

LogistiCenterSM at West Sacramento

2921 & 2925 Ramco Street | West Sacramento, CA



±109,766 SF Available

VIEW BUILDING #2
OFFICE VIRTUAL TOUR



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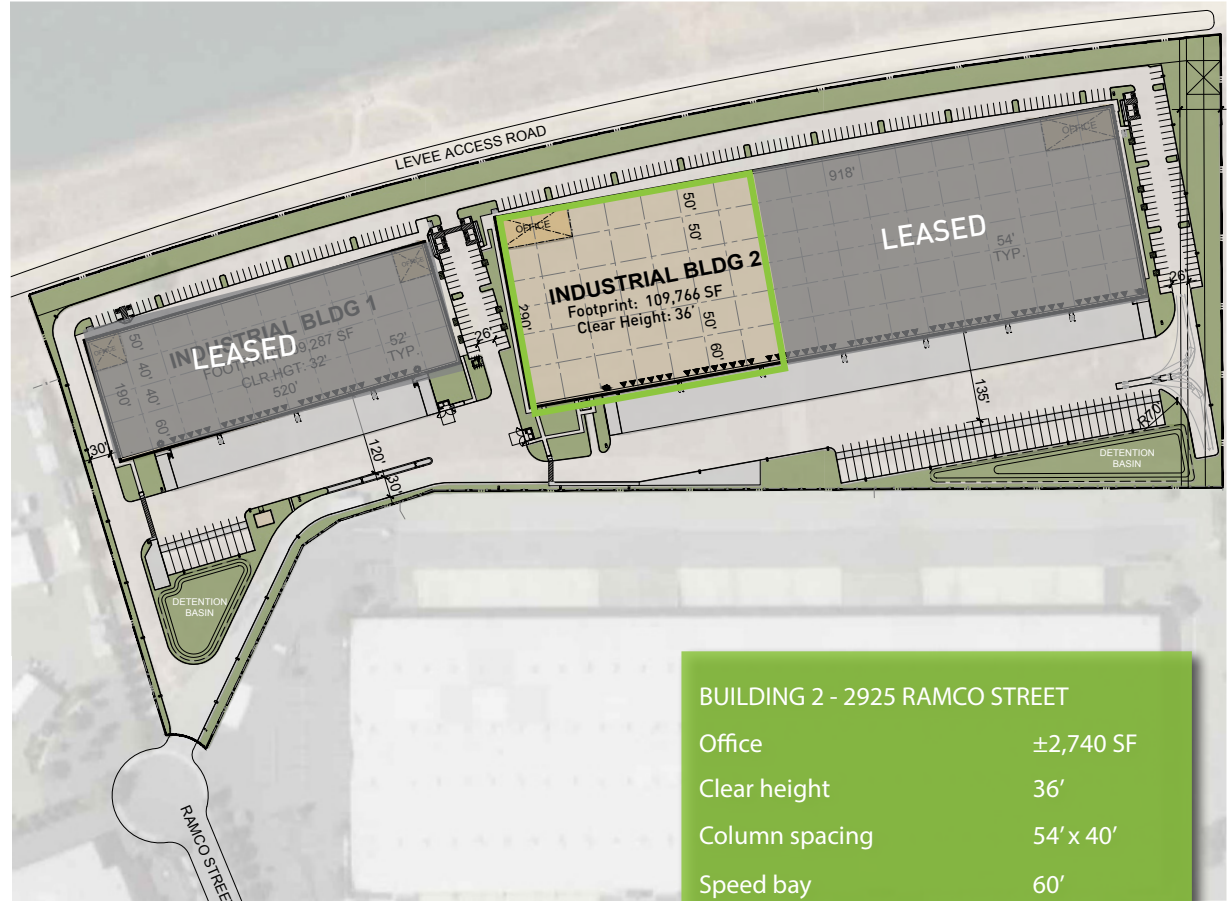
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BUILDING SPECIFICATIONS

