt	Williams	
VENKATA	NULI		Toni	Ward		Robert	Burness		Debra	Prell	
Janel	Carrejo		Daniela	Mosquera		Donald	aron		Lisa	Hershey	
Aimee	Wells		Adela	Carrasco		Pinkie	P		Alex	Petrides	
Jeff	Pawelczyk		Sharon	Dobbins		David	Harlow		Les and Anita	Harper	
Meena	Basi		Danielle	Davis		Barbara J.	Hopkins		BRENDA	Borge	
John	Eick		Shannon	Rexin		Susan	S		karen	Cassidy	
Dana	Pinkerton		Sidney	Scarborough		Colin	Urmson		Douglas	Snell	

Shelly	Pinkerton	Erin	Burrise		Michelle	Steffler		Case	Butterman	
Emily	Schwab	Jenna	Gonzales		Aimee	Staats		Jan	Schori	
Carol	Jaworowski	Fatima	Fareedi		Dale	Steele		Susanne	Smith	
John	Eick	Michael	Covey		Molly	Shea		Rick	Dow	
Dean	Reeday	Sudheer	Yerabati		Sheila	Harrington		David	Ingram	
Ken	Worman	Bill	Rounds		John	Koster		Jason	Sample	
Malgorzata	Zurowska	Sarah	Powell		Bruce	Forman		Kaitlin	Karnofsky	
Tina	Stiles	Ramya	Sarveshwar		Warren	Truitt		Jacquelyn	Donahue	
Louise	Gray	John	Quilici		Luis	P		Brenda	Drumm Kidd	
Lori	Mesirow	Celyn	Pineda		Loren	P		Gretchen	Smith	
Michael	Tscheu	Manpreet	Brar		Raymond	Luong		Lynne	Randolph	
Daniel	Pellissier	Amador	Rodriguez		Parm	Shahi		Christina	Eick	
Lukhy	Nagra	Dharma	Subramanian		Terri	Hale		Crystal	Blue	
Preet	Nagra	Mary	Rago		Eric	Johnson		Nora	Myer	
Richard	Koski	Sachin	Patel		Shay	Pewitt		Selah	Schoech	
june	livingston	Mayra	Pabon		Yvonne	Rodriguez		Manpreet	GILL	
Rita	Donahue	Mike	Savino		Monica	Sanchez		Anthony	T	
Cindy	Leverone	Pamela	Lindell		Teresa	Ortega		Hiren	Patel	
SCOTT	LEVERONE	Conrad	Paterno		Cecilia	Rim		Breanna	Myres	
Paulette	Packard	Qiuyue	Peng		Alec	Craig		Laraine	Thomas	
Shane	McDaid	Weibang	Feng		Shirley A	Jones		penny	cashen	
Gerald	Linker	Yunjing	Feng		Nancy	Tinajero		Tan	Nguyen	
Victoria	Blake	Elizabeth	Harrington		Chris	Brown		Linda	Finkas	
Kathy	Breese	Alexandra	James		Sara	Stephens		Elizabeth	Reyes	
Antoinette	Beltrand	Frances	Cobarrubio		Kate	Riley		Nguyen	La	
Mary Elizabeth	Irons	Adrianne	McMillan		Betsy	Weiland		Clifton	Edwards	
Daryl	Rice	Vicki	Pearson-Rounds		Nora	McCaleb		Smitha	M	
Michael	Campbell	Bob	Dickinson		catherine	frankeberger		Suresh	Mathrakott	
John	Mannix	Jason	F.		James	Pachl		Surinder	Brar	
Rowena	Loyola	Maha	Hajmeer		Judith	Lamare		Archana	Maniar	
Tanya	Mannix	Imad	Basheer		Ruth	Zawodny		Arti	Parikh-Patel	
Helena	Fitch-Snyder	Dustin	Moore		Connor	Goicoechea		Rebecca	Bolton	
Karne	Frost	Leon	Carson		Linda	Vannucchi		John	Saras	
Lori	DeMarco	Marcella	Mayo		Thomas	Bowers		Priti	M	
Mark	DeMarco	Lisa	Sanchez		Teresita	Mclivenna		Daniel	Olivares	
Barbara	Koski	Lisa	Phenix		Michael	Kennedy		Kadie	Gillis	
Barbara	Walter	Kelly	Cullity		Benny	Lorta		Neena	Goyle	
Beverly	Brooks	Kathy	Kayner		Joyce	Lorta		Reena	Mengi	
Sheila	Snyder	Suzanne	Morrissey		James	Abbott		Michael	Bugarin	
Debra	Anspaugh	Diane	Hovey		Brian	Thornton		Rosina	Bugarin	
Hillary	Neumeister	Trudy	Ziebell		Elizabeth	Riddlesmith		John	Romero	
Lynne	Campanale	Sean	Hutton		Rosita	QUENGA		Cynthia	Romero	
Kathryn	Learned	Natasha	Vocelka		Yvonne	QUENGA		Sampda	Sharma	
Stacie	Sherman	Christopher	Mazzarella		Patsy	Lobotzke		Neelam	Bhambore	
Anne	Bosco	Linn	Hom		Toni	Coleman		Wayne	Bennett	
Steve	Bosco	Alisha	Berthelot		Paul	Hammon		Amy	Edwards	
Larch	McNeill	Sandra	Bertoux		Lisa	Hammon		Rani	C	
Lynda	Kleinman	Daniel	Paiz		Elise	Hellwig		Amy	Sandhu	
Mark	Williams	Joe	Settanni		Cindy	Lutz		Gurdeep	Sahota	
Lisa	Williams	Lisa	Wuriu		Samantha	Wang		Biran	Atwwl	
Laura	Warren	Robert	Ray		Serita	McPherson		Navneet	Sahota	
Lynn	Brooks-Duarte	Ricky	Pappan		Marcie	Griffin		Kamlesh	Grewal	
Lauren	Smith	Richard	Rethford		John	Wang		Sher Himmat	Gill	
Elise	Kennedy	Bambi	Rethford		Jean	Wang		Anup	Nagin	
Kathleen	LaForce	Allyson	Trethewey		Andrea	Szontagh		Manpreet	Brar	
Marleen	Johnson	SUSAN	TITUS		Myrna	rudman		Palminster	Maheru	
Lenny	Dingwell	Leslie	Haglan		Christopher	Scott		Sally	Alden	
Donna	Vu	Shannon	Desmarais		RaeAnna	Scott		Audrey	Fu	
Jan	Gyore	Wayne	Watts		Nikujna	Patel		Christy	Kaye	

