



# RANCHO CORDOVA

logistics center

LAUNCHING RANCHO CORDOVA  
INTO THE **FUTURE OF LOGISTICS**

BUILD-TO-SUIT  
OPTIONS AVAILABLE

Q1 2024  
SPEC BUILDING DELIVERY

HWY 50 @ HAZEL AVENUE | RANCHO CORDOVA, CA

±1.5MM SF MASTER PLANNED PARK

**RYAN DEANGELIS, SIOR**  
Senior Vice President  
+1 916 492 6985  
ryan.deangelis@cbre.com  
Lic. 01280330

**MIKE LUCA, SIOR**  
Senior Vice President  
+1 916 446 8279  
mike.luca@cbre.com  
Lic. 01447904

**DOMINIC SMITH**  
Associate  
+1 916 446 8209  
dominic.smith1@cbre.com  
Lic. 02106714



# SITE OVERVIEW

Rancho Cordova Logistics Center (RCLC) represents the first true master planned industrial and logistics park on the Hwy 50 Corridor. One of very few site opportunities on the 50-Corridor, Northpoint Development is re-developing a portion of the former Aerojet-Rocketdyne campus. Located just 700' from US-50, the site promises unparalleled highway access, access to public transportation, and rich retail amenities nearby.

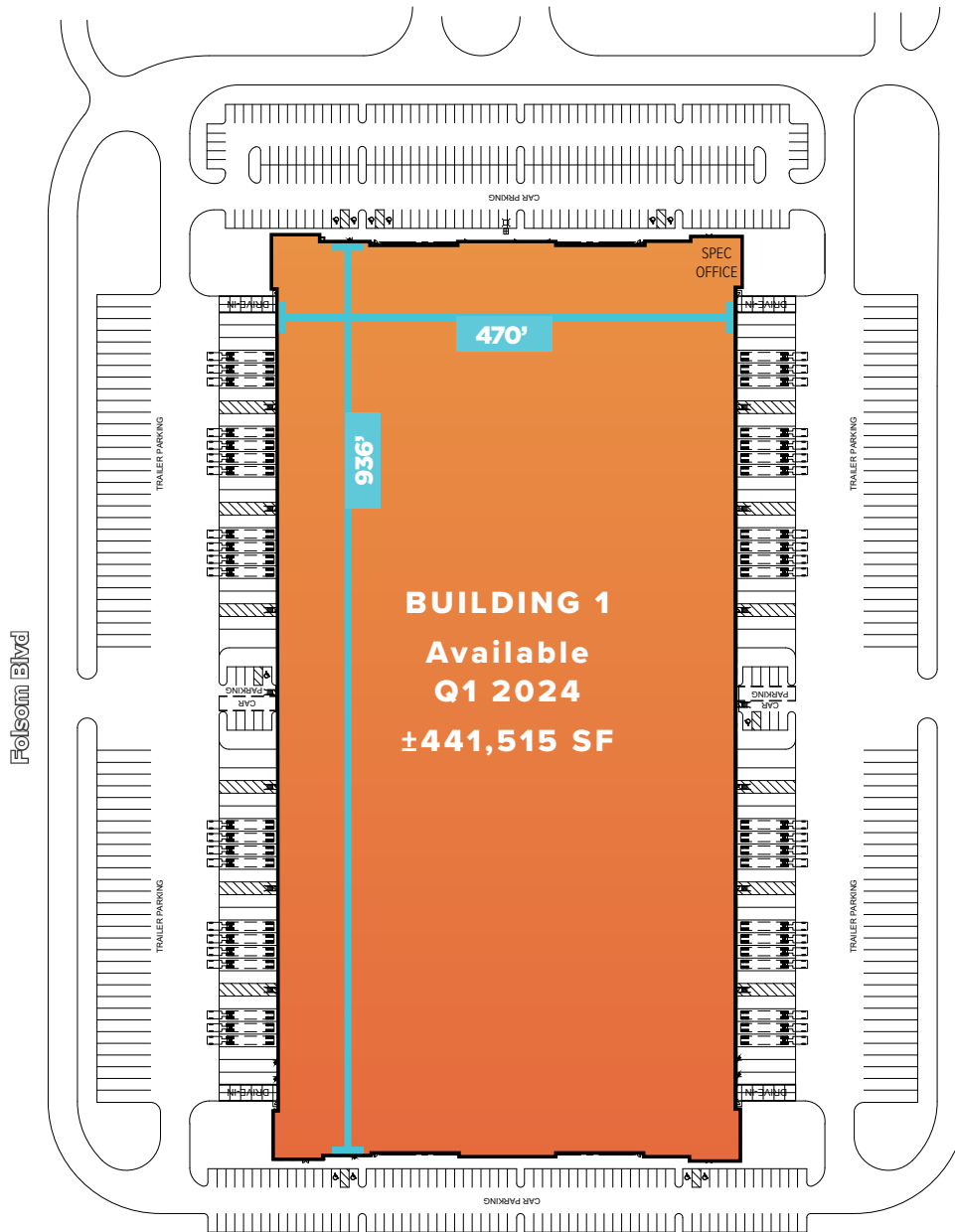
With a storied history of propelling the first man to the moon, RCLC is again poised to make history on this prominent site delivering modern, best-in-class, industrial and logistics space to service the fastest growing sub-market in the region and beyond.