SITE SPECIFICATIONS

Site size ±22.16 Acres
 SF ±109,766 SF

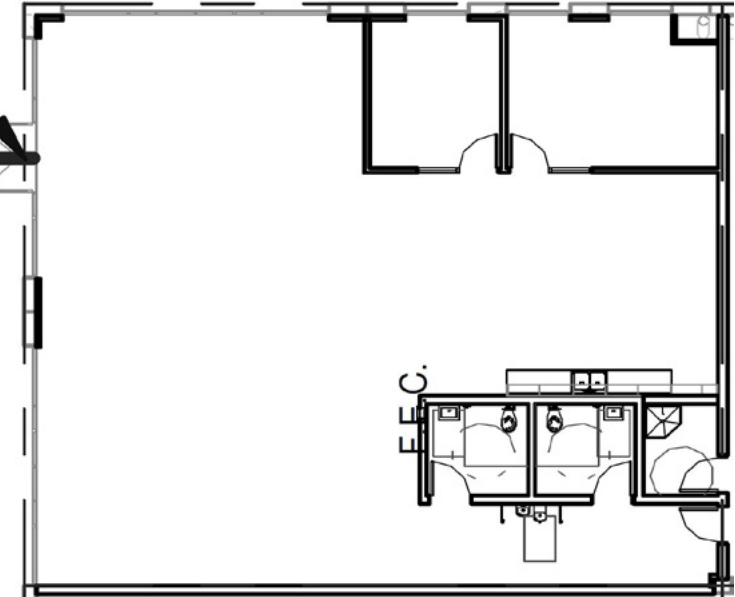
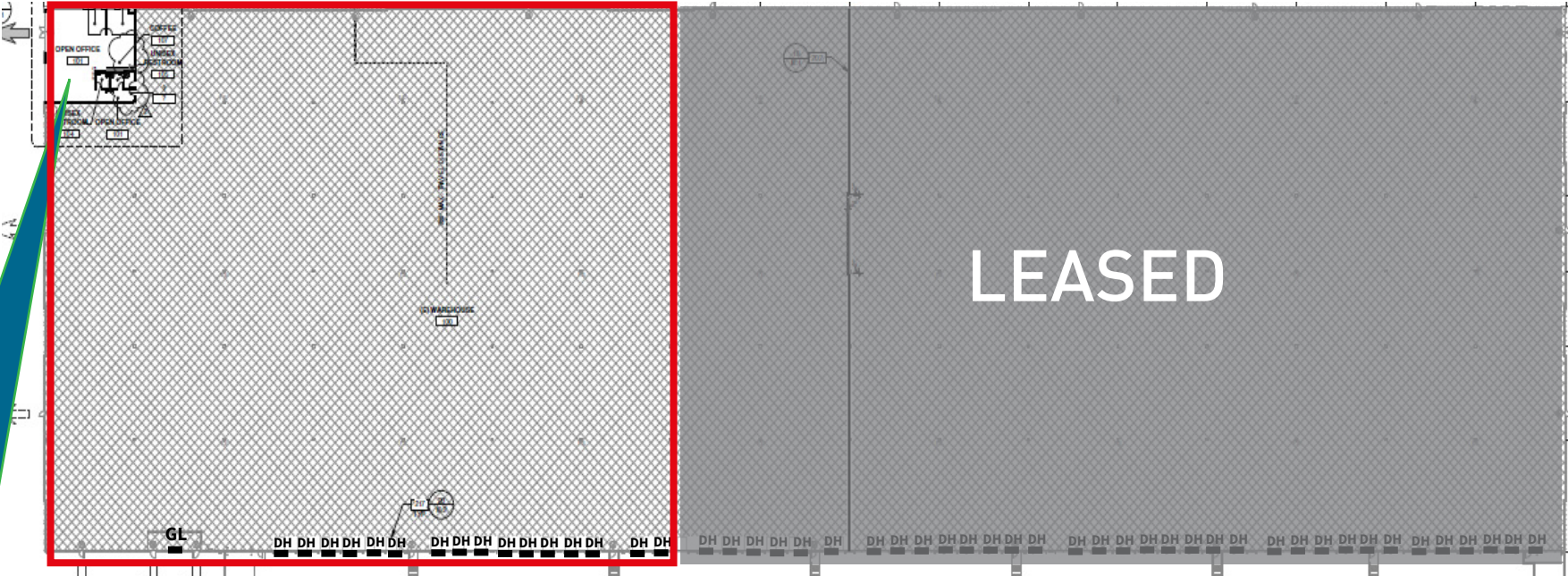


BUILDING 2 - 2925 RAMCO STREET	
Office	±2,740 SF
Clear height	36'
Column spacing	54' x 40'
Speed bay	60'
Dock-high doors	16
Grade-level doors	1
Car Parking	±67 stalls
Trailer Parking	±20 stalls
Power	4000 amps