Jean Marie	Buckles		Lynette	Vertrees		Sheri	Kuslak-Meyer		Melanie	La	
Harold	Schneider		Jeffrey	Phillips		Melanie	Herman		Debra	Ryan	
Cynthia	Rechtschaffer		Margarita	Chavez		Mark	Baker		Holly	Hein	
Arlete	Hodel		Stephanie	Baker		Sheena	Zabriskie-Mahon		Sirisha	Nemani	
Russell	schauer		Mackenzie	Hollender		Anna	Germany		Ona	Saras	
Karen	Linnes		Lina	L		John	Germany		Emily	Finch	
Bonita	Pesely		Charles	Dalldorf		Teresa	Lavelle		Paul	Hein	
Jeannette	Lieber		Susan	Wigley		Laraine	Thomas		Rajan	Merchant	
Cindy	Friday Beeman		Faith	St John		AJ	Kawasaki		John	Burke	
Steven	Mcllvenna		Joel	Leong		Janell	Kawasaki		Sara	Henderson	
Mary B.	Nelson		Kathy	Van Liefde		Judy	Lim		Ethan	Miramontes	
Derek	Gordon		Bekka	Rosenbaum		Justin	Alves		Ty	Miramontes	
Pam	Gordon		Seema	Patel		Stacy	Rhodes		Larry	Miramontes	
joseph	yaeger		Chris	Lawrence		Nicholas	Rhodes		Laura	Miramontes	
Fabian	Lara		Melissa	Manzo		Shar	Rhodes		Libby	Crawford Bennett	
Monika	Katyal		Paul	Messier		Gerald	Saucer		Ann	Burke	
Karen	O'Haire		Maureen	Messier		Melissa	Fogarty		Dana	Benedetto	
Patricia	Rouen		Hitesh	Parekh		Arlene	Reyna		Cierra	Ramirez	
Melissa	Brown		Dipali	Gohil		Chris	Allen		Ellery	Kwek	
Alison	Shepherd		Steve	Schweigerdt		April	Allen		Emilie	Moriswala	
DoLee	Spurgeon		Stephen	Nunes		Corinne	Gartner		Diana C	Wood	
Sherry	Gerard		Suzan	Nunes		Carol	Marque		Shelly	Scott	
Kevin	Lopes		Carroll	Wunsch		Michael	O'Sullivan		Mary Tess	Johnson	
Carl	Salmonsens		Barb	Shadof		Sue	Addington		Jaymie	Moralez	
William	Templin		Edward	Arguijo		Ron	Addington		Eboni	Young	
Mike	Tanforan		Rodney	Wong		Allie	Cajigas		Ezra	Roati	
Lilia	Hogan		Meredith	Dempsey		Ashley	Cajigas		Justine	Bradley	
Caroline	Esguerra		Robert	Rosenbaum		Lisa	Boyle		dena	rach	
mary	alexander		Roslyn	Bell		Neema	Mazi		Judith	Breton	
Elesia M	Joyner		Megan	Ordonez		Brandon	Castillo		Rohit	Joshi	
Heather	Fargo		Thomas	Matoff		Josh	Harmatz		irsh	shaikj	
Susan	Herre		Jay	Shukla		Jacob	DeRusha		Raman	Dhillon	
Alexandra	Reagan		Bhumika	Shukla		James	LeDoux		Harriet	Steiner	
Edith	Thacher		Luz	Lim		Ralph	Propper		Laurie	ten Hope	



NNCC
NORTH NATOMAS
COMMUNITY COALITION

Advocating for a thriving, inclusive North Natomas where quality of life meets opportunity for all.

November 14, 2025

Honorable Kevin McCarty, Mayor
Honorable Members of the City Council
Ms. Cheryle Hodge, Principal Planner
Mr. Matthew Aijala, Assistant Planner

Re: Airport South Industrial Annexation (P21-017)
North Natomas Strong Community Opposition to ASIP as Proposed

The North Natomas Community Coalition (NNCC) is a community-based group consisting of residents from various neighborhoods and homeowner associations (HOAs) in the North Natomas area.

NNCC's purpose is to evaluate planning applications and proposals, and then provide comments to our elected representatives, Community Development Department, and developers. NNCC's charter is to advocate for a thriving, inclusive North Natomas where quality of life meets opportunity for all.

The Airport South Industrial Project (ASIP) was discussed at NNCC's October 8, 2025 board meeting. The member representatives voted unanimously to OPPOSE the Airport South Industrial Project, as proposed, for three primary reasons.

The project is entirely inconsistent with the the mission and vision of NNCC to IMPROVE the quality of life in North Natomas,
There has been inadequate effort by the city, or the developer, to engage with the community to discuss potential adjustments to the project that would reduce the most egregious project impacts, and
There are many concerns and unanswered questions regarding ASIP.

NNCC Request to City Council

We appreciate that the City Council has scheduled 2 meetings to discuss the ASIP project. However, these two meetings appear insufficient to address the many remaining questions and to substantively engage the residents and businesses that will be impacted by this consequential project.

Therefore we respectfully request that the Council:

- 1) Defer voting on ASIP until these questions are addressed.
- 2) Direct the staff to be more directive in desired uses (ie, employment centers; non-toxic/explosive manufacturing, etc.)
- 3) Do not approve ASIP as submitted. The current project is incompatible with a thriving Natomas community. Even though we believe there is sufficient justification to deny the project, we believe there are conditions that could be added to make it less objectionable.
- 4) Condition approval of the project that the applicant meet directly with the community and key stakeholders in a collaborative meeting(s) facilitated by NNCC regarding schematic plan and design lay-out in order to reduce impact to the Westlake community.

Below are NNCC's outstanding concerns and questions.

Concern #1: The ASIP Project and City's Review Process Disregards the North Natomas Community Plan

The NNCC's reference document for evaluating project applications is the North Natomas Community Plan (NNCP). This plan is significant because it was an inclusive process that resulted in a visionary document for North Natomas (see details below*).

Our members understand that situations change and plans are moderated. However, we assert that wholesale changes should be made thoughtfully and with a city directed vision, rather than yielding entirely to the desires of developers and not addressing community concerns.

Concern #2: The North Natomas Community Plan Should be Updated Before Voting on ASIP

The approval process is backwards. Before radically changing the character of North Natomas forever, the city would benefit from engaging the community and interested stakeholders in a new planning process that results in an updated vision and then entertains development consistent with that vision.

Alternatively, at a minimum, the City should create a facilitated process with the community to reduce the negative project impacts. We want to bring to your attention two dynamic stakeholder processes that could be modeled for ASIP. The first was the Panhandle project at Del Paso and Sorrento Roads, which included annexation and housing developments, and the second was for a Raley's shopping center at the former Capital Nursery on

Freeport Boulevard. Both are examples of engagement by the community, developer, Planning and Design Commission, and City Council in discussions to find common ground to mitigate adverse impacts before final approval.

Concern #3: Community Questions Remain Unanswered

As NNCC members analyzed the proposed ASIP, we identified many unanswered questions. Examples include:

- Where in the City's General Plan and in NNCP does it call for 450 acres of large industrial warehouses to be built in residential neighborhoods and adjacent to schools?
- Where is the economic analysis to justify the need for more warehousing outside of Metro Air Park (MAP) given that MAP is the master-planned business park designed for logistics and distribution centers for its proximity to the Sacramento International Airport?
- Why doesn't the staff report fully analyze Parcel 8? It's a critical parcel due to its location – it's directly adjacent to Paso Verde School and Westlake residential area. Parcel 8 is included in the annexation. However, it is not part of the proposed development, PUD guidelines, or EIR. If the property owner of Parcel 8 decides to pursue development in the future, how will review be handled? Will a new or revised EIR assess its impact? Will the community have input into the parcel design or mitigation of potential impacts?
- Why is there no discussion of the types of jobs provided by warehouses that tend to be transitory and low paying? Has the city considered conditioning the ASIP uses to be employment hubs rather than warehouses?
- Is MAP being utilized to its highest levels to support the airport?
- Why does MAP include plans for an 18-hole golf course, hotel and retail uses if there is high demand for warehouse use?
- Why doesn't the EIR and the City take into account, and as shown on the Buzz Oates real estate web site and the Greater Sacramento Economic Council web site, that of the 1,900 acres in the Park, MAP still has 1,320 acres of fully-entitled, with completed environmental mitigation, ready for immediate development?

How does this fit into the applicant's assertion that there is a scarcity of large logistics sites in the region?

- Throughout our review, NNCC members struggled to see how such a massive warehouse project could be made compatible with homes and schools:
 - Why does the staff report refer to the project as light industrial and highway commercial development when the applicant has proposed to construct and operate 6 million square feet of industrial warehouses next to homes and a school? This will bring an increase of large diesel semi-trucks, and hundreds of truck trips a day, that are a major source of air pollution, increased health risks, traffic congestion, environmental degradation, and increased noise levels.
 - Why does the staff report discuss compatibility with the Sacramento International Airport and not with existing neighborhoods, its residents and the school? The proposed warehouses are within the overflight zones, which restricts certain land use developments for health and safety purposes. The City's General Plan and NNCP lay out compatible siting and balancing residential, office, commercial, industrial, civic and open space areas. Nowhere in the land use classifications is there a call for six million square feet of warehouses in neighborhoods and adjacent to schools.
 - Why doesn't the staff report address how six million square feet of warehouses will change the neighborhood character and create negative and dangerous effects to the schoolchildren and residents?
 - Why doesn't the staff report discuss the type of allowable uses and purposes of the warehouses? Without conditioning uses, stored goods might be inflammable and/or toxic and could be dangerous to the surrounding residents, school, and businesses.
- Why doesn't the staff report consider energy and water intensive uses such as data centers and its impact on city rates for water and electricity, as well as adequate availability?
- The staff report states the applicant will construct a roundabout at the northeastern edge of the property along South Bayou Way to prevent truck traffic from heading towards the residential neighborhood of Westlake. Why is there no mention that emergency vehicles and fire

front Bayou Road, it is a two-lane road and street parking is allowed. There is no discussion of how semi's will be kept out of the neighborhood. This is problematic due to safety risks for walkers and cyclists, causing road and infrastructure damage and traffic disruptions.