## PROJECT HIGHLIGHTS

- Ideal location for distribution within Greater Sacramento, Bay Area, and Nor-Cal to Oregon border
- Immediate access to State Highway 50
- Air freight service available through UPS and DHL at nearby Mather Airport (±6 miles)
- State-of-the-Art, Class A buildings
- Strong workforce demographics
- High standard of living for industrial workforce
- Proximity to Retail Services
- Light Rail/RT Bus Stop
- EV Charging Stations



# SITE PLAN & SPECS

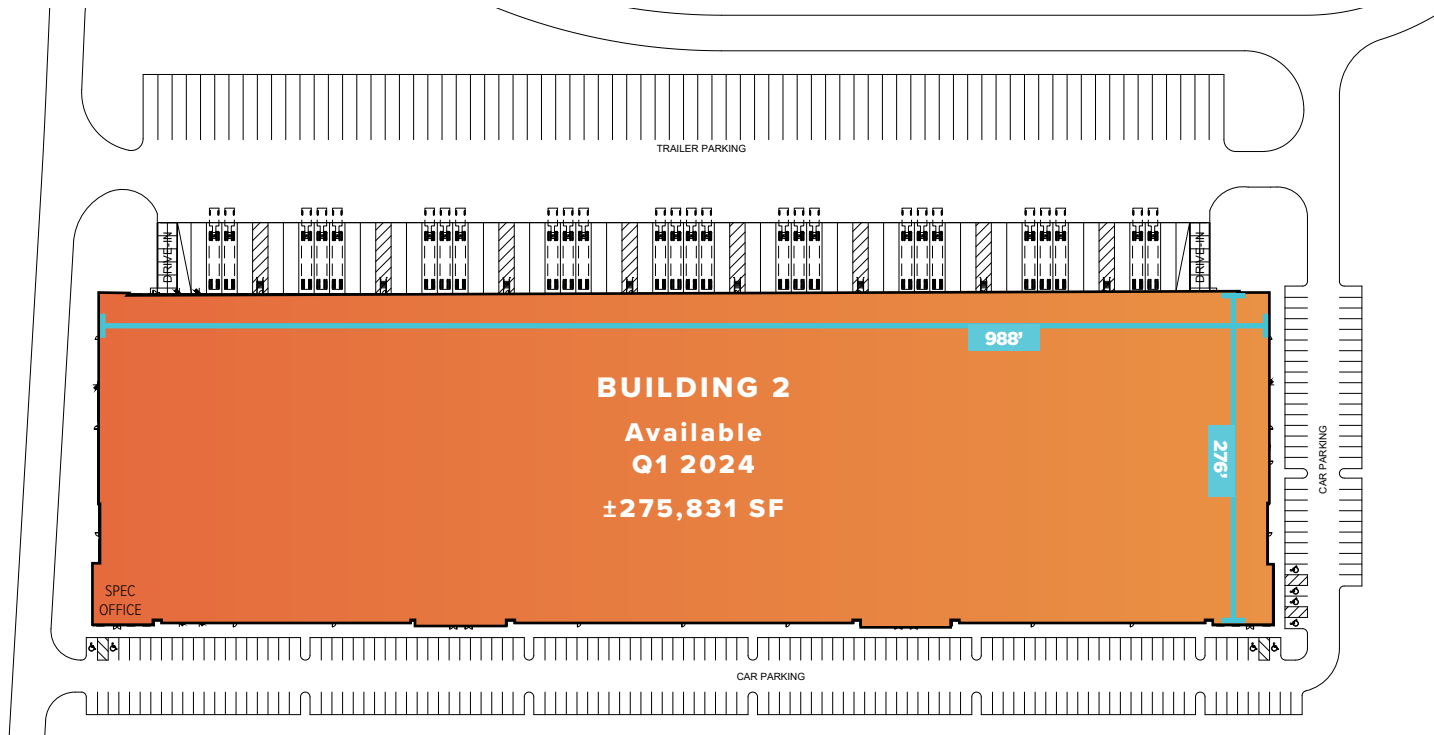


<b>BUILDING AREA</b>	±441,515 SF
<b>BUILDING DIMENSIONS</b>	±470' x 936'
<b>SPEC OFFICE AREA</b>	±2,568 SF (see also page 5)
<b>COLUMN SPACING</b>	50' x 54'
<b>SPEED BAY SPACING</b>	60' x 54'
<b>CLEAR HEIGHT</b>	40' throughout
<b>DOCK DOORS</b>	44 (62 future)
<b>DRIVE-IN DOORS</b>	4 total
