

VALLEY OAK LOGISTICS CENTER

@ DEPOT PARK

±477,020 SF FOR LEASE (DIVISIBLE)

Sacramento's only Class-A building in
a fully secured industrial park.

Adjacent land is available for abundant
auto and trailer parking.

[VIEW WEBSITE](#)

6101 Midway Street | Sacramento, CA



DEPOT PARK
SACRAMENTO'S SECURE BUSINESS CAMPUS



CUSHMAN &
WAKEFIELD




BUILDING FEATURES

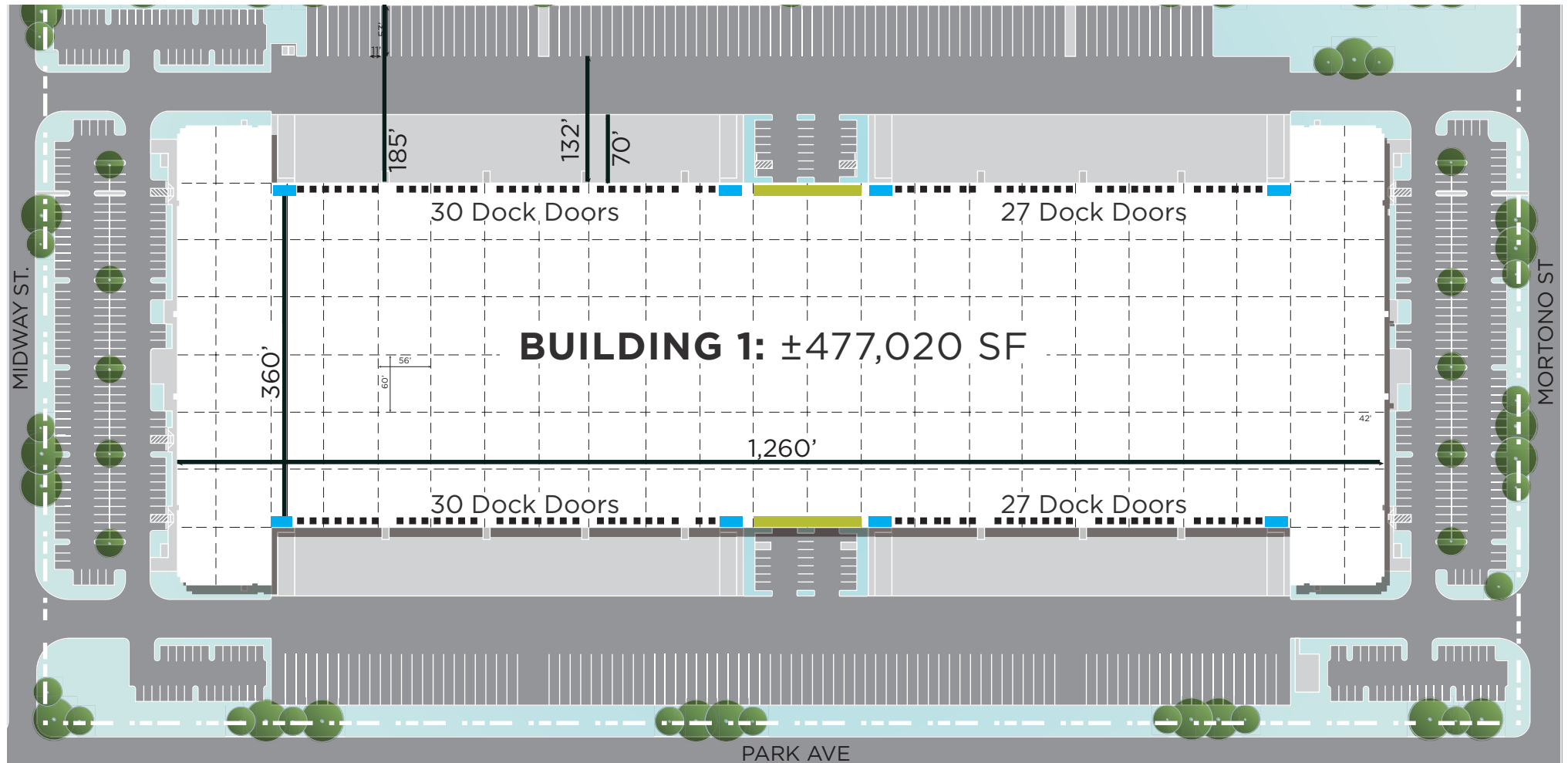
Fully secured industrial park with 24/7 guarded access