NNCC respectfully urges you to take into consideration our concerns and questions in your deliberations for this project that will have enormous and lasting impact to North Natomas, Westlake community, and Paso Verde School.

Respectively,
Lynn Lenzi
President, North Natomas Community Coalition

* Background on NNCP

The NNCP is the product of over 10 years of work by many individuals and groups which made up the North Natomas Working Group (that included North Natomas Landowners Association and other property owners, developers, ECOS, Natomas Community Association, and City Planning staff), Sacramento City Council, City Planning Commission, and the North Natomas Management Committee "working in a consensus-building process" and establishing planning principles.

The NNCP was adopted by the City Council (Resolution No. 94-259) on May 3, 1994.

The result of this comprehensive and inclusive process is a blueprint for future Natomas development. The NNCP:

- * Envisions "a new urban form that includes a well-integrated mixture of civic, residential, commercial and employment uses,..."
- * It outlines the shared vision of officials, developers and its citizens, of goals and policies on how the City will approach growth,
- * It articulates actions to achieve this shared vision, and
- * It ensures development is consistent with community priorities and values of preserving the natural environment to benefit residents as well as the existing plant and animal species.



SIERRA CLUB
MOTHER LODE



July 29, 2025

Mayor and City Council
City of Sacramento
915 I Street
Sacramento, California 95814
Via email

Re: Deficiencies in Analysis and Mitigation for Protected Species in the Final Environmental Impact Report for the Airport South Industrial Project

Dear Mayor McCarty and Members of the City Council:

This letter summarizes the deficiencies in the Final Environmental Impact Report for the Airport South Industrial Project (ASIP) as it relates to the Swainson's Hawk (SWHA) and Giant Garter Snake impacts, and the Natomas Basin Habitat Conservation Plan (NBHCP). We are quite alarmed that the City is on track to dismantle the Natomas Basin HCP. This letter speaks to the deficiencies in the City's evaluation of impacts of the project on Swainson's Hawks.

1. The City is not complying with the Natomas Basin Habitat Conservation Plan Implementation Agreement, § 3.1.1 and § 3.1.1(a) which includes the following requirement:

"(a) Because the effectiveness of the NBHCP's Operating Conservation Program is based upon CITY limiting total development to 8,050 acres within the CITY's Permit Area, and SUTTER limiting total development to 7,467 acres within SUTTER's Permit Area, approval by either CITY or SUTTER of future urban development within the Plan Area or outside of their respective Permit Areas would constitute a significant departure from the Plan's Operating Conservation Program. Thus, CITY and SUTTER further agree that in the event this future urban development should occur, prior to approval of any related rezoning or prezoning, such future urban development shall trigger a reevaluation of the Plan and Permits, a new effects analysis, potential amendments and/or revisions to the Plan and Permits, a separate conservation strategy and issuance of Incidental Take Permits to the permittee for that additional development, and/or possible suspension or revocation of CITY's or SUTTER's Permits in the event the CITY or SUTTER violate such limitations."

The City staff is scheduling the approval of the zoning and prezoning prior to obtaining the necessary Incidental Take Permits in direct violation of the provision quoted above.

2. The City previously developed beyond its permit area and obtained the required permits from the wildlife agencies for the Greenbriar project, now called North Lake. The City's FEIR does not use the same standards for ASIP mitigation that it used for the Greenbriar project. How can the ASIP mitigation program be considered "mitigating impacts to less than significant" if it does not meet the standards met by previous similar projects? Attached is the latest version of the California Department of Fish and Wildlife 2081 permit for the City's Greenbriar Project which includes description of the mitigation required.

- The mitigation program for Greenbriar preserves one acre of mitigation land in the Natomas Basin for each acre graded for the development.

- The mitigation program for ASIP allows mitigation to be 10 miles from edge of the Basin and in another county. Swainson's Hawks during breeding season in Natomas typically forage within less than 8-10 km (5-6 miles) of the nest site (E. Fleishman et al. "Space Use by Swainson's Hawk [*Buteo swainsoni*] in the Natomas Basin, California, *Collabra*, 2(1):5, pp. 1-12, " The majority of adult Swainson's Hawks traveled distances up to 8-10 km from the nest throughout the breeding season." P. 1). **The EIR's conclusion that foraging habitat outside this range is adequate mitigation to reduce impacts to less than significant is not based on substantial evidence.**

- The ASIP mitigation inappropriately counts detention basins, canal banks and freeway buffers as habitat mitigation; Greenbriar did not. This means the project doesn't mitigate for the loss of 136 acres of the habitat destroyed and then counts that 136 acres against the mitigation owed for the project impacts.

3. The ASIP EIR fails to consider how to protect the Fisherman's Lake/Lone Tree canal corridor in perpetuity for the benefit of the Giant Garter Snake, rendering the GGS habitat connectivity along this section of Lone Tree Canal (between Parcels 8 and 6, crossing Airport South Industrial Drive, on the west side of Parcel 5 and under the freeway) very substantially degraded. The canal borders detention basins with levees that are likely to be treated with rodenticides to prevent burrows. The EIR simply turns a blind eye to the problems for the federally protected GGS here, and fails to follow the standards already set in the Basin.

The Greenbriar and Metro Airpark HCPs preserved habitat along the Lone Tree Canal, and took other measures to protect connectivity within the Basin for Giant Garter Snake (GGS). The City of Sacramento adopted a 250 foot buffer along the east side of Fisherman's Lake south of Del Paso Road. These investments in the corridor's habitat values are now disregarded and devalued with the ASIP's lack of protection in an important section of the corridor.

Please refer to the attached 2081 permit for Greenbriar which documents the habitat preservation measures required of that project that lies outside the original NBHCP/MAP HCP permit areas.

4. There is no identification of Swainson's Hawk nesting habitat in the ASIP EIR and no mitigation for impacts on nesting habitat except for the protections against "take", i.e. routine preconstruction survey and nest monitoring if nest is found within one-half mile. ASIP construction and operation would impact nesting on adjacent NBC preserves and Bayou Rd, but

there is no consideration of how these impacts could result in the loss of these nesting sites for future breeding and what the consequences of such losses would be. In comparison, **the Metro Airpark HCP required 200 acres of nesting habitat be permanently protected for the loss of one nest site.**

The Fleishman study cited above noted that: "population-level recruitment may be associated equally if not more closely with availability of nesting sites than with the current distribution of land cover." In other words, these nesting sites are valuable for the maintenance of the Swainson's Hawk population in Natomas.

Attached Exhibits of documents from the Watt-EV EIR (located adjacent to ASIP) and Paso Verde School EIR (located adjacent to ASIP) demonstrate that nesting activity has been well documented on and/or near the project site and this habitat has been identified and considered in EIRs for other projects. Audubon Society and ECOS volunteers have documented nesting at one of these sites in 2025; it is south of the project area on NBC property next to Fisherman's Lake (see attached report). Their report includes observations of foraging on the project site by Swainson's Hawk and the fully protected White Tailed Kite.

