



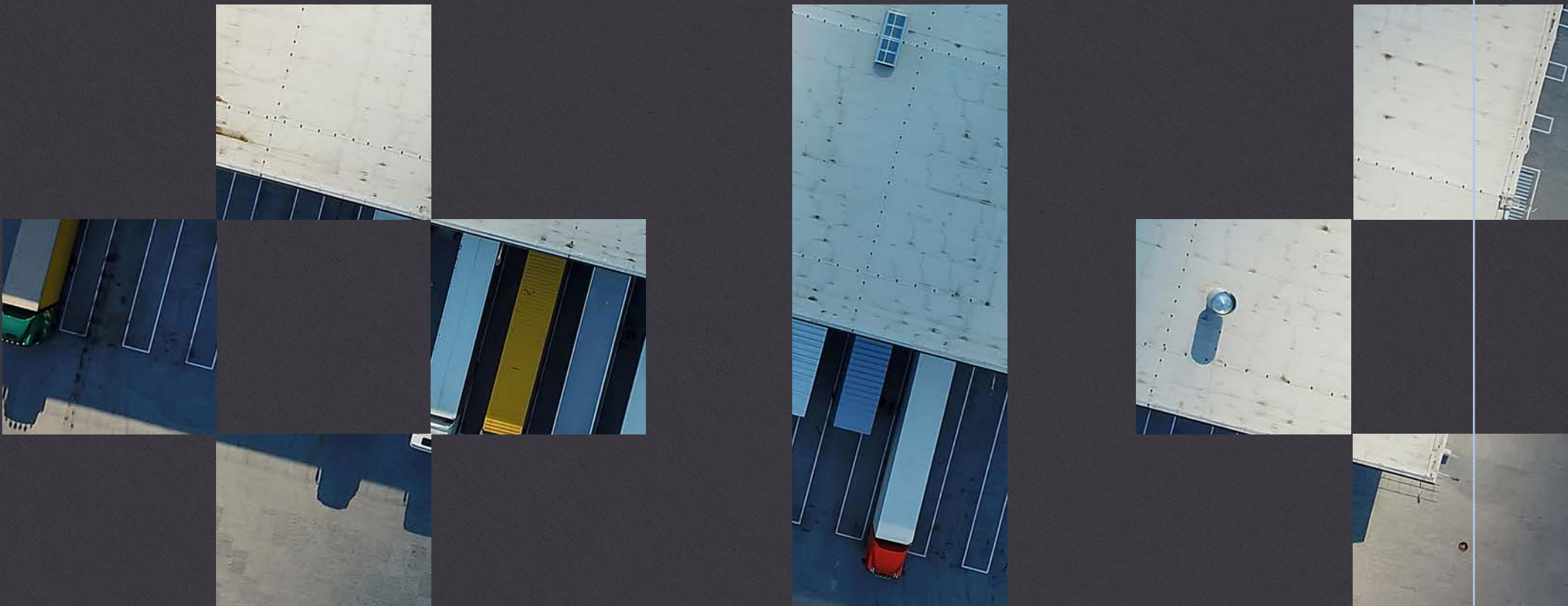
TITAN LOGISTICS CENTER

7225 LONE TREE ROAD | SACRAMENTO CA

NOW UNDER CONSTRUCTION

Q3 2027 ESTIMATED DELIVERY

POWER TO PERFORM





A CLASS OF ITS OWN

Titan Logistics Center delivers 558,134 SF of brand-new Class A industrial space in Sacramento's Metro Air Park, the market's largest industrial speculative development. With 40' clear height and power built for heavy logistics and light manufacturing, Titan Logistics Center gives tenants the scale and infrastructure to operate at full capacity.

