

# FOR SALE OR BUILD-TO-SUIT > INDUSTRIAL LAND ±150 ACRES FULLY ENTITLED

**SOUTHPORT**  
BUSINESS PARK

- > Northern California's premiere business park with ready access to interstates 5 and 80
- > Large build-to-suit opportunities
- > Significantly below-market development and impact fees provide extremely competitive cost structure
- > Institutional ownership and numerous Fortune 500 companies located in park
- > Significant development and leasing momentum
- > Zoning permits distribution facilities and a broad range of other industrial uses
- > Low (7.6%) submarket vacancy rate



## CONTACT

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A project by  
**RIDGE CAPITAL**





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## LIGHT AND HEAVY INDUSTRIAL LAND

| APN         | Address                        | Lot#  | Zoning | Acres |
|-------------|--------------------------------|-------|--------|-------|
| 045-551-TBD | Massie Court                   | 3-5-1 | HI     | 9.84  |
| 045-551-TBD | Remainder Parcel               | 3-5-3 | HI     | 8.48  |
| 045-551-056 | SD4453 Southport Business Park | 4-1   | HI     | 6.71  |
| 045-551-056 | SD4453 Southport Business Park | 4-2   | HI     | 4.53  |
| 045-551-056 | SD4453 Southport Business Park | 4-3   | HI     | 2.97  |
| 045-551-056 | SD4453 Southport Business Park | 4-4   | HI     | 20.66 |
| 045-551-056 | SD4453 Southport Business Park | 4-5   | HI     | 16.92 |
| Total:      |                                |       |        | 70.11 |