The Natomas Basin Conservancy's monitoring report for Swainson's Hawk nesting sites in 2024 shows two nesting sites on or near the project site. These are not new sites and have been reported in prior years. The City's Manager for the EIR is also the Manager for the Natomas Basin Conservancy and NBHCP and, as a result, should be fully aware of these nesting sites and should have included assessment of impacts on these sites in the EIR. The City staff continues to claim that this site is not good habitat because it is next to the freeway and airport. To the contrary, it is good habitat, a remaining fragment of what once was in Natomas, at a critical location, both buffering and serving the values of the preserved habitat to the south. The EIR and independent biological assessments submitted in the record have identified the habitat as high quality.

3. The removal of 447 acres of agricultural land in the Basin is inconsistent with the Conservation Strategy of the NBHCP which relies on 15,000 acres of farmland remaining in the Basin outside of developed areas and wildlife preserves. Numerous previous comments on this EIR have well documented the critical importance of the remaining farmland to the performance of the Natomas Basin Habitat Conservation Plan. The County of Sacramento General Plan, Metropolitan Transportation Plan and Air Quality Plan all support the maintenance of agriculture in the Natomas Basin and buttress the NBHCP land use assumptions.

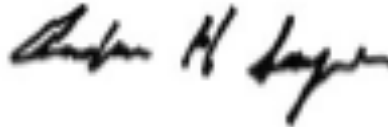
There are other deficiencies in the mitigation program for ASIP which would be corrected in the permit process, which should be the next step for this project.

We urge you to put this project aside until it has complied with the NBHCP and the EIR amendments are prepared to conform to the state and federal permit requirements for habitat mitigation. Please reply by email to jamesppachl@gmail.com.

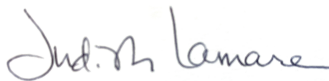
Sincerely,



James P. Pacht
Legal Chair, MLC Sierra Club



Andy Sawyer
Chapter Chair, MLC Sierra Club



Judith Lamare, Ph.D.
Friends of the Swainson's Hawk

Sean Wirth

Sean Wirth
Conservation Chair, MLC Sierra Club

C: Cheryle Hodge, City Growth Manager
City Clerk to be delivered on flash drive with attachments.

Attachments (some references are excerpted in this letter and available as full size documents from the City Clerk; they will be delivered to the City Clerk's Office on flash drive.)

1. Natomas Basin Habitat Conservation Plan Implementation Agreement, § 3.1.1(a)
2. California Department of Fish and Wildlife 2081 permit for the City's Greenbriar Project
3. Endangered Species Act incidental take permit for the Metro Air Park Project, p. 1
4. E. Fleishman et al. "Space Use by Swainson's Hawk [*Buteo swainsoni*] in the Natomas Basin, California, *Collabra*, 2(1):5, pp. 1-12).
5. The Natomas Basin Conservancy's monitoring report for Swainson's Hawk nesting sites, Figure 5, 2024 Report.
6. SMF Watt EV Project EIR, Figure 4, CNDDDB Occurrences (Dudek)
7. Paso Verde School DEIR, Natomas Unified School District, Exhibit 3.4-2, Location of CNNDDB Wildlife Occurrences within a 2-Mile Radius of the Project Site (AECOM)
8. McKenzie Hollander, Edith Thatcher, Laurie Ten Hope, "Recent Swainsons' Hawk Nesting and Foraging Sightings near the Proposed Airport South Industrial Project"

Attachment 1

IMPLEMENTATION AGREEMENT FOR THE NATOMAS BASIN HABITAT CONSERVATION PLAN § 3.1.1 and § 3.1.1(a)

3.1 CITY and SUTTER.

3.1.1 Limitation on Total Development in Natomas Basin and Individual Permit Areas. The NBHCP anticipates and analyzes a total of 17,500 acres of Planned Development in the Natomas Basin, 15,517 acres of which constitutes Authorized Development within CITY and SUTTER. (An additional 1,983 acres of development is allocated to the Metro Air Park project in Sacramento County under the Metro Air Park Habitat Conservation Plan and is analyzed within the NBHCP.) CITY agrees not to approve more than 8,050 acres of Authorized Development and to ensure that all Authorized Development is confined to CITY's Permit Area as depicted on Exhibit B to this Agreement). SUTTER agrees not to approve more than 7,467 acres of Authorized Development and to ensure that all Authorized Development is confined to SUTTER's Permit Area as depicted on Exhibit C to this Agreement). The Parties further agree:

(a) Because the effectiveness of the NBHCP's Operating Conservation Program is based upon CITY limiting total development to 8,050 acres within the CITY's Permit Area, and SUTTER limiting total development to 7,467 acres within SUTTER's Permit Area, approval by either CITY or SUTTER of future urban development within the Plan Area or outside of their respective Permit Areas would constitute a significant departure from the Plan's Operating Conservation Program. Thus, CITY and SUTTER further agree that in the event this future urban development should occur, prior to approval of any related rezoning or prezoning, such future urban development shall trigger a reevaluation of the Plan and Permits, a new effects analysis, potential amendments and/or revisions to the Plan and Permits, a separate conservation strategy and issuance of Incidental Take Permits to the permittee for that additional development, and/or possible suspension or revocation of CITY's or SUTTER's Permits in the event the CITY or SUTTER violate such limitations.

Attachment 2

California Department of Fish and Wildlife 2081 permit for the City's Greenbriar Project,
AMENDMENT NO. 1 (A Major Amendment) California Endangered Species Act
Incidental Take Permit No. 2081-2013-059-02-A1 Greenbriar Project Owner, LP
Greenbriar Development Project in Sacramento County
P. 2

(The full document will be available from the City Clerk.)

"To meet this requirement and in accordance with the Greenbriar Conservation Strategy, the Permittee shall provide for both the permanent protection and management of 529.75 acres of Habitat Management (HM) lands pursuant to Condition of Approval 9.3 below and the calculation and deposit of the management funds pursuant to Condition of Approval 9.4 below. A minimum of 142 acres of the Spangler HM lands shall be established as managed marsh. Permanent protection and funding for perpetual management of compensatory habitat shall be achieved in two phases. Phase 1 consists of establishment of the Moody (74 acres), Spangler (235.4) and Lone Tree Canal (28.3 acres) HM lands; and Phase 2 consists of establishment of the North Nestor (219.1 acres) HM lands. Phase 1 provides compensatory mitigation for 320 acres of permanent impacts, with up to 80 acres of temporary impacts, and Phase 2 provides compensatory mitigation for 190 acres. Permanent protection and funding for perpetual management of Phase I compensatory habitat, including restoration of the 28.3 acres of temporarily impacted Covered Species habitat pursuant to Condition of Approval 9.6 below, must be complete before starting Covered Activities, or within 24 months of the effective date of this ITP start of Covered Activities if Security is provided pursuant to Condition of Approval 10 below for all uncompleted obligations. Permanent protection and management of Phase 2 compensatory habitat must be completed prior to impacting the remaining 190 acres associated with Phase 2 or within 24 months of start of Phase 1 impacts 2 Covered Activities if Security is provided pursuant to Condition of Approval 10 below for all uncompleted obligations. "

Attachment 3

Endangered Species Act incidental take permit for the Metro Air Park Project, Feb. 21, 2002, p. 1 of 2. The full permit will be transmitted to the City Clerk's Office.)

"Prior to commencing any urban development on the covered lands, the permittee is required to transfer, to the Natomas Basin Conservancy (NBC), fees sufficient to purchase the 200- acre Swainson's hawk nest tree reserve. Proof shall be provided to the Sacramento Fish and Wildlife Office, that the fees have been provided to the NBC. "

Attachment 4

E. Fleishman et al. "Space Use by Swainson's Hawk [*Buteo swainsoni*] in the Natomas Basin, California, *Collabra*, 2(1):5, pp. 1-12), p.1. (The full report will be transmitted to the City Clerk's office.)