Total Building SF	477,020
Divisible to	120,000
Parcel size	26.94 acres
Overall building dimensions	480' X 1,260'
Column Spacing	56' X 60'
Speed bay	60'
Clear Height	36'
Electrical Service	277/480 Volt, 4000 amps, 3 phase
Sprinklers	ESFR – K-22 head @ 212°F temp
Auto parking	500 (additional possible)
Trailer parking	178 (additional possible)
Dock high doors	114 - 9'x10' (up to 18 additional doors possible)
Grade level doors	8 - 12' X 14'
Concrete truck apron	70'
Truck court	185' (Includes Trailer Stall)
Slab thickness	7"
Insulation	R-19
Skylights	Yes
Roof type	TPO 60MIL

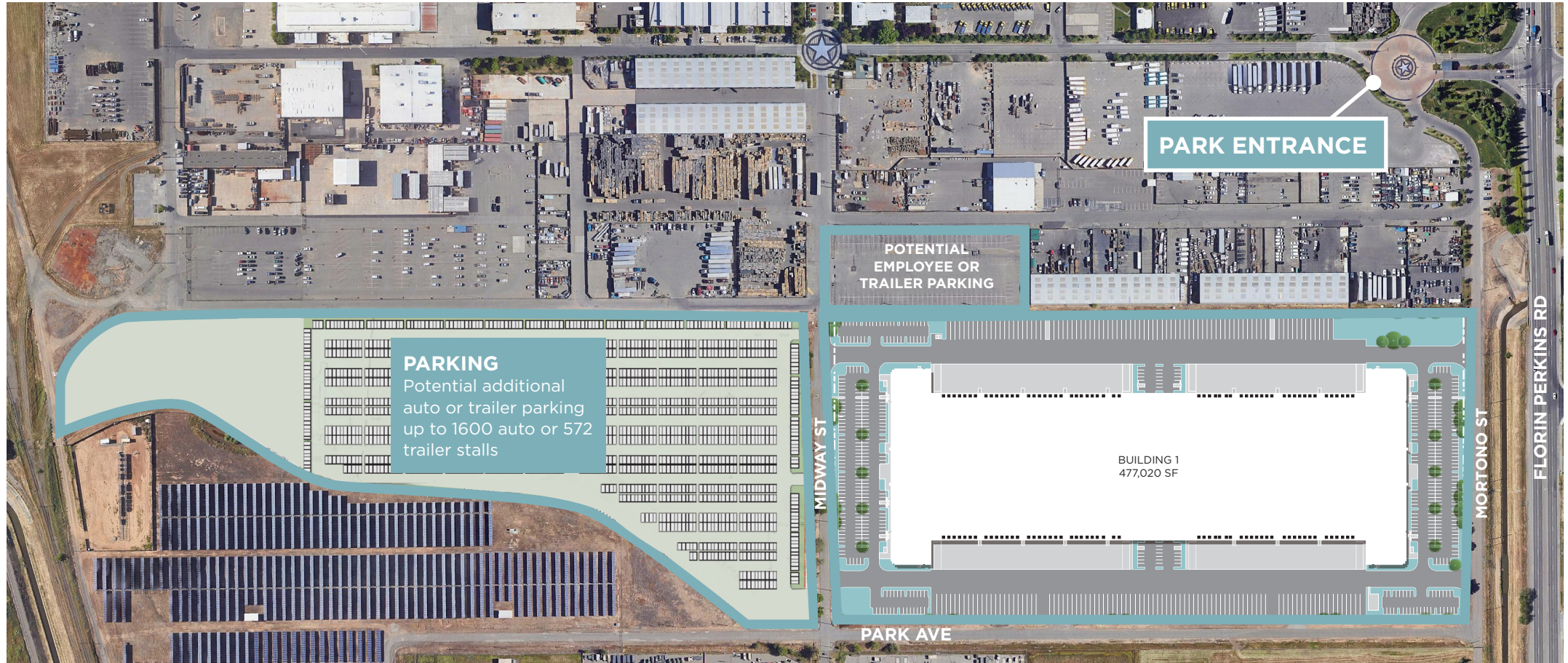


SITE PLAN

-  = Grade doors
-  = Dock doors
-  = Additional docks possible



SITE PLAN



ACCESSIBILITY

PEOPLE REACHED

	Same Day	Next Day	Total Reached
Total Businesses	2,363,046	804,381	3,167,427
Total Residents	64,132,635	21,371,095	85,503,730