OPPORTUNITY HIGHLIGHTS



558,134 SF available for lease



30.8-acre site



40' clear height



4,000 amps of power, expandable



Industrial zoning within Metro Air Park



Minutes from national employers including Amazon, Walmart, Target and Costco

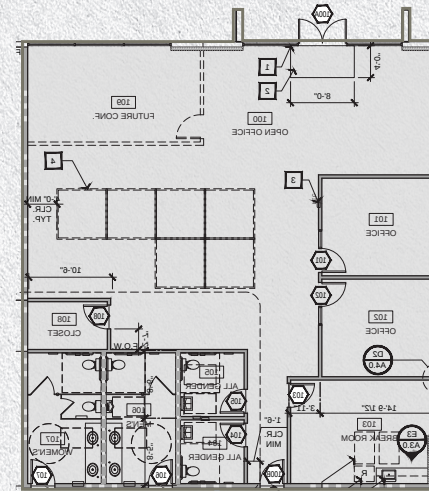


Immediate proximity to SMF, I-5, Highway 99 and I-80

SCALE YOU CAN MEASURE

BUILDING SIZE | 558,134 SF

NOW UNDER CONSTRUCTION | Q3 2027 ESTIMATED DELIVERY



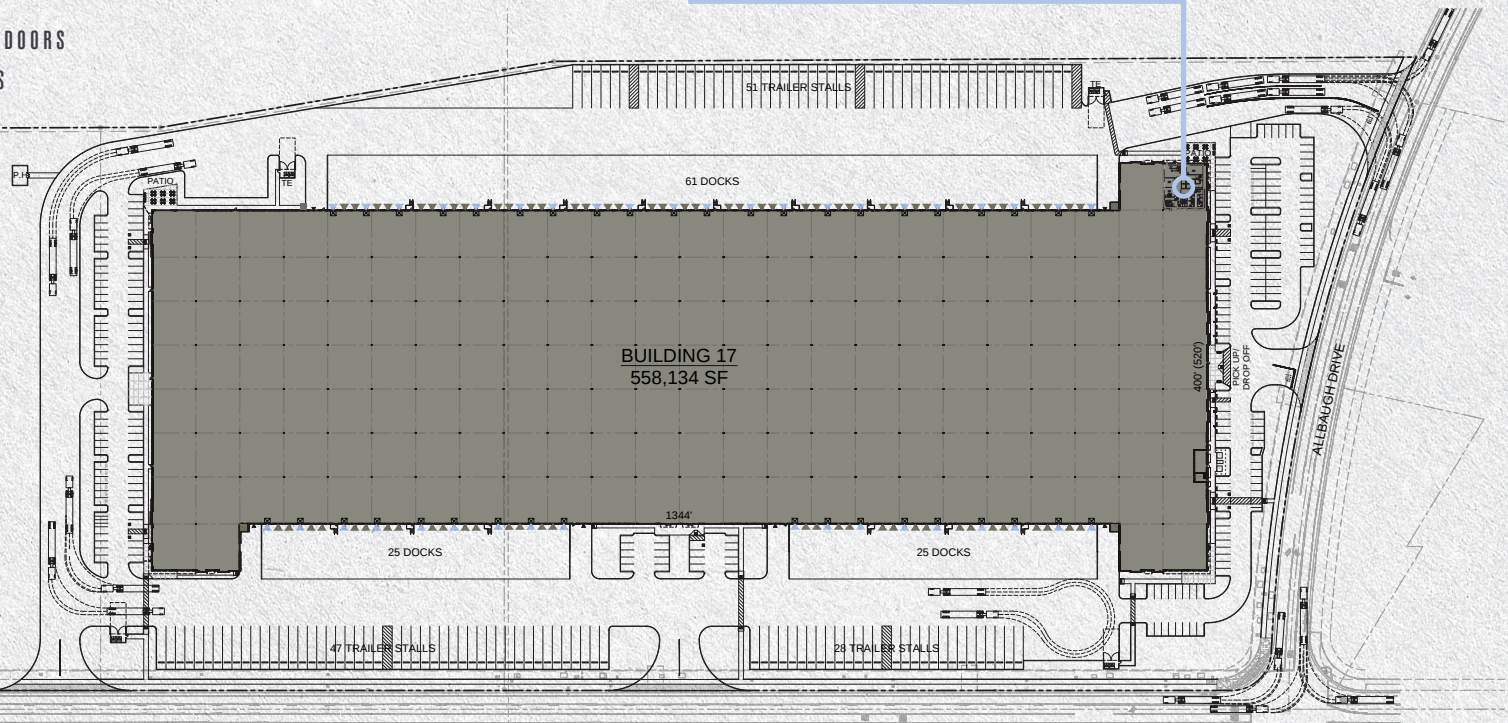
±2,800 SF SPEC OFFICE

-  2 private offices
-  Breakroom
-  Restrooms
-  IT closet
-  Future conference room

-  DOCK DOORS
-  GRADE-LEVEL DOORS
-  DOCK DOORS WITH PIT LEVELERS

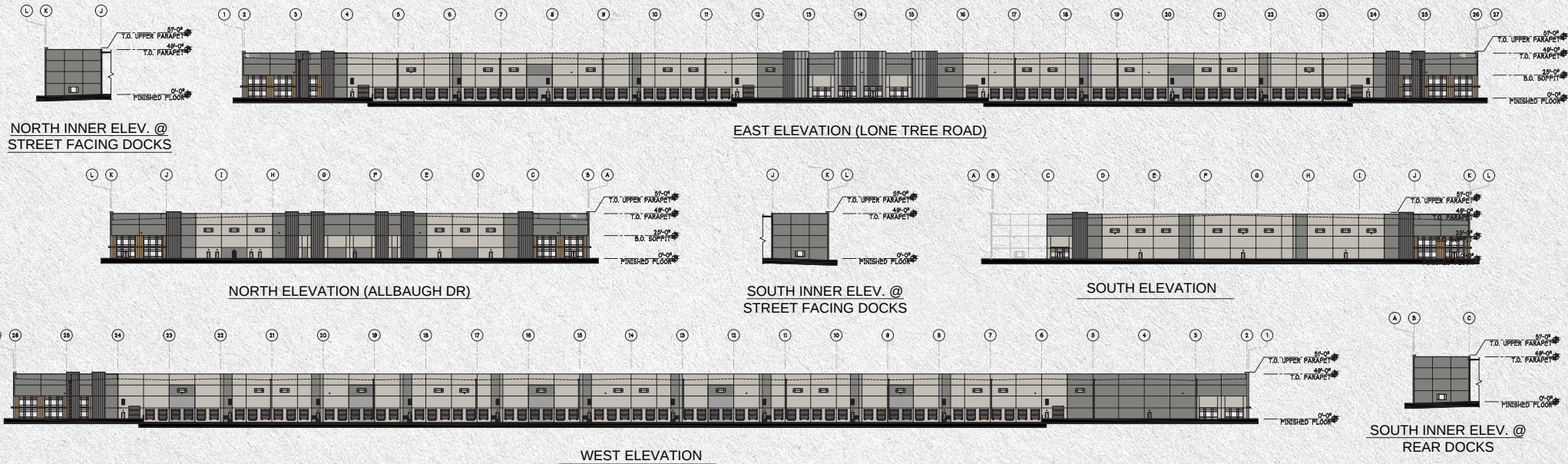
ADJACENT
PROPERTY
422,606 SF
(9.7 AC)

FUTURE
DRIVEWAY



LONE TREE ROAD

BUILDING SPECS



DIVISIBLE TO	237,722 SF	ELECTRICAL	4,000 Amps, 277/480v 3p 4w	SLAB	7' Concrete w/#4 Rebar 24" OCEW
OFFICE	±2,800 SF Spec Office	FIRE SUPPRESSION	ESFR	ROOF	Hybrid, 1/4' Securock Board, 60 Mil TPO
DIMENSIONS	1,120'w x 400'd	TRUCK COURTS	185' Bldg. to Edge	SKYLIGHTS	Single Dome at 1%
COLUMN SPACING	56' x 56' (60' at speed bay)	PARKING	Adjacent 9.7 acre site for additional truck & auto parking	LIGHTING	1/1,000 SF LED
DOCK DOORS	111- 9' x 10' (37 w/40,000lb hydraulic pit levelers)	TRAILER PARKING	126 Stalls	ZONING	Industrial
GRADE LEVEL DOORS	4- 12' x 14'	AUTO PARKING	227 Stalls	BUILDING FAR	40.6%
CLEAR HEIGHT	40'			SITE AREA	30.8 Acres