"ORIGINAL RESEARCH REPORT

Space Use by Swainson's Hawk (*Buteo swainsoni*) in the Natomas Basin, California

E Fleishman, J Anderson, B. G. Dickson, D. Krolick, J A. Estep, R. L Anderson, C. S. Elphick, D. S. Dobkin and D. A. Bell

We used satellite-based remote sensing to estimate home ranges for Swainson's Hawk, a species listed as threatened in California (USA), on its breeding grounds in the Natomas Basin (northern Central Valley, California) and to evaluate whether the species' space-use intensity (statistically derived density of telemetry locations) was associated with land cover, sex, reproductive success, or life stage of offspring. We differentiated seven classes of land cover--alfalfa, annually rotated irrigated crops, developed, grassland, orchard / vineyard, rice, and water. From 2011-2013, we fitted transmitters with global positioning systems to 23 adult Swainson's Hawks. We recorded a minimum of six locations per day per bird from spring through early autumn of each year. We used a fixed, bivariate-normal kernel estimator to calculate a utilization distribution at 30-m resolution for each life stage of each individual within each year. We used a linear mixed model to estimate the associations between intensity of space use and land cover, sex, and reproductive status. The majority of adult Swainson's Hawks traveled distances up to 8-10 km from the nest throughout the breeding season. Median seasonal home-range sizes in a given year ranged from 87-172 km². The association between intensity of space use and grassland was 50-139% stronger, and the association between intensity of space use and alfalfa 23-59% stronger, than the associations between intensity of space use and any other land-cover type. Intensity of space use did not vary as a function of sex, reproductive status, or life stage. Given our results and additional knowledge of the species' ecology, we suggest that reproductive success and, in turn, population-level recruitment may be associated equally if not more closely with availability of nesting sites than with the current distribution of land cover."

Attachment 5.

The Natomas Basin Conservancy's monitoring report for Swainson's Hawk nesting sites, 2024
Figure 5, 2024 Report. It identifies two nest sites quite close to the ASI project area.

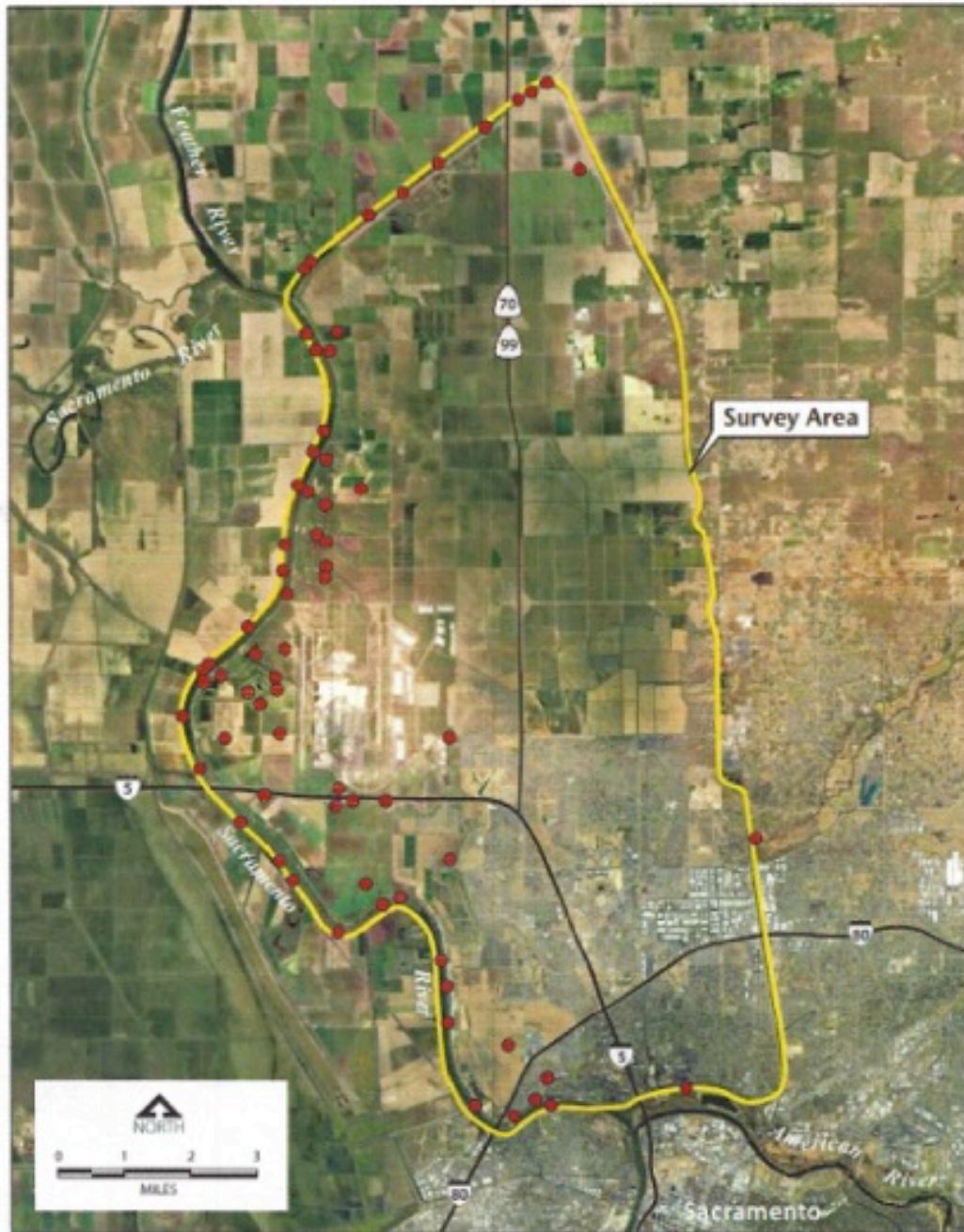


Figure 5
Active Swainson's Hawk Nesting Territories in the Natomas Basin, 2024

Attachment 6

SMF Watt EV Project EIR, Figure 4, CNDDDB Occurrences (Dudek). The project area referred to here is the SMF Watt EV project, located immediately west of the ASI project area. It identifies two nesting sites at the ASIP project area, signified with the number 9.