## LIGHT INDUSTRIAL AND BUSINESS PARK SITES

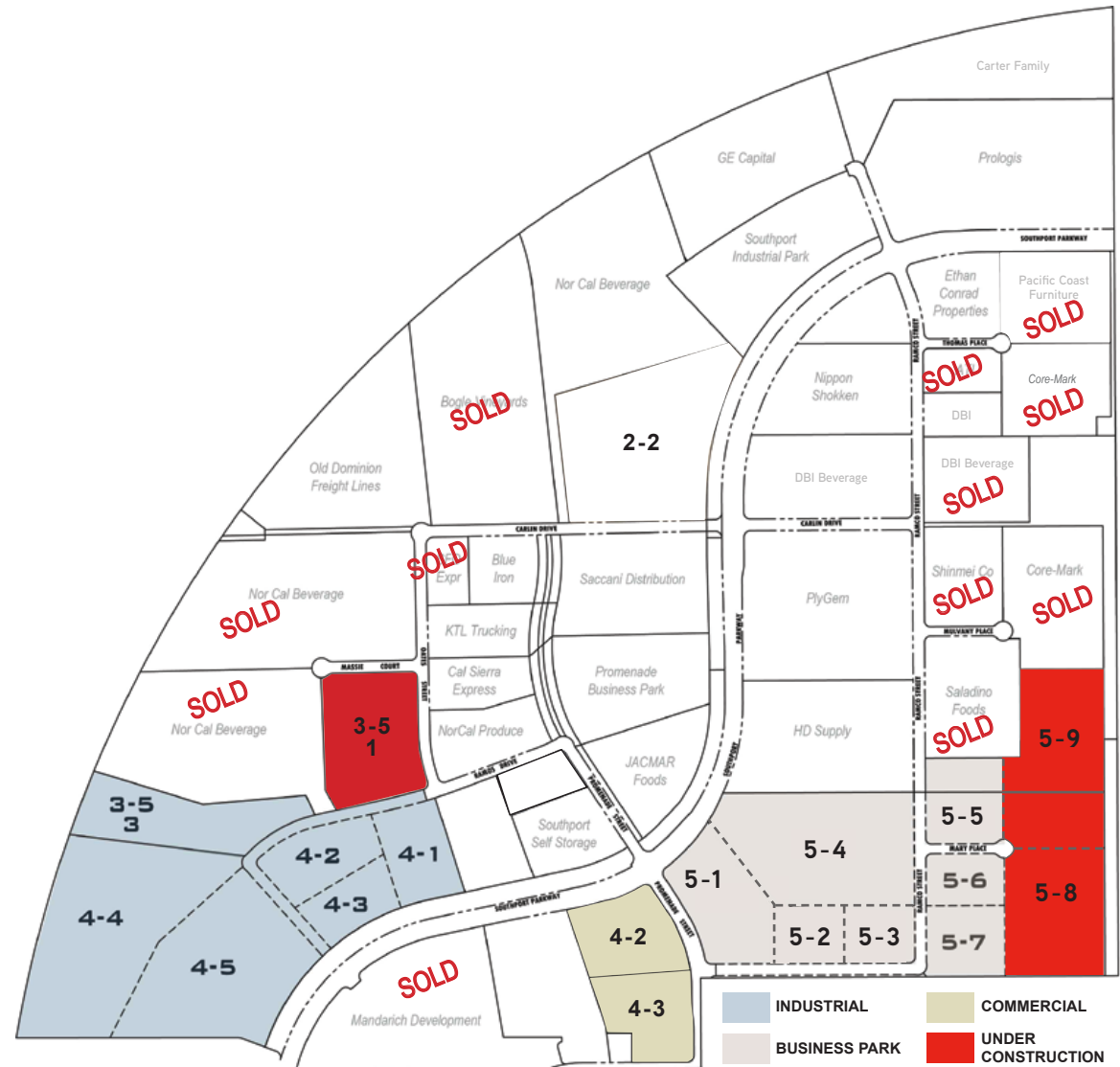
| APN         | Address                    | Lot# | Zoning | Acres |
|-------------|----------------------------|------|--------|-------|
| 045-554-032 | SD4517 Southport Bus Pk 4L | 5-1  | LI     | 5.59  |
| 045-554-032 | SD4517 Southport Bus Pk 4L | 5-2  | BP     | 5.03  |
| 045-554-032 | SD4517 Southport Bus Pk 4L | 5-3  | BP     | 4.92  |
| 045-554-032 | SD4517 Southport Bus Pk 4L | 5-4  | BP     | 14.77 |
| 045-554-032 | SD4517 Southport Bus Pk 4L | 5-5  | BP     | 6.19  |
| 045-554-032 | SD4517 Southport Bus Pk 4L | 5-6  | BP     | 3.13  |
| 045-554-032 | SD4517 Southport Bus Pk 4L | 5-7  | BP     | 6.26  |
| 045-554-032 | SD4517 Southport Bus Pk 4L | 5-8  | BP     | 8.42  |
| 045-554-032 | SD4517 Southport Bus Pk 4L | 5-9  | BP*    | 10.64 |
| Total:      |                            |      |        | 64.96 |

\* Rezone from MU to BP pending

**INDUSTRIAL GRAND TOTAL : 135.07**

## NEIGHBORHOOD COMMERCIAL

| APN         | Address           | Lot# | Zoning   | Acres |
|-------------|-------------------|------|----------|-------|
| 045-555-003 | 3130 Promenade St | 4-2  | NC (C-1) | 6.18  |
| 045-555-004 | 3350 Promenade PR | 4-3  | NC (C-1) | 5.87  |
| Total:      |                   |      |          | 12.05 |



## WHY SOUTHPORT?

Southport Business Park is the premiere business environment in Northern California. Located in West Sacramento, Southport Business Park offers ideal distribution to West Coast markets through a transportation network of major Interstates, the Deep Water Shipping Channel, Port of Sacramento and Sacramento International Airport. The numerous economic benefits of Southport Business park include a streamlined approval process, the West Sacramento tax credits and deductions, reduced impact fees and a development partner with quick decision making ability and a established track record.

Southport Business Park offers flexibility - fully entitled land for sale from ±2-55 acres contiguous and large build-to-suit opportunities.

Join major corporations who are taking advantage of Southport Business Park including: General Electric, HD Supply, NorCal Beverage, DBI Beverage, Nippon Shokken U.S.A., Core-Mark International and others.