A PARK BUILT WITHOUT COMPROMISE

Metro Air Park is a 1,320-acre master-planned business park developed by Buzz Oates, one of the largest and most established industrial ecosystems in Sacramento.



28 BUILDINGS TOTALING OVER 10M SF
ANCHOR THE PARK TODAY, RANGING
FROM UNDER 100,000 SF TO OVER
700,000 SF.

NEIGHBORS BUILT FOR SCALE

Titan Logistics Center sits minutes from an established base of national employers, including Amazon, Walmart, Target and Costco, placing tenants at the center of one of Sacramento's most active logistics and distribution corridors.



POSITIONED^N AT THE CROSSROADS

Located inside Metro Air Park, Titan Logistics Center sits at the center of Sacramento's highway network, adjacent to Sacramento International Airport and within reach of the Port of Oakland, giving tenants an efficient path from regional to international markets.

DRIVE TIMES

4 MINUTES TO
HWY 99

7 MINUTES TO SMF
AIRPORT

6 MINUTES TO
I-80

7 MINUTES TO
I-5

20 MINUTES TO DOWNTOWN SACRAMENTO



CONNECTED TO
WHAT MATTERS



SACRAMENTO

RENO

STOCKTON

50 MINUTES

PORT OF OAKLAND

80 MINUTES

SAN FRANCISCO

85 MINUTES

FREMONT

100 MINUTES

SAN JOSE

110 MINUTES

RENO

120 MINUTES

Titan Logistics Center offers
amazing regional connectivity to
the Bay Area and beyond.

A MARKET BUILT FOR GROWTH

Sacramento offers a workforce that rivals the Bay Area in depth and technical skill, backed by one of the region's fastest-growing talent pools, at a fraction of the cost.



#1

PLACE TO LIVE IN
CALIFORNIA -FORBES

#2

U.S. TECH TALENT LEADER
-BUSINESS FACILITIES

#3

DESTINATION FOR BAY AREA
TECH WORKERS -GSEC

4.3%

POPULATION GROWTH
FROM 2019-2024

50% - 100%

LABOR COST SAVINGS
VS. BAY AREA MARKETS

124.2

COST OF LIVING INDEX
US = 100 VS. 164.1 = SAN FRANCISCO

TOP 10

CITY FOR WORKFORCE
OPPORTUNITY -ROCKET MOVING

47%

UTILITY SAVINGS ANNUALLY
WITH SMUD COMPARED TO PG&E





FOR MORE INFORMATION, PLEASE CONTACT:

BRYCE MACDONALD

+1 916 288 4806
bryce.macdonald@cushwake.com
LIC # 01422174

DAVID NICHOLSON

+1 916 288 4422
David.Nicholson@cushwake.com
LIC # 01845338

LENNY GOLD

+1 916 288 4443
Lenny.Gold@cushwake.com
LIC #02055534

TYSON VALLENARI

+1 510 919 2328
tyson.vallenari@cushwake.com
LIC #01480887

CONNOR BELL

+1 916 662 4928
Connor.Bell@cushwake.com
LIC # 02155224

TYLER EPTING

+1 925 627 2897
Tyler.Epting@cushwake.com
LIC #01317533

VICTOR DEBOER

+1 510 891 5804
victor.deboer@cushwake.com
LIC #01910482

KEVIN DALPORTO

+1 209 601 2476
kevin.dalporto@cushwake.com
LIC #01212935



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