



±109,766 SF Available

LogistiCenter® at West Sacramento, Building 2

2925 Ramco Street | West Sacramento, CA

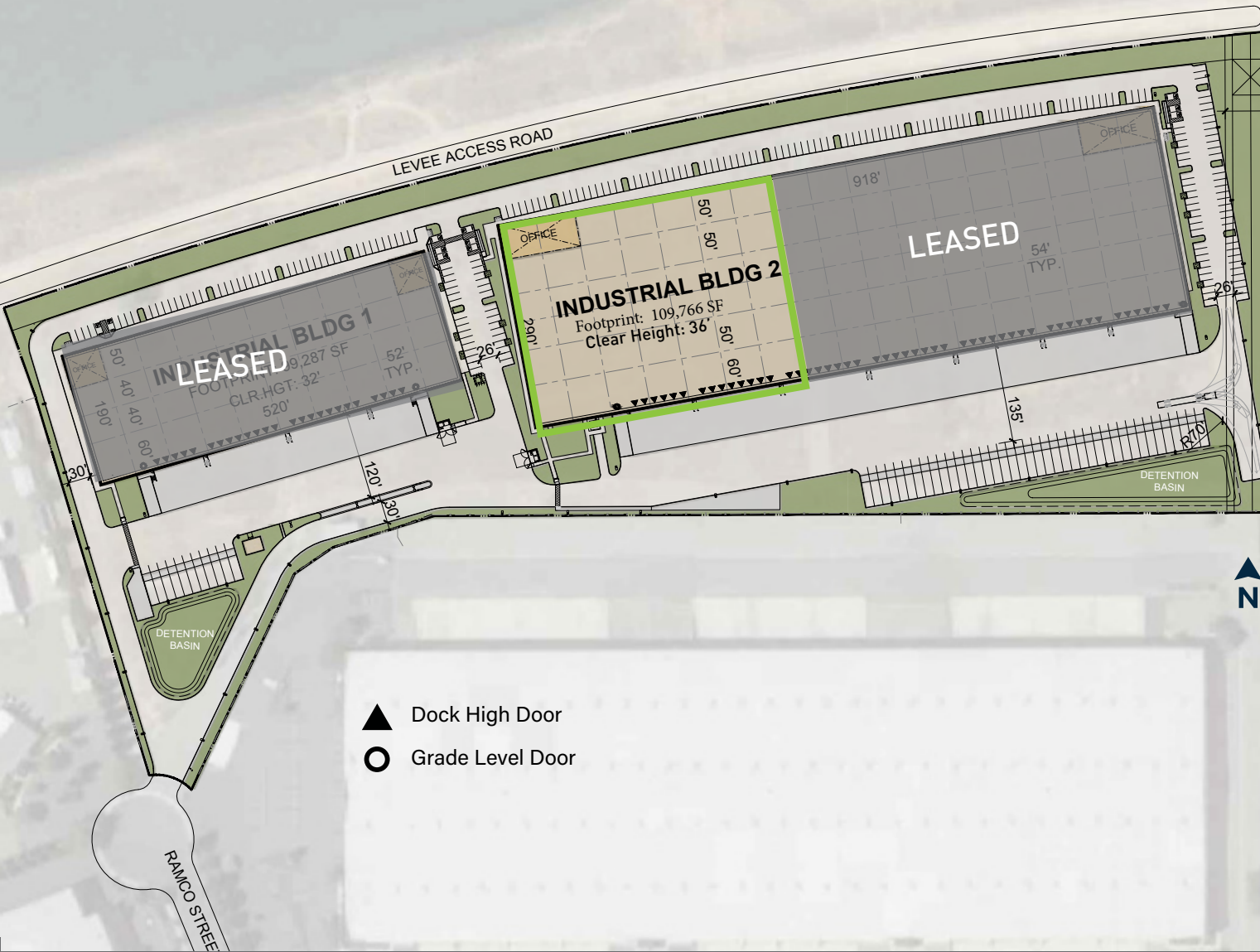
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Building Specifications

LogistiCenter® at West Sacramento, Building 2



Property Specifications

- Land Area: ±22.16 Acres
- Total Area: ±109,766 SF
- Office Area: ±2,740 SF
- Clear Height: 36'
- Column Spacing: 54' X 40'
- Speed Bay: 60'
- Dock High Doors: 16
- Grade Level Doors: 1
- Power: 4000 Amps*
- Car Parking: ±67 Stalls
- Trailer Parking: ±20 Stalls