DRIVING DISTANCE



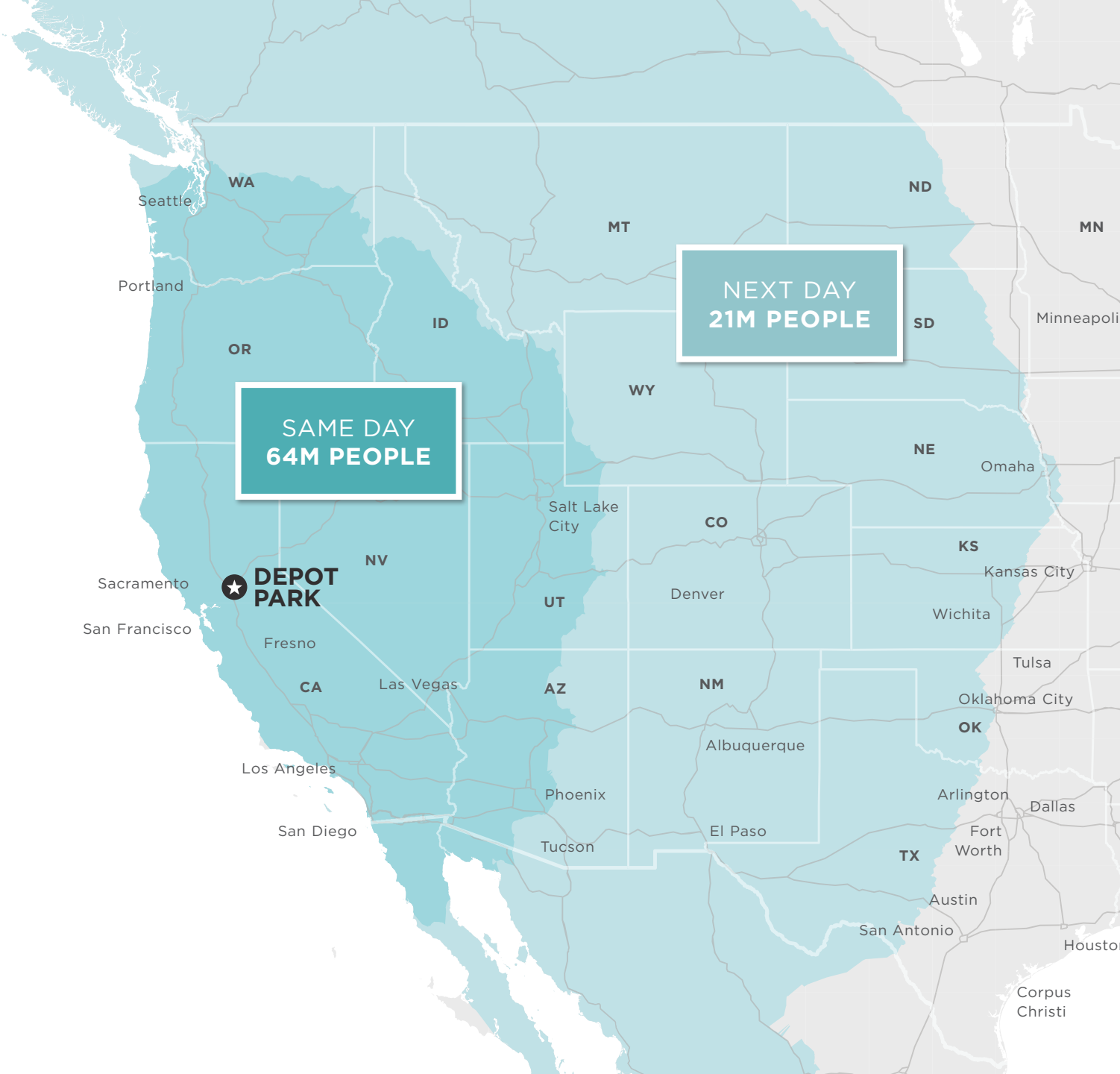
AIRPORT

SMF: 28 min / 20 mi
Mather: 18 min / 8 mi
McLellan: 28 min / 12 mi



PORTS

West Sac: 18 min / 11 mi
Oakland: 90 min / 89 mi
Stockton: 60 min / 49 mi



WHY SACRAMENTO

*Fastest Growing Large
City in California*

FORBES

COMPETITIVE ADVANTAGE

	Real Estate Cost	Available Blue Collar Labor Pool
Sacramento, Depot Park	\$0.57	46,598
Stockton/Tracy	\$0.57	26,016
Fairfield	\$0.60	25,804
Reno	\$0.48	15,391

SACRAMENTO BY THE NUMBERS

#1

Metro for the Bay
Area (*Redfin*)