SOURCE: ESRI Imagery 2023, CDFW 2023, Open Street Map 2019

DUDEK  0 2,000 4,000 Feet

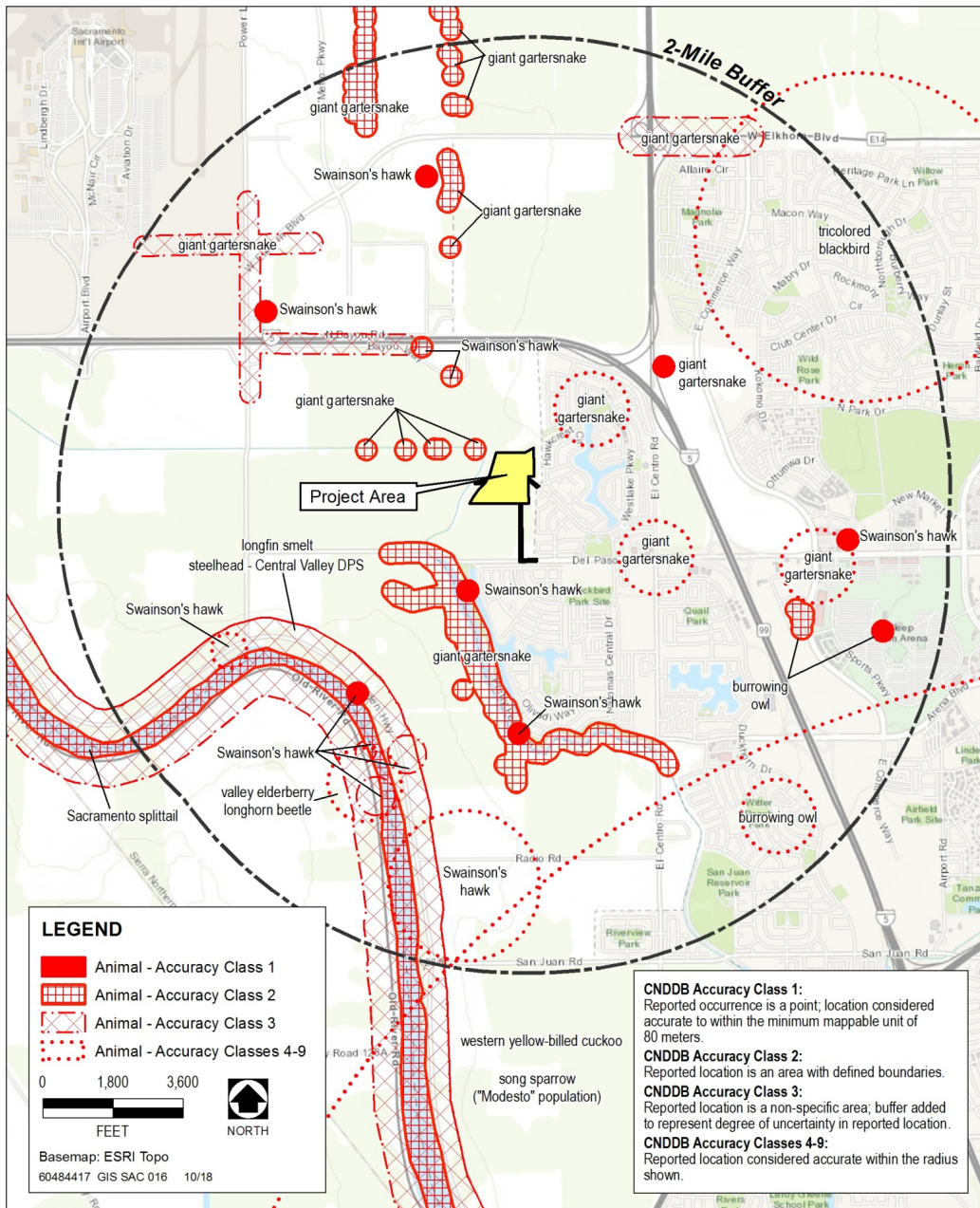
FIGURE 4

CNDDDB Occurrences

SMF Watt EV Project

Attachment 7

Paso Verde School DEIR, Natomas Unified School District, Exhibit 3.4-2, Location of CNNDDB Wildlife Occurrences within a 2-Mile Radius of the Project Site (AECOM), the Paso Verde School immediately south of the ASI Project area. It identifies two nest sites at the ASI Project area.



Source: CNDDDB 2018, adapted by AECOM in 2018

Exhibit 3.4-2. Location of CNNDDB Wildlife Occurrences within a 2-Mile Radius of the Project Site

Attachment 8

McKenzie Hollander, Edith Thatcher, Laurie Ten Hope, "Recent Swainsons' Hawk Nesting and Foraging Sightings near the Proposed Airport South Industrial Project" Photos are attached in original, which is attached to the email transmitting this letter.

July 28, 2025

Email to Friends of the Swainson's Hawk, friendsoftheswainsonshawk@gmail.com,

President, Sacramento Audubon Society, sacaudubonpresident@gmail.com,

Conservation Chair SacAudubonConservation@gmail.com

RE: Recent Swainsons' Hawk Nesting and Foraging Sightings near the Proposed Airport South Industrial Project

On July 9, 2025 and July 15, 2025, while bird watching, we had several sightings of Swainsons' Hawks (SWHA), both adults and juveniles, in the area between Bayou Way and Del Paso Rd in Natomas. The sightings are supported by photos.

July 9

At the corner of Bayou Way and Powerline Rd, a tractor was working in the field. A number of SWHA were circling. At one time we counted 11 in the air. We watched SWHA hawks diving and capturing prey in the field at the corner of Bayou and Powerline.

On Natomas Basin Conservancy land, northwest of Del Paso Rd and west of the canal that feeds Fisherman's Lake, are several trees. We identified an adult SWHA hawk in one of the trees as well as a nest with a juvenile SWHA hawk. We observed the adult drop off prey and saw the juvenile eating it.

Area of map according to Google maps: (38.6568177, -121.5610348)

July 15

At the corner of Bayou Way and Powerline Rd, a working tractor was again attracting SWHA hawks. Again we counted numerous SWHA hawks.

We returned to the nest north west of Del Paso Rd. The juvenile SWHA hawk was standing on the edge of the nest. An adult was nearby in another tree. The adult called numerous times, but did not approach the nest.

Note on Other Birds - On March 22, while birding along Bayou Way, between 3800 Bayou Way and Powerline Rd we saw a nesting red tail hawk and a white tailed kite. On these three visits to this area we have seen and heard 60 species of birds.

MacKenzie Hollander made a [video of her bird sightings](#).



tel: 916.455.7300 • fax: 916.244.7300
510 8th Street • Sacramento, CA 95814

November 14, 2025

SENT VIA PERSONAL DELIVERY

Office of the City Clerk
City of Sacramento
915 I Street
Sacramento, CA 95814

**RE: November 18, 2025, City Council Meeting,
Agenda Item 11: Airport South Industrial Annexation (P21-017)
File ID: 2025-01126**

Dear City Clerk:

On behalf of Sierra Club, Environmental Council of Sacramento and Friends of Swainson's Hawk, enclosed please find a flash drive containing prior comment letters and reference materials concerning the Airport South Industrial Annexation ("Project"), which is scheduled for a public hearing on November 18, 2025, as Agenda Item 11 of the City Council meeting.

This transmittal is required because of the City and Sacramento LAFCO's unlawful "co-lead agency" designation for the Project. We have previously submitted extensive comments regarding the Project and its CEQA review that are supported by various reports and technical studies. Because the City purports to separately certify the same Environmental Impact Report for the Project as a "co-lead agency" based on a separate administrative record, it is necessary to transmit the same comments and supporting materials to the City.

Should you have questions please do not hesitate to contact our office.

Very truly yours,

SOLURI MESERVE
A Law Corporation

By:


Patrick M. Soluri

PS/mre

Attachment: Proof of Service

Enclosure: 1-flash drive

CLERK DROP BOX
NOV 14 '25 4:38

CLERK DROP BOX
NOV 14 '25 4:36

PROOF OF SERVICE

I hereby declare that I am employed in the City of Sacramento, County of Sacramento, California. I am over the age of 18 years and not a party to the action. My business address is 510 8th Street, Sacramento, California 95814.

On November 14, 2025, I personally served the attached Letter along with a flash drive to the Office of the City Clerk for the City of Sacramento.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed at Sacramento, California on November 14, 2025.



Ritika Karan



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.