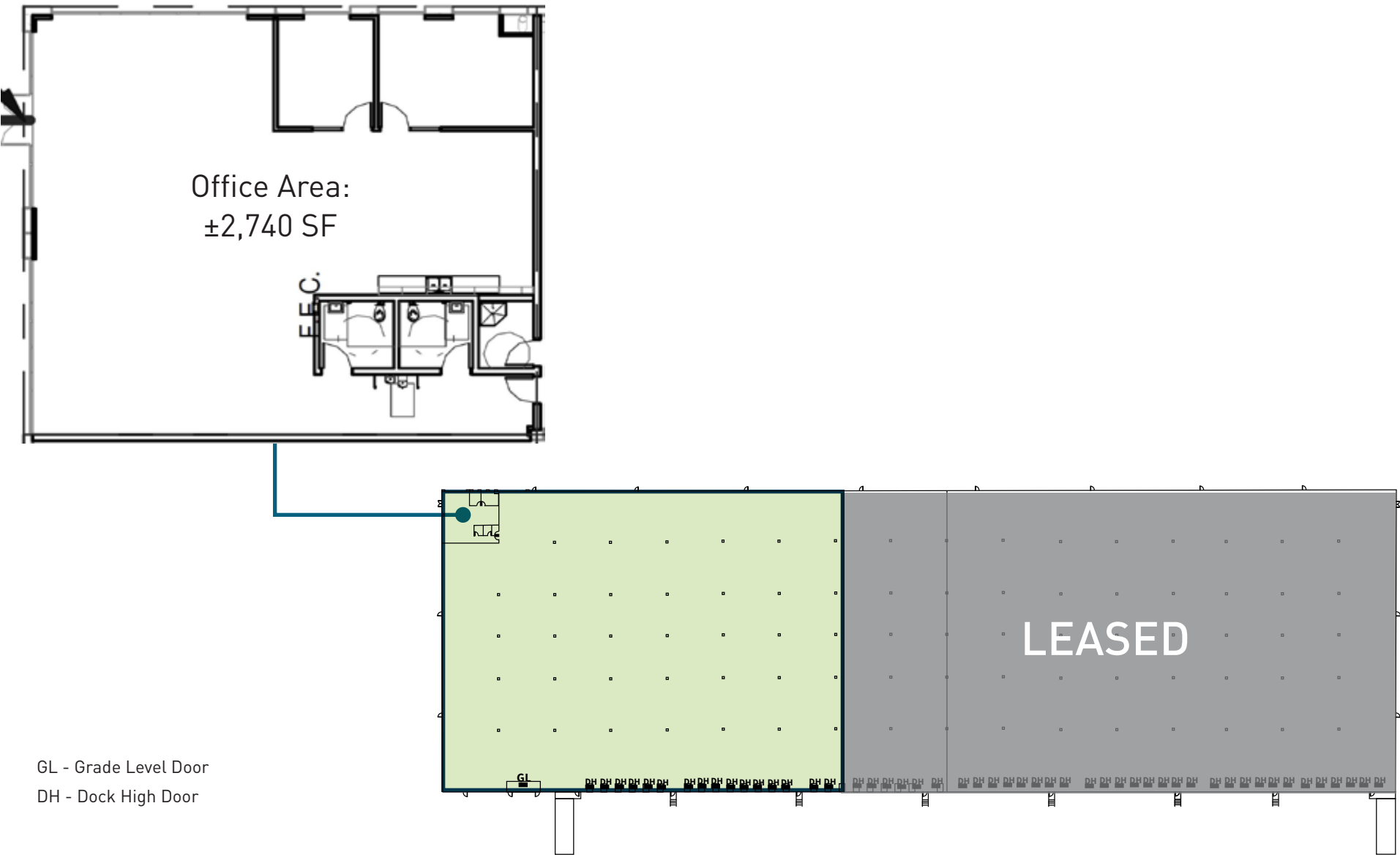
*tenant to independently verify prior to entering binding agreement

Property Features

- 36' Clear Height, Ideal for High Pile Storage
- ±185' Truck Courts, Great for Maneuvering
- Available Trailer Storage
- Excellent Proximity for a Last Mile Facility
- Immediate Access To Interstate 5, Interstate 80, Highway 99 and Highway 50