<b>CAR PARKING</b>	±363 stalls
<b>TRAILER PARKING</b>	±120 stalls
<b>TRUCK COURT</b>	130' (185' with trailer parking)
<b>LIGHTING</b>	LED with sensors
<b>CONSTRUCTION</b>	Concrete-tilt
<b>CONCRETE FLOOR</b>	7" slab, non-reinforced (4,000 PSI)
<b>SPRINKLERS</b>	ESFR
<b>RAIL SERVED (UP)</b>	Possible



SITE PLAN NOT TO SCALE.  
ALL PARCEL LINES AND  
DIMENSIONS ARE APPROXIMATE.

# SITE PLAN & SPECS



▲ N  
 SITE PLAN NOT TO SCALE.  
 ALL PARCEL LINES AND  
 DIMENSIONS ARE APPROXIMATE.

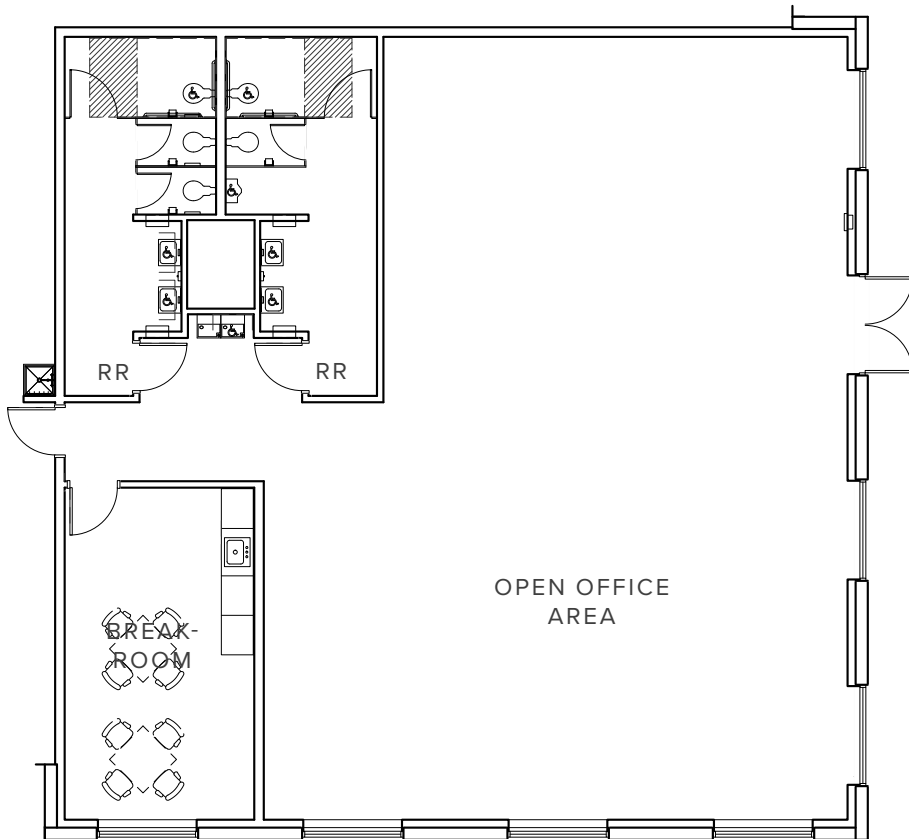
<b>BUILDING AREA</b>	±275,831 SF
<b>BUILDING DIMENSIONS</b>	±276' x 988'
<b>SPEC OFFICE AREA</b>	±1,925 SF (see also page 5)
<b>COLUMN SPACING</b>	52' x 52'
<b>SPEED BAY SPACING</b>	60' x 52'
<b>CLEAR HEIGHT</b>	36' throughout
<b>DOCK DOORS</b>	26 (30 future)