### LOCATION STRENGTHS

- > Ideal distribution point to the Western United States
- > Access to exceptional transportation network including deep water shipping channel and port, International Airport and highways
- > Minutes from major interstates- I-80, I-5, Highway 50 and 99
- > Adjacent to Port of Sacramento deep water shipping channel
- > Excellent water quality - hub for food based businesses
- > Business friendly city government



### UTILITIES

- > Infrastructure and utilities installed
- > 12 - 16" water mains
- > 5 - 8" sewer
- > Water: City of West Sacramento
- > Sewer: City of West Sacramento
- > Power: PG&E
- > Gas: PG&E
- > Storm: City of West Sacramento



### ECONOMIC BENEFITS

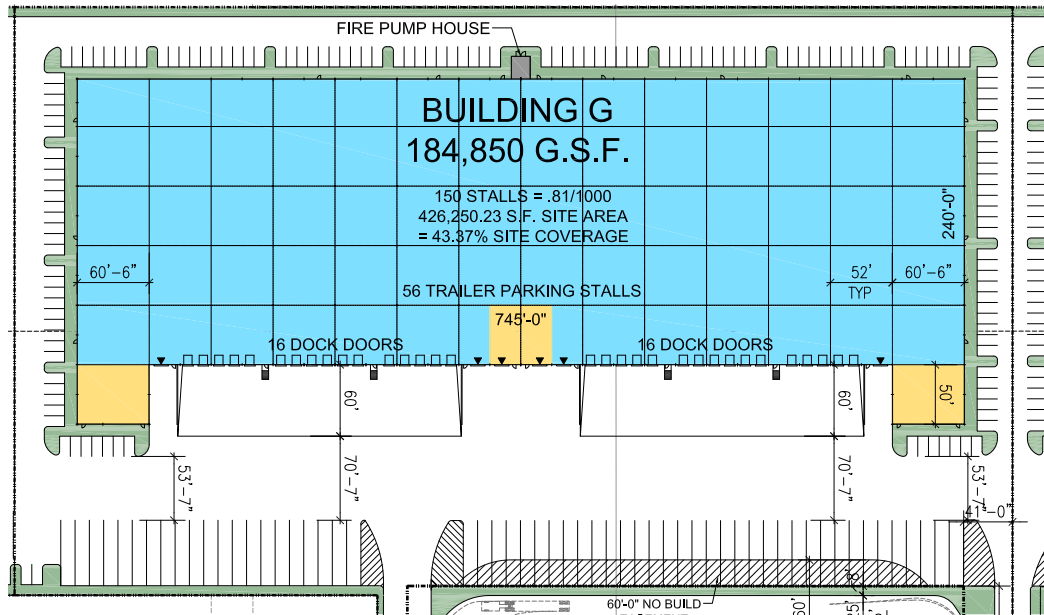
- > **Substantially below market permit and impact fees**
- > Ample skilled labor force
- > Affordable housing
- > Near UC Davis, California State University Sacramento and other institutions



### DEVELOPMENT TEAM

- > Experienced development team with recognized track record
- > Quick and effective decision making
- > Ability to develop up to ±1,000,000 SF building
- > Streamlined development process
- > Owner controlled design review

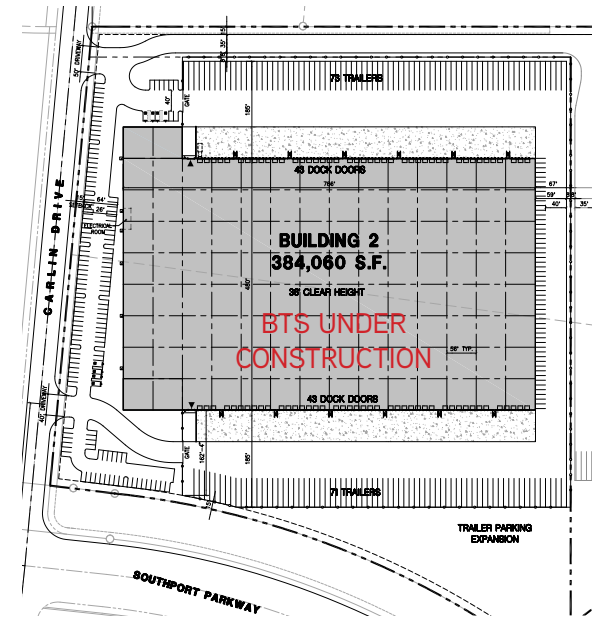
## LOT 5-5 & 5-8



office
  warehouse
  Dock Level Door
  Grade Level Door

- > ±184,850 SF Class A building
- > 36' minimum clear height
- > ESFR sprinklers
- > 32 Dock doors
- > Office space built-to-suit
- > ±56 truck parking stalls and all maneuvering areas to be concrete