Office Specifications

LogistiCenter® at West Sacramento, Building 2



Location Map

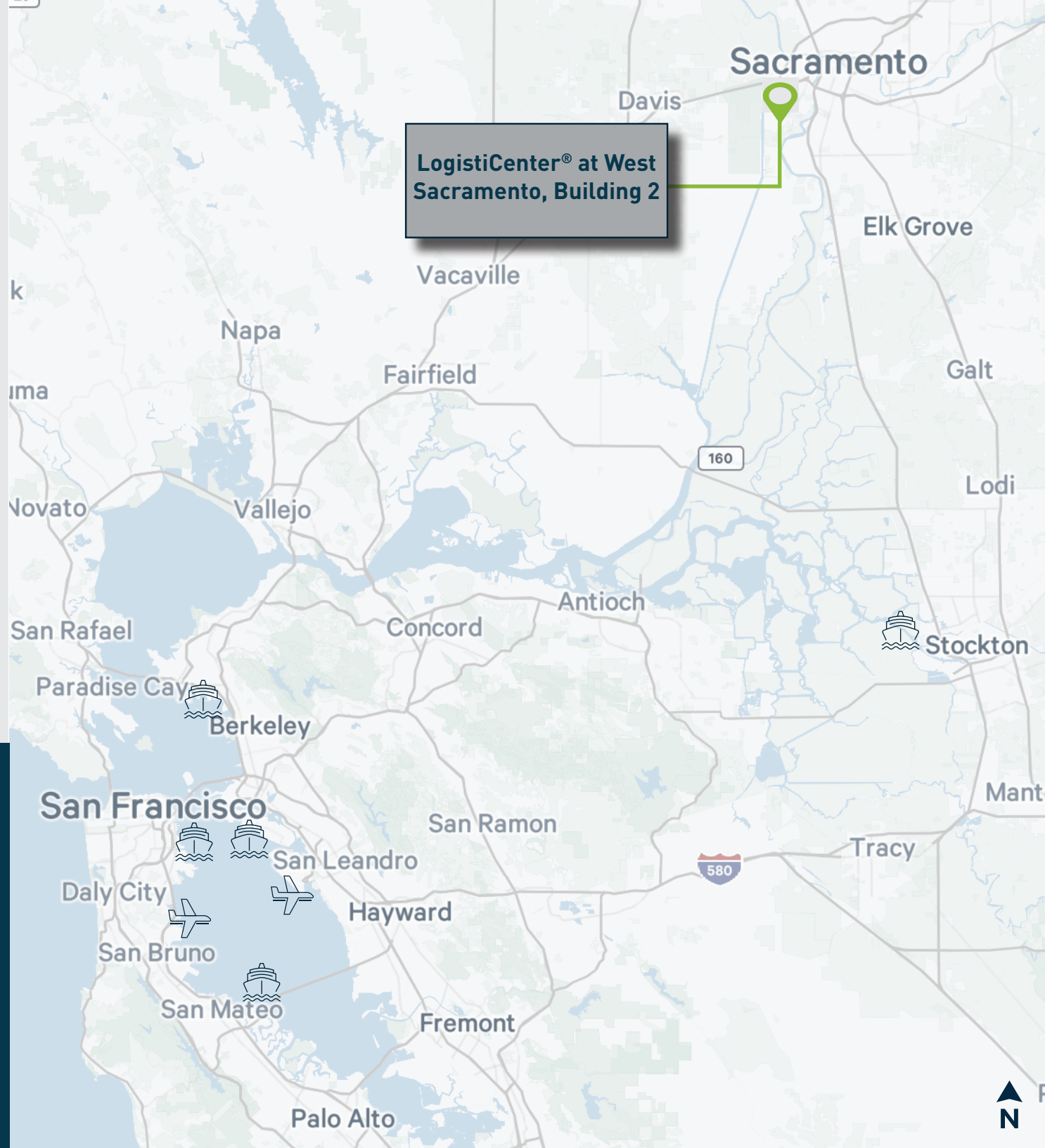
Sacramento and Bay Area Access

**Immediate access to I-5, I-80,
Highways 99 & 50**

**Convenient access to Sacramento
International Airport & Downtown
Sacramento**

**Direct access to the Greater Bay
Area via I-80**

Ports & Transportation	Miles
Sacramento Airport	19
Port of Stockton	54
Port of Richmond	78
Port of Oakland	85
Oakland Airport	94
San Francisco International Airport	101