<b>DRIVE-IN DOORS</b>	2 total
<b>CAR PARKING</b>	±270 stalls
<b>TRAILER PARKING</b>	±76 stalls
<b>TRUCK COURT</b>	130' (185' with trailer parking)
<b>LIGHTING</b>	LED with sensors
<b>CONSTRUCTION</b>	Concrete-tilt
<b>CONCRETE FLOOR</b>	7" slab, non-reinforced (4,000 PSI)
<b>SPRINKLERS</b>	ESFR

# SITE PLAN & SPECS

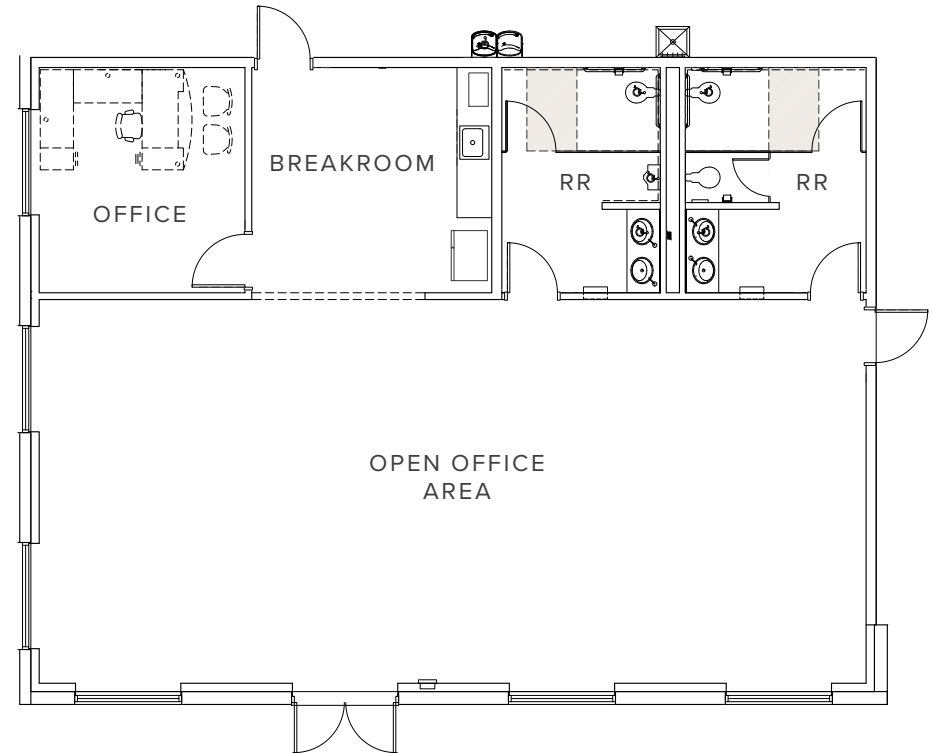
## BUILDING 1 SPEC OFFICE

±2,568 SF



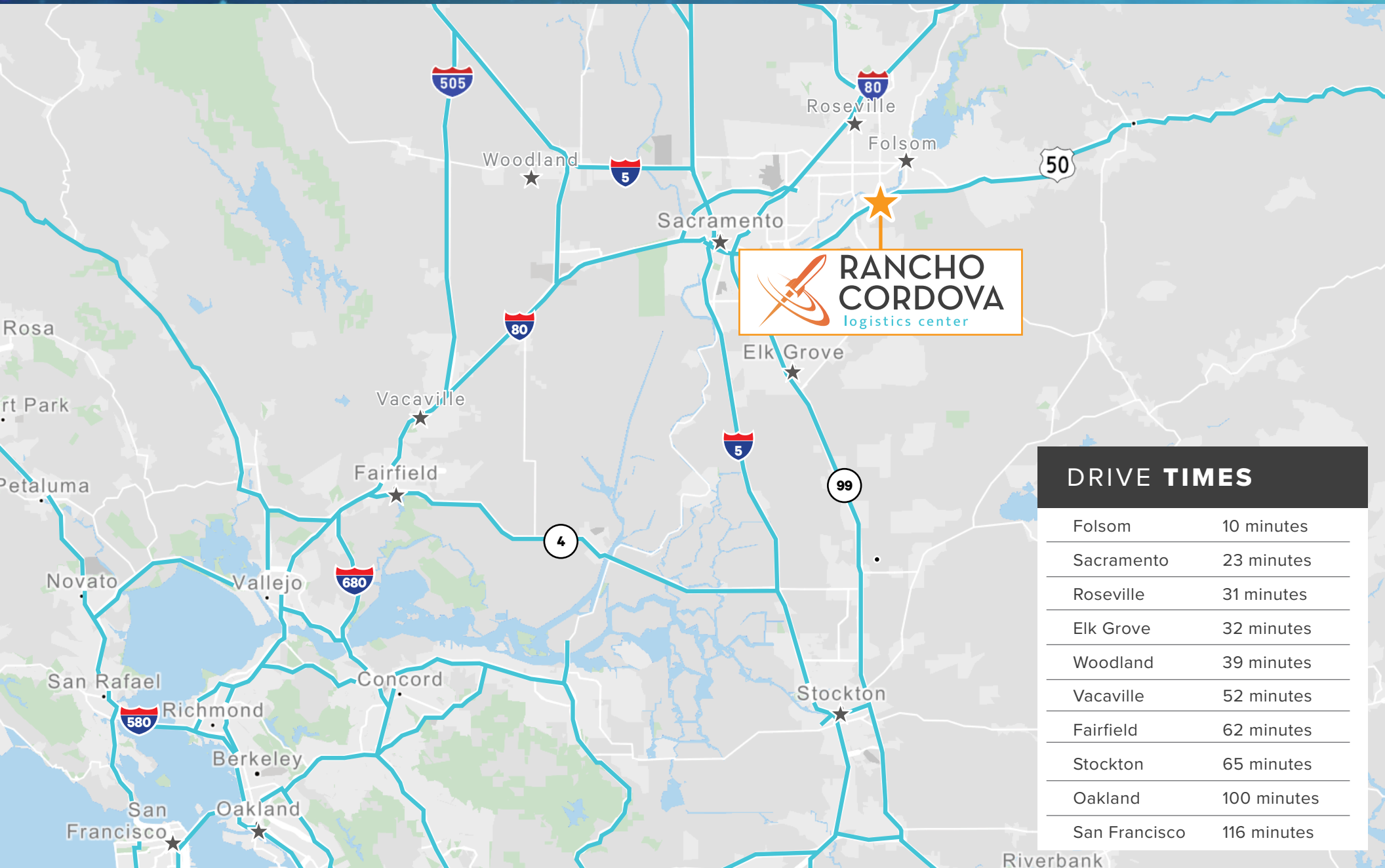
## BUILDING 2 SPEC OFFICE

±1,925 SF

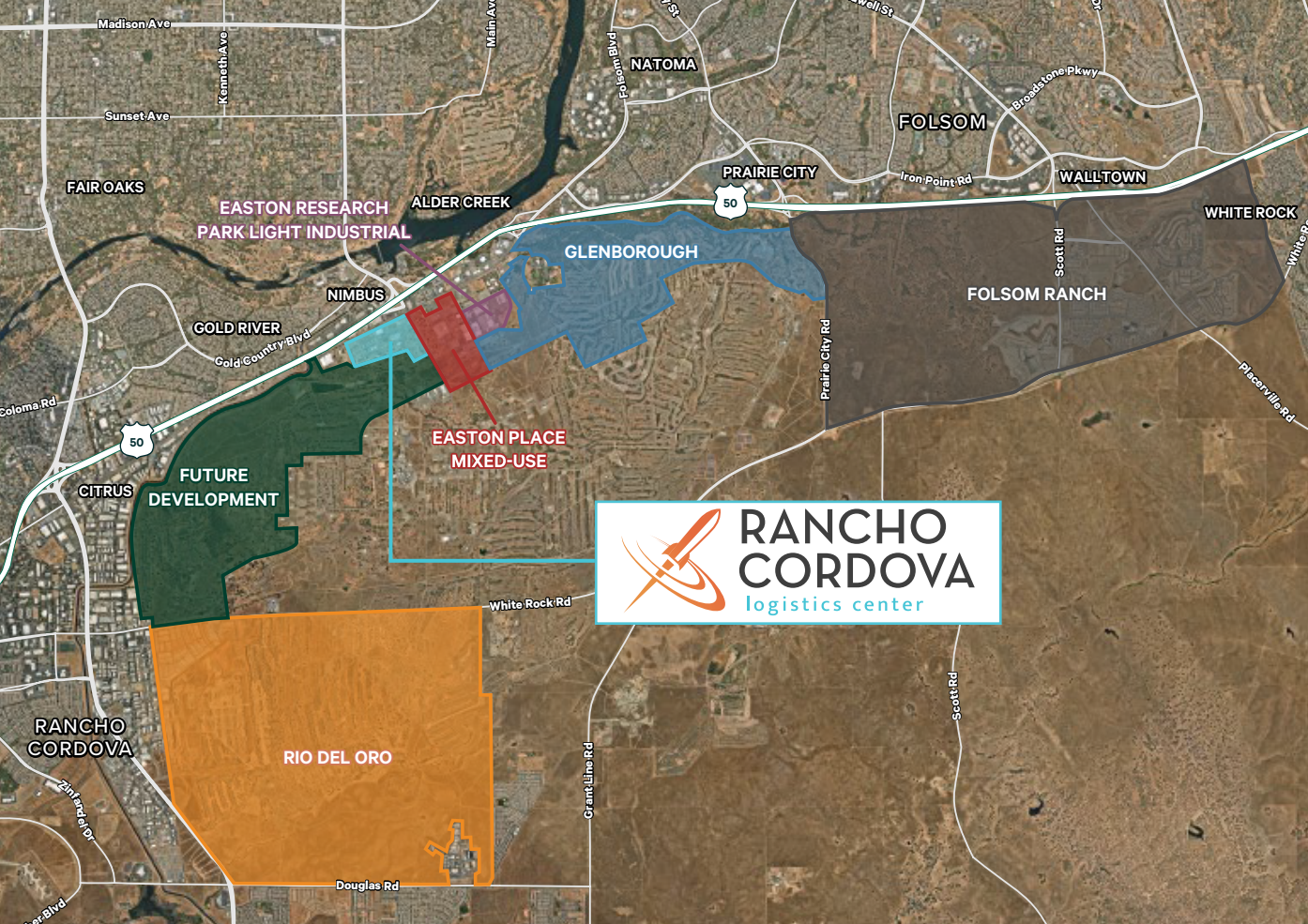


SITE PLAN NOT TO SCALE.  
ALL PARCEL LINES AND  
DIMENSIONS ARE APPROXIMATE.

# LOCATION MAP



DRIVE TIMES	