6%

Population growth
rate 2014-2019 (*EMSI*)

36

Median age in
Sacramento (*EMSI*)

11%

Millennial population
growth rate 2014-
2019 (*EMSI*)

2.4M

Residents in 2019
(*U.S. Census*)

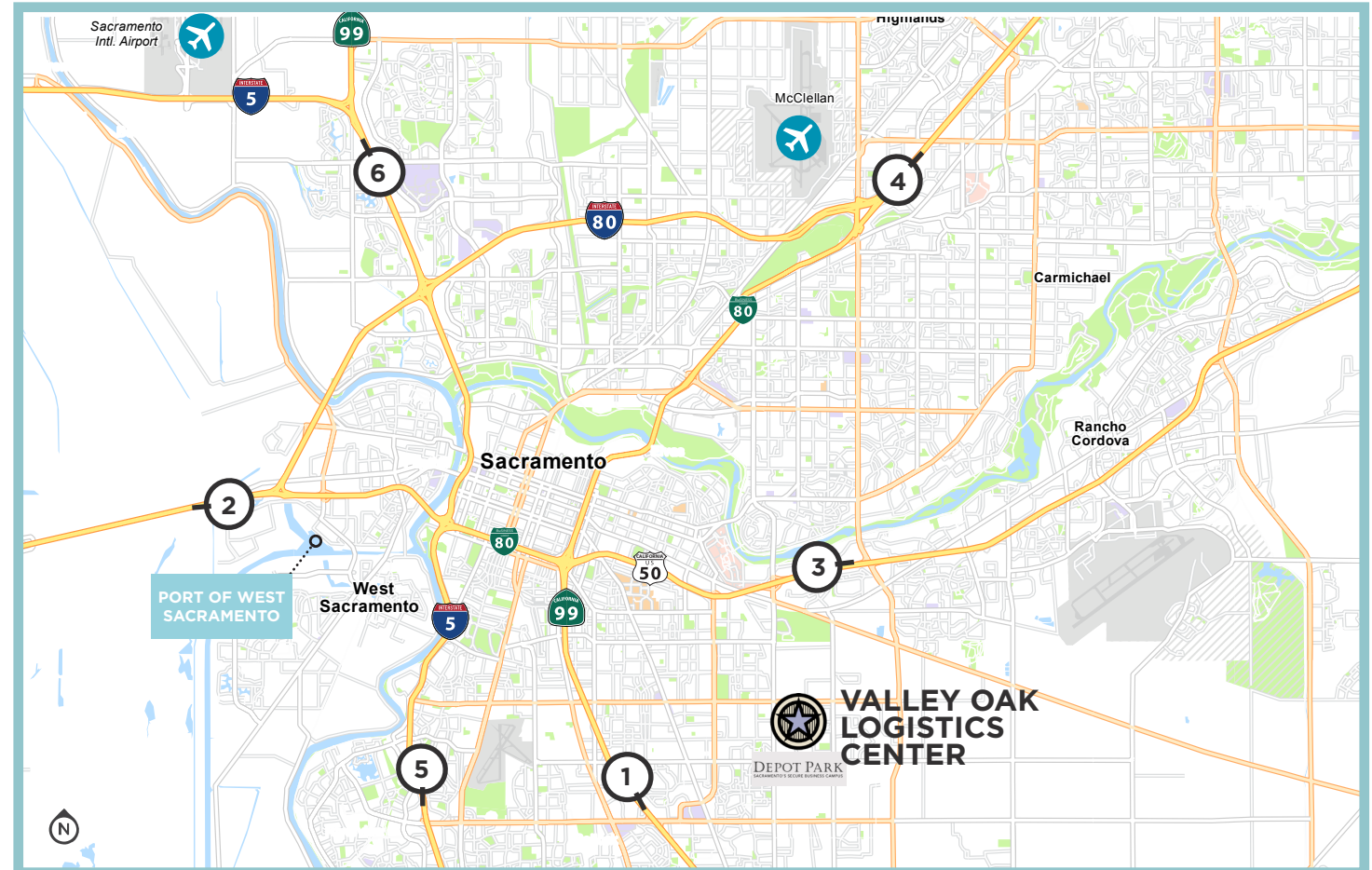
12,300

Average people
migrating here
annually (*GSEC*)

REGIONAL MAP

DRIVING DISTANCE

1. Stockton	50 mi
2. San Francisco	87 mi
3. Lake Tahoe	109 mi
4. Reno	135 mi
5. Los Angeles	386 mi
6. Portland	578 mi



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View Site Specific COVID-19 Prevention Plan

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