- ▲ Dock-high
- Grade-level

OFFICE SPECIFICATIONS BUILDING 2

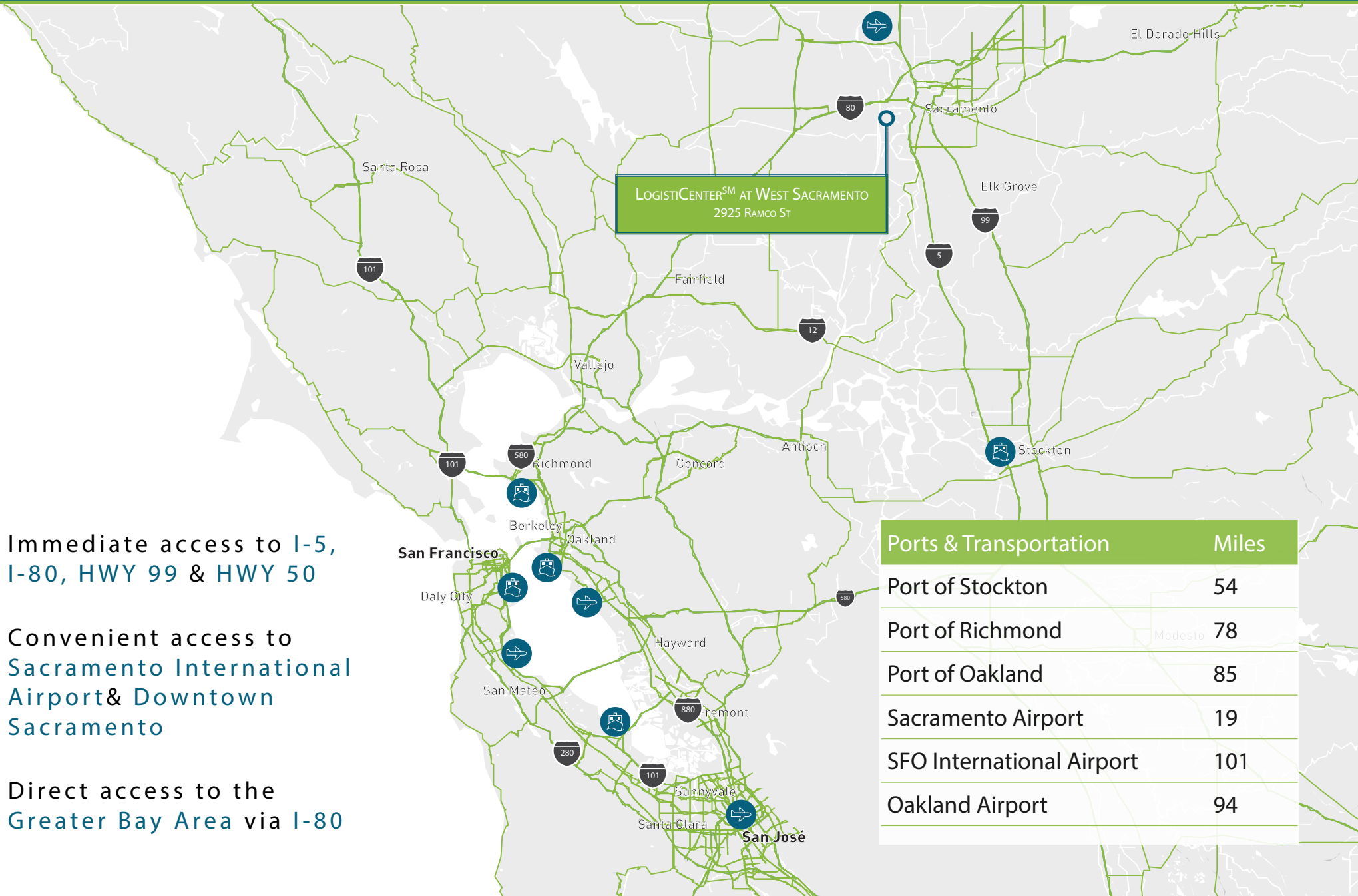
±2,740 SF



VIRTUAL TOUR

LOCATION

ACCESS TO SACRAMENTO AND THE BAY AREA



LOCAL ACCESS

MINUTES TO I-5, I-80, HWY 99 & HWY 50



LOGISTICENTERSM AT WEST SACRAMENTO
2925 RAMCO ST

- FREEWAY ACCESS**
- 3.3 MILES to HWY 50
 - 4.4 MILES to I-80
 - 5.1 MILES to I-5
 - 7 MILES to HWY 99

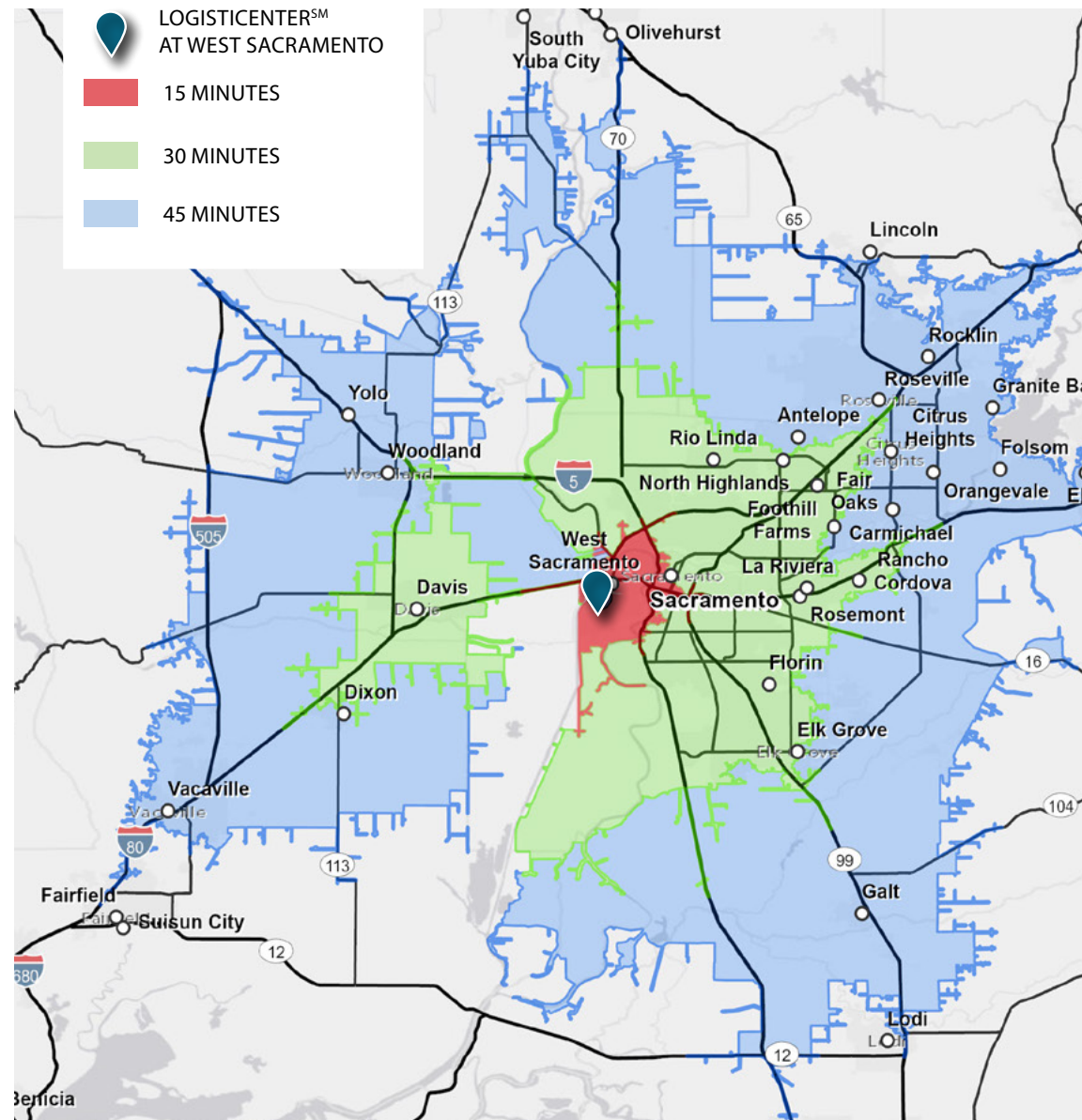
DEMOGRAPHICS

ACCESS TO CONSUMERS AND A RELIABLE WORKFORCE

DEMOGRAPHICS WITHIN A 45-MINUTE DRIVE (2020)

	30-min drive	45-min drive
Total Population	1,350,910	2,247,558
Total Households	485,257	803,616
Millennial Population (% of total)	27.87%	26.29%
2020 Generation X Population (% of total)	18.52%	19.40%
Median Household Income	\$65,021	\$76,519
Consumer Expenditure per Household on Goods	\$39,918	\$45,203
Household Income of \$100,000 & greater	152,716	302,151
Manufacturing Workers	33,547	55,073
Warehouse/Distribution Workers	31,569	48,411

DRIVE TIMES (AWAY FROM THE FACILITY)



Data contained herein was compiled from sources deemed to be reliable. Jones Lang LaSalle provides this data without warranty and claims no responsibility for errors and/or omissions. Performance and/or pricing data is provided as example only.