## LOT 2-2

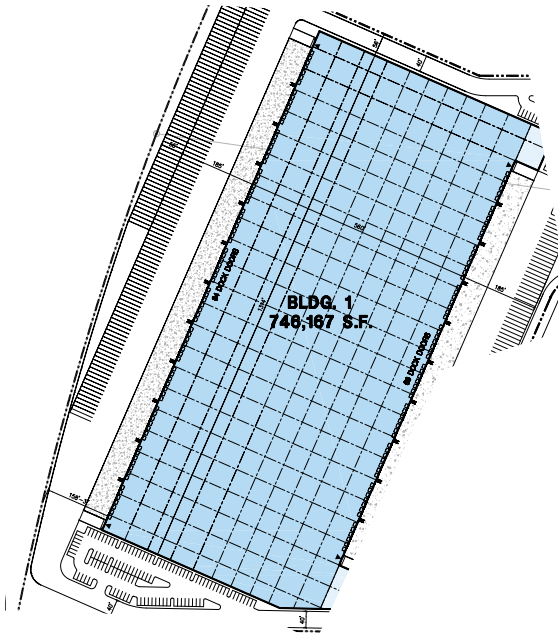


- > ±384,060 SF Class A building
- > Single or multi-tenant configuration possible
- > 36' minimum clear height at first column
- > ESFR sprinklers
- > 56'x60' column spacing
- > 7-inch 4,000 lb psi concrete slab
- > Dock high and grade level loading
- > Office space built-to-suit
- > ±144 trailer parking stalls
- > Zoned M-2 (heavy industrial)
- > Entire site to be concrete

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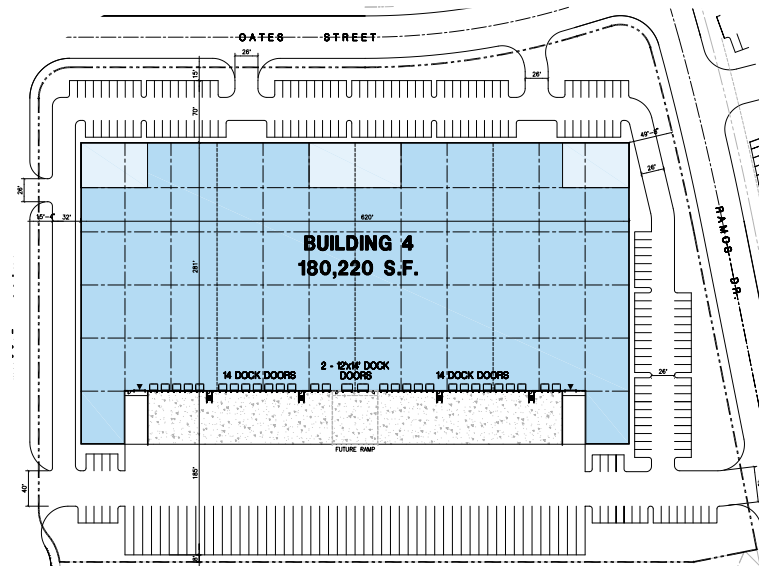


## LOT 3-4A



- > ±746,167 SF Class A building
- > Single or multi-tenant configuration possible
- > 36' minimum clear height at first column
- > ESFR sprinklers
- > 7-inch 4,000 lb psi concrete slab
- > Dock high and grade level loading
- > 152 dock doors
- > Zoned M-2 (heavy industrial)
- > Entire site to be concrete