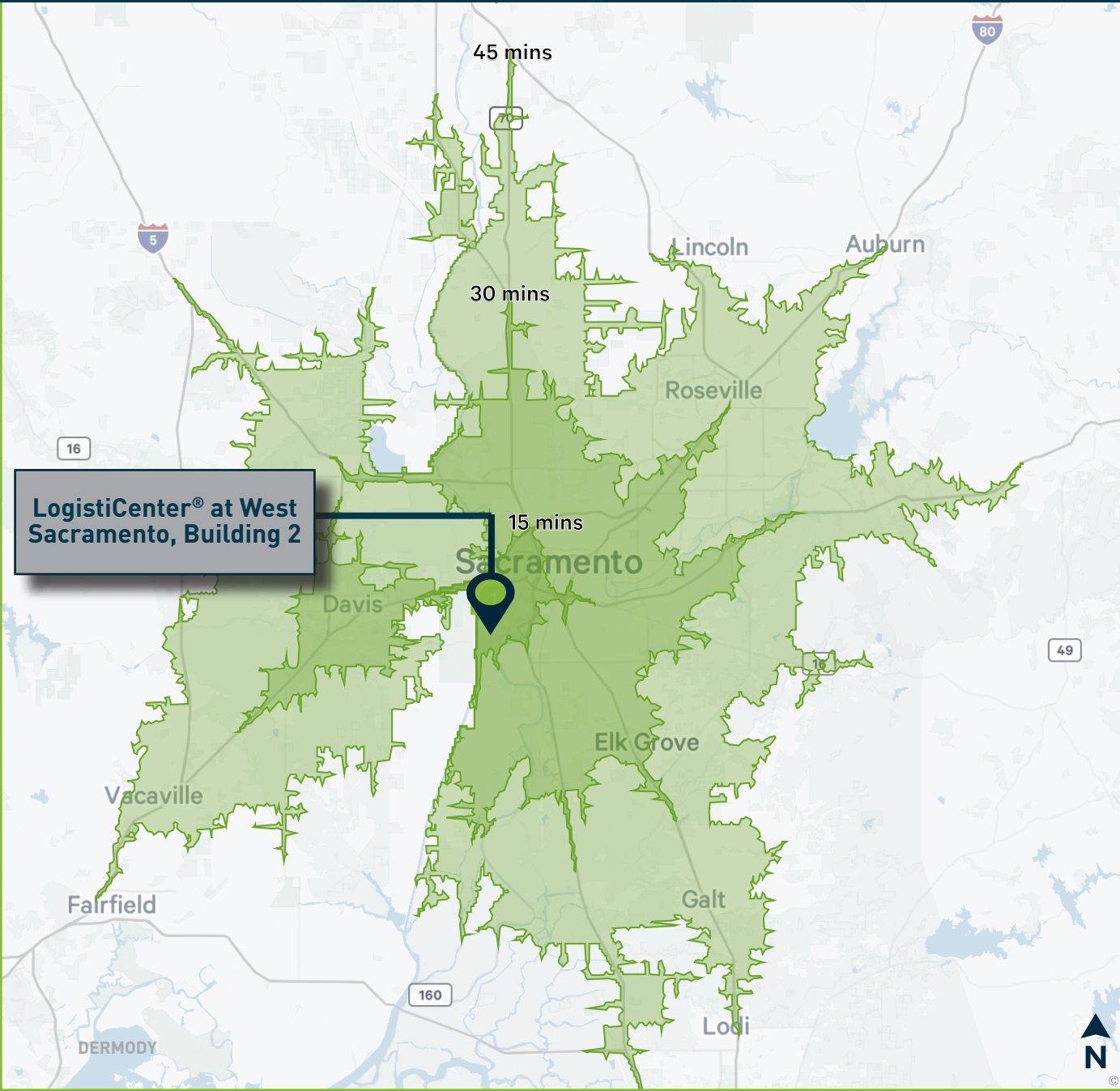
Location Aerial

Highway Access within Minutes



Demographics

Based on 15, 30 and 45 Minute Drive Time



2023 Drive Times

	15 Min	30 Min	45 Min
Population	176,283	1,576,526	2,523,980
Households	73,696	563,707	901,425
Average Household Income	\$112,004	\$109,771	\$123,297
Median Household Income	\$79,071	\$79,686	\$88,876
High School Degree and Associates	57,710	571,323	915,598
Bachelor's Degree or Higher	54,387	367,647	630,661
2023 Businesses	11,671	56,544	84,748
2023 Employees	180,490	666,357	939,602

Corporate Neighbors

West Sacramento





LogistiCenter® at West Sacramento Building 2

2925 Ramco Street
West Sacramento, CA

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About CBRE

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