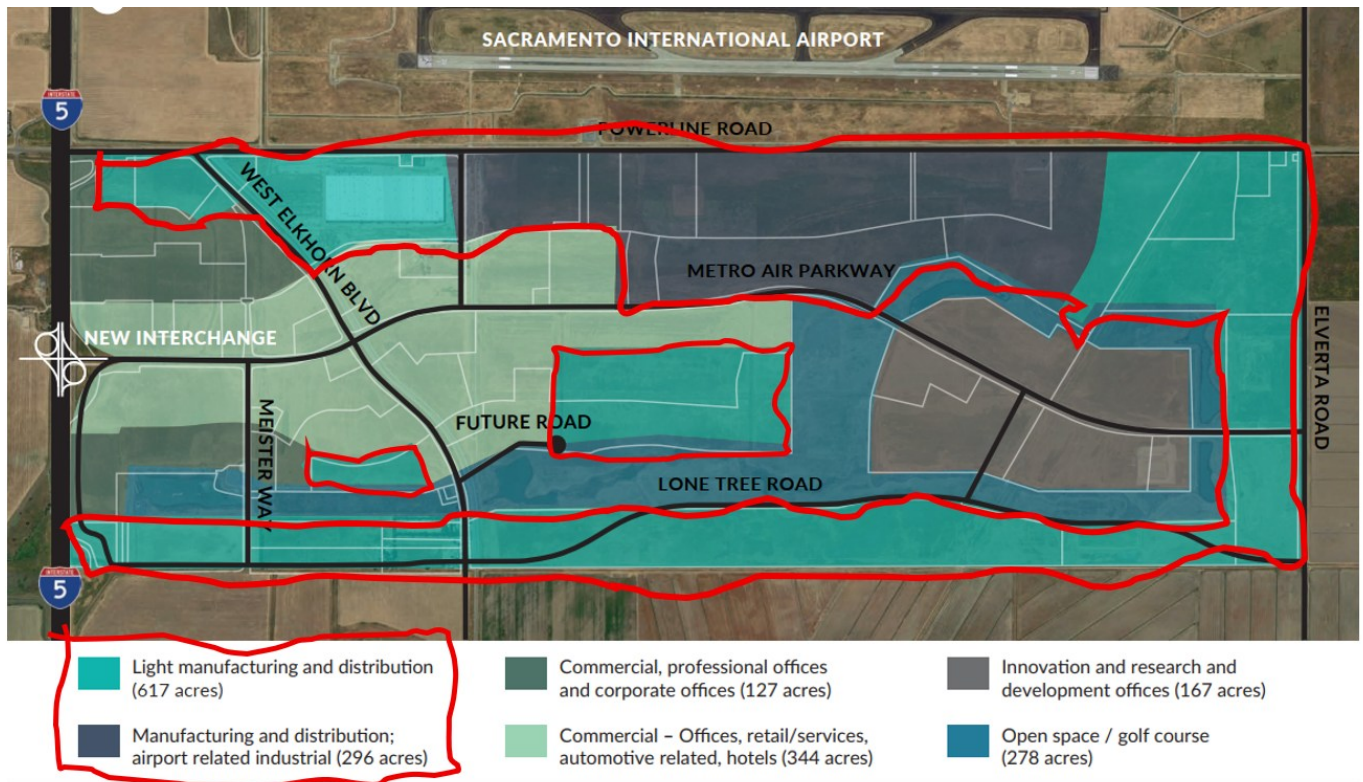
In the 1973 General Plan, the land use designation became **Industrial Extensive and M-1 Light Industrial zoning** instead of Agriculture. In 1983, the zoning changed to a Special Planning Area.¹

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.

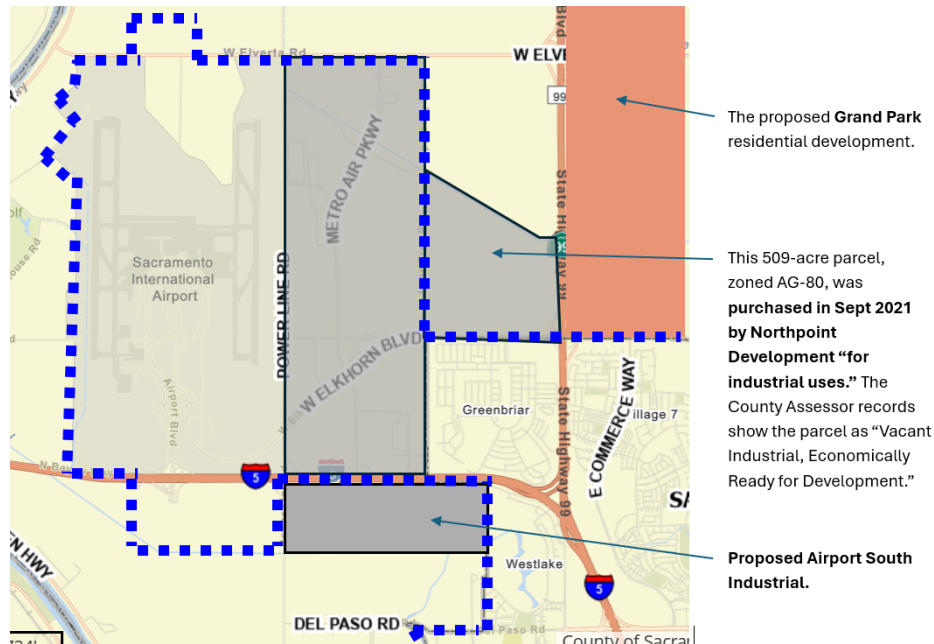


Further, as portrayed in the image below from the Metro Air Park Landscape & Design Guidelines, a very light level of development is planned. This might be alright if we didn't know that **nearby parcels are being proposed for industrial development on the basis that there is not enough room in MAP.**



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.

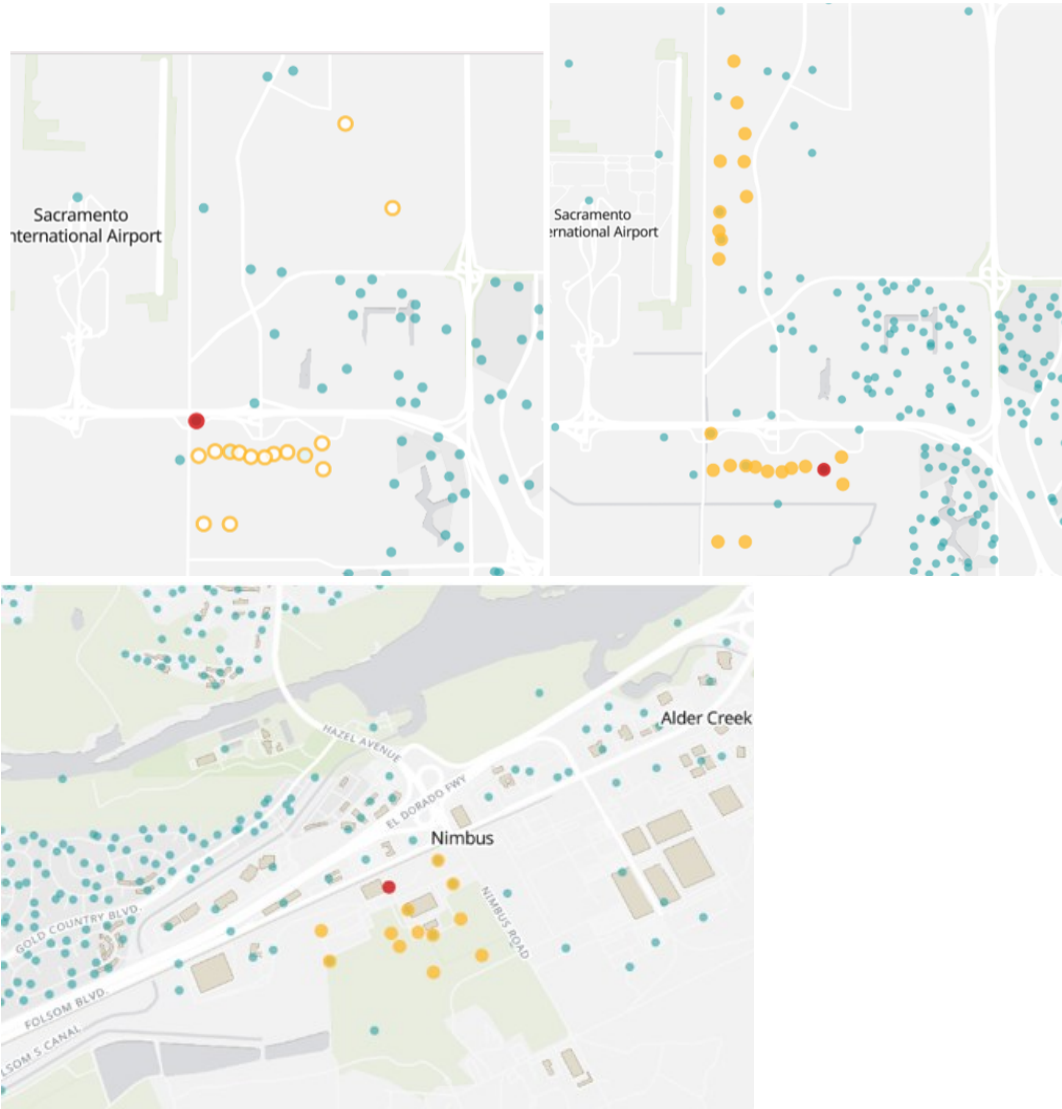
The maps below show the parcels owned by Northpointe Development in Natomas and at Aerojet.