WHY CHOOSE WEST SACRAMENTO?

West Sacramento

A Short Commute

Residents in West Sacramento have one of the shortest commutes in NorCal with the average commute being less than 25 minutes.

Industrial Labor Profile

Ranked among the top cities in Northern California for manufacturing occupation growth with a 50 percent increase in headcount over 10 years.

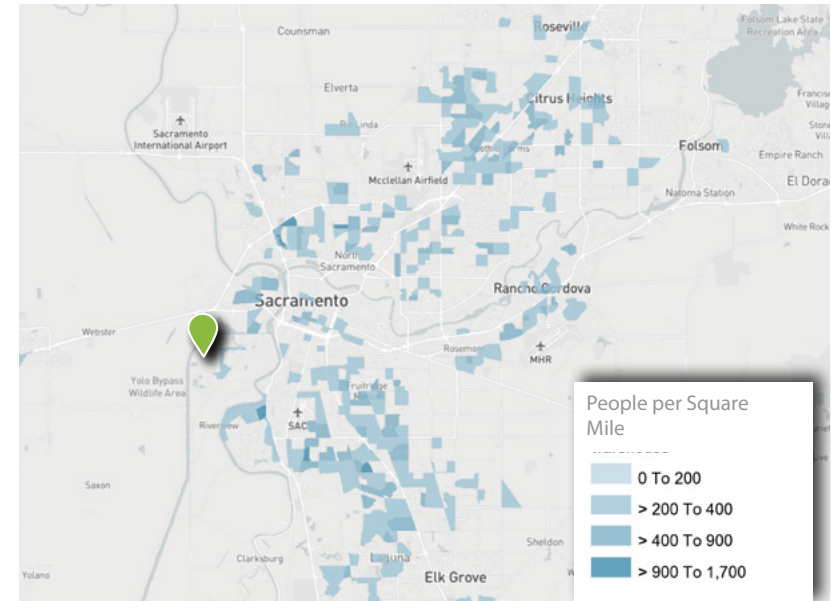
Strong cluster of manufacturing labor, over 2 times the national average and one of the most concentrated manufacturing hubs in Northern California.

The epicenter of warehousing and distribution in the Sacramento area with one of the strongest concentrations of labor in the entire region at 2.9 times the national average, and proximity to the largest warehouse/distribution labor pool in Northern California.

Industrial Real Estate

Home to some of the newest, state-of-the-art warehouses with an industrial-friendly environment that has attracted over 1.9M s.f. of tenants to the submarket in the past 5 years.

Warehouse & Distribution Labor



Building Features



36 ft clear height for high pile storage



±185 ft Truck Courts for excellent maneuvering



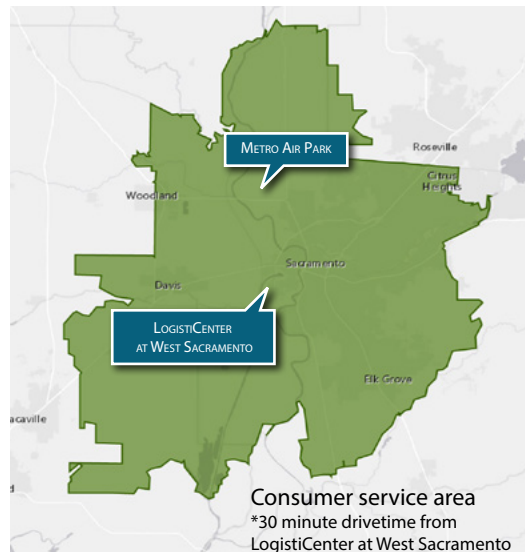
Available trailer storage



Excellent proximity for a last mile facility



Immediate access to I-5, I-80, HWY 99 & HWY 50



Operational Cost Savings

	LOGISTICENTER AT WEST SACRAMENTO	METRO AIR PARK
ANNUAL TRANSPORTATION COST	\$9,762,503	\$11,184,691

Servicing consumers in the Greater Sacramento Area, you can save **\$1.4M** in transportation costs annually by choosing LogistiCenter at West Sacramento. Those savings spread over a **380,000 SF** warehouse equal approximately **\$0.31/mo/SF** in cost savings.



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