Folsom	10 minutes
Sacramento	23 minutes
Roseville	31 minutes
Elk Grove	32 minutes
Woodland	39 minutes
Vacaville	52 minutes
Fairfield	62 minutes
Stockton	65 minutes
Oakland	100 minutes
San Francisco	116 minutes



# AREA OVERVIEW

## FOLSOM RANCH

- ±3,585 acre master planned community
- 11,461 new homes
- 2 hospitals
- ±2.5 million square feet of mixed-used commercial space

## GLENBOROUGH

- ±1,400 acres
- 2,752 new homes
- ±700,000 square feet of mixed-use commercial space

## RIO DEL ORO

- ±3,828 acres
- 12,189 new homes
- ±7.6 million square feet of commercial, professional & industrial development



Highly experienced landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed over 141 Million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors.

**RYAN DEANGELIS, SIOR**  
Senior Vice President  
+1 916 492 6985  
ryan.deangelis@cbre.com  
Lic. 01280330

**MIKE LUCA, SIOR**  
Senior Vice President  
+1 916 446 8279  
mike.luca@cbre.com  
Lic. 01447904

**DOMINIC SMITH**  
Associate  
+1 916 446 8209  
dominic.smith1@cbre.com  
Lic. 02106714

[ranchocordovalogistics.cbre-properties.com](http://ranchocordovalogistics.cbre-properties.com)



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. JMYERS JAN 2024 10ADV0448570