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 - VCFCF	Good	Standing - VCFCF	Good
Formed In	MISSOURI	Formed In	DELAWARE	Formed In	DELAWARE
Entity Type	Limited Liability Company - Out of State	Entity Type	Limited Liability Company - Out of State	Entity Type	Limited Liability Company - Out of State
Principal Address	3315 N OAK TRFY KANSAS CITY, MO 64116	Principal Address	3315 N OAK TRFY KANSAS CITY, MO 64116	Principal Address	3315 NORTH OAK TRAFFICWAY KANSAS CITY, MO 64106
Mailing Address	3315 N OAK TRFY KANSAS CITY, MO 64116	Mailing Address	3315 N OAK TRFY KANSAS CITY, MO 64116	Mailing Address	3315 NORTH OAK TRAFFICWAY KANSAS CITY, MO 64106
Statement of Info Due Date	06/30/2027	Statement of Info Due Date	03/31/2026	Statement of Info Due Date	03/18/2025
				Agent	1505 Corporation C T 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%2012-13-22.pdf>



November 17, 2025

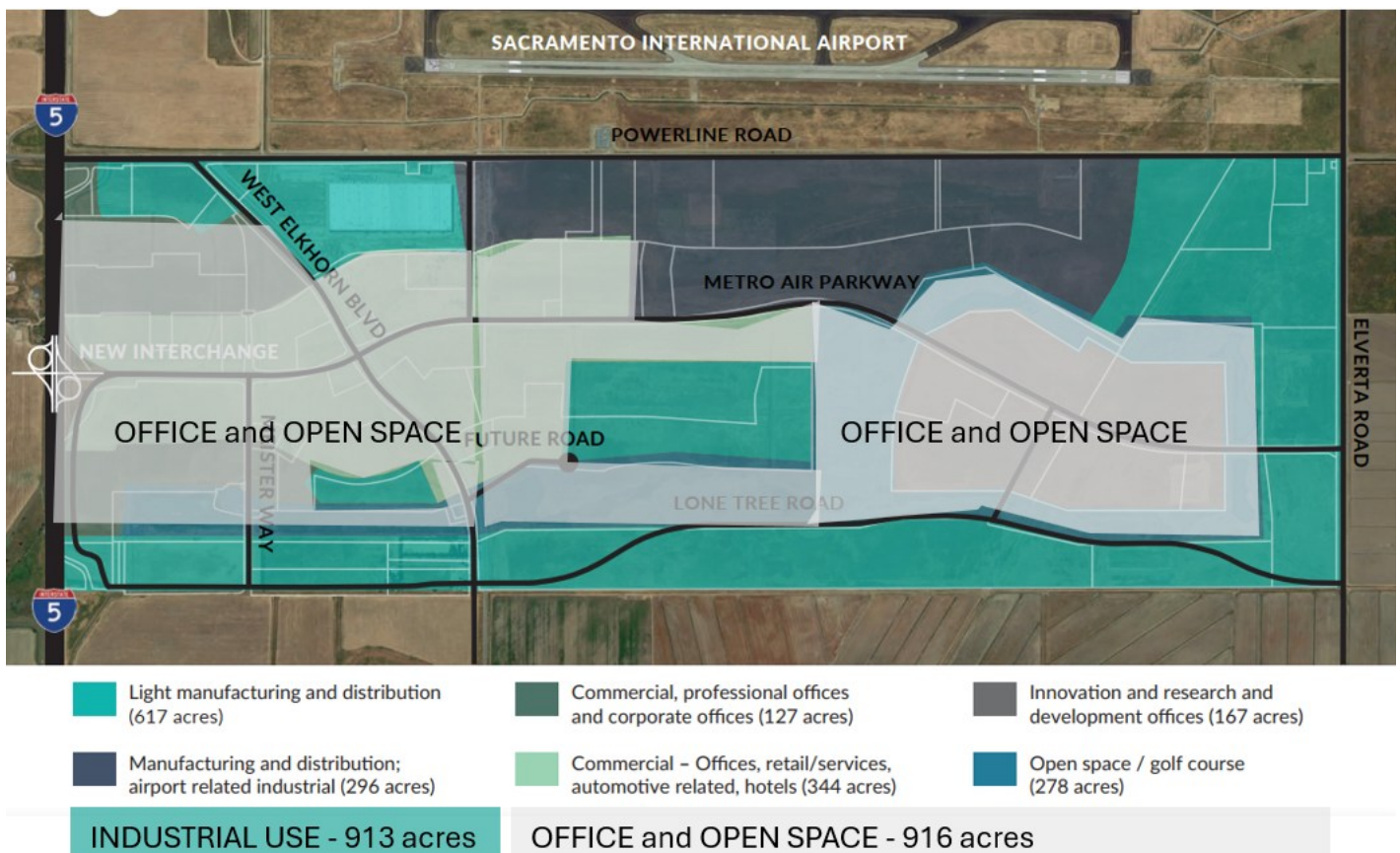
SUPPLEMENTAL INFORMATION

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.



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

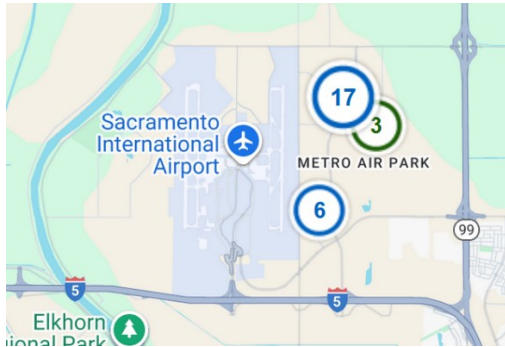


¹ <https://www.buzzoates.com/metro-air-park/>

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 SFDivisible To: 82,350

SFOffice: To SuitBuilding Dimensions: 230' x 692'Parcel Size: 9.04

AcresCoverage: 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" OCEWRoof: TPO 20-year SpecificationElectrical: 2,000 Amps, 480/277v,

3P, 4 wireFire Suppression: ESFRSkylights: Single Dome at 1%LED Lighting:

To SuitTruck Courts: 135' Bldg. to EdgeAuto 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 SFOffice: To SuitDock Doors: 166 – 9’ x 10’Grade Level Doors: 4 – 12’ x 14’Column Spacing: min. 56’ x 60’Clear Height: 40’ at First ColumnElectrical: 4,000 amps, 480/277vFire Suppression: ESFRSlab: 7” Concrete w/ #4 Rebar 24” OCEWRoof: Metal w/ R-13 InsulationSkylights: Single Dome at 1%Lighting: LED to SuitAuto Parking: 506 StallsTrailer Parking: 499 StallsTruck Courts: 185’ Bldg. to EdgeSite Area: 52 AcresBuilding 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 SFOffice: To SuitClear Height: 32'Column Spacing: 52' x 55' TypicalSpeed Bay: 52' x 60'Electrical: 2,000 Amps, 277/480vFire Suppression: ESFR K25Natural Gas: Yes – PG&ESlab: 6" Concrete w/ #4 Rebar 24" OCEWRoof: TPO 20 Year SpecificationSkylights: YesLighting: LED to SuitTruck Courts: 153'Auto Parking: 139 Stalls (0.96/1,000 SF)EV Charging: ReadyZoning: IndustrialParcel 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&E Slab: 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



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

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: 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

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

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



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



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

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: 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

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

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

Water Service Provider: Department of Water Resources

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@sacounty.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
SFOffice: 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 SFFire 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 SFDivisible To: 98,350

SFOffice: To SuitBuilding Dimensions: 270' x 692'Parcel Size: 11.6

acresCoverage: 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" OCEWRoof: TPO 20-year SpecificationElectrical: 2,000 amps,480/277v,

3P, 4 wireFire Suppression: ESFRSkylights: Single Dome at 1%LED Lighting:

To SuitTruck Courts: 185' Bldg. to EdgeAuto 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 SFDivisible To: ±56,170 SFOffice: To SuitDock 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 K25Construction: 6" Concrete Slab with #4 Rebar, 24" OCEWRoof: TPO 20 Year SpecificationSkylights: YesLED 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@sacounty.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