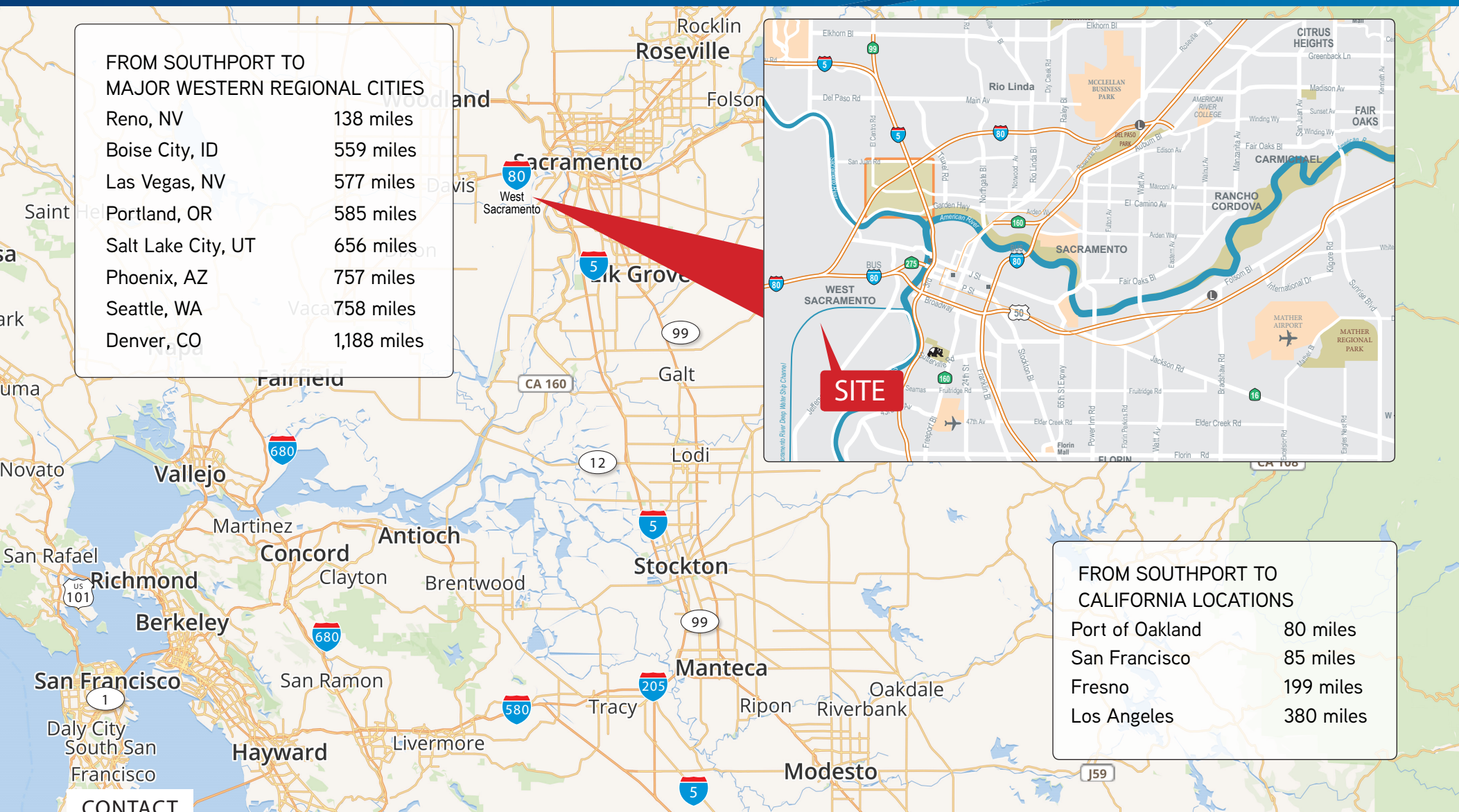
## LOT 3-5-1



- > ±180,220 SF Class A building
- > Single or multi-tenant configuration possible
- > 32' minimum clear height at first column
- > ESFR sprinklers
- > 6-inch 4,000 lb psi concrete slab
- > 28 dock high doors
- > Office space built-to-suit
- > ±52 trailer parking stalls
- > Zoned M-2 (heavy industrial)
- > Truck parking and all maneuvering areas to be concrete



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