

**10313 Grant Line Road
Elk Grove, CA 95624**

+/- 75.26 Industrial Acreage For Sale

OFFERING MEMORANDUM



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INVESTMENT OVERVIEW

PDF, powered by eXp Commercial (“PDF”), is pleased to present this +/- 75.26 AC parcel for sale located directly off of Grant Line Road in Elk Grove, CA. Recently annexed by the City of Elk Grove as part Phase 1 of the Southeast Industrial Area Specific Plan, this property has a zoning of LI targeting industrial opportunities for development. Located less than a mile away from Highway 99 and near the heart of the industrial submarket of Elk Grove, this offering creates the perfect opportunity to fill a significant void of industrial product within a rapidly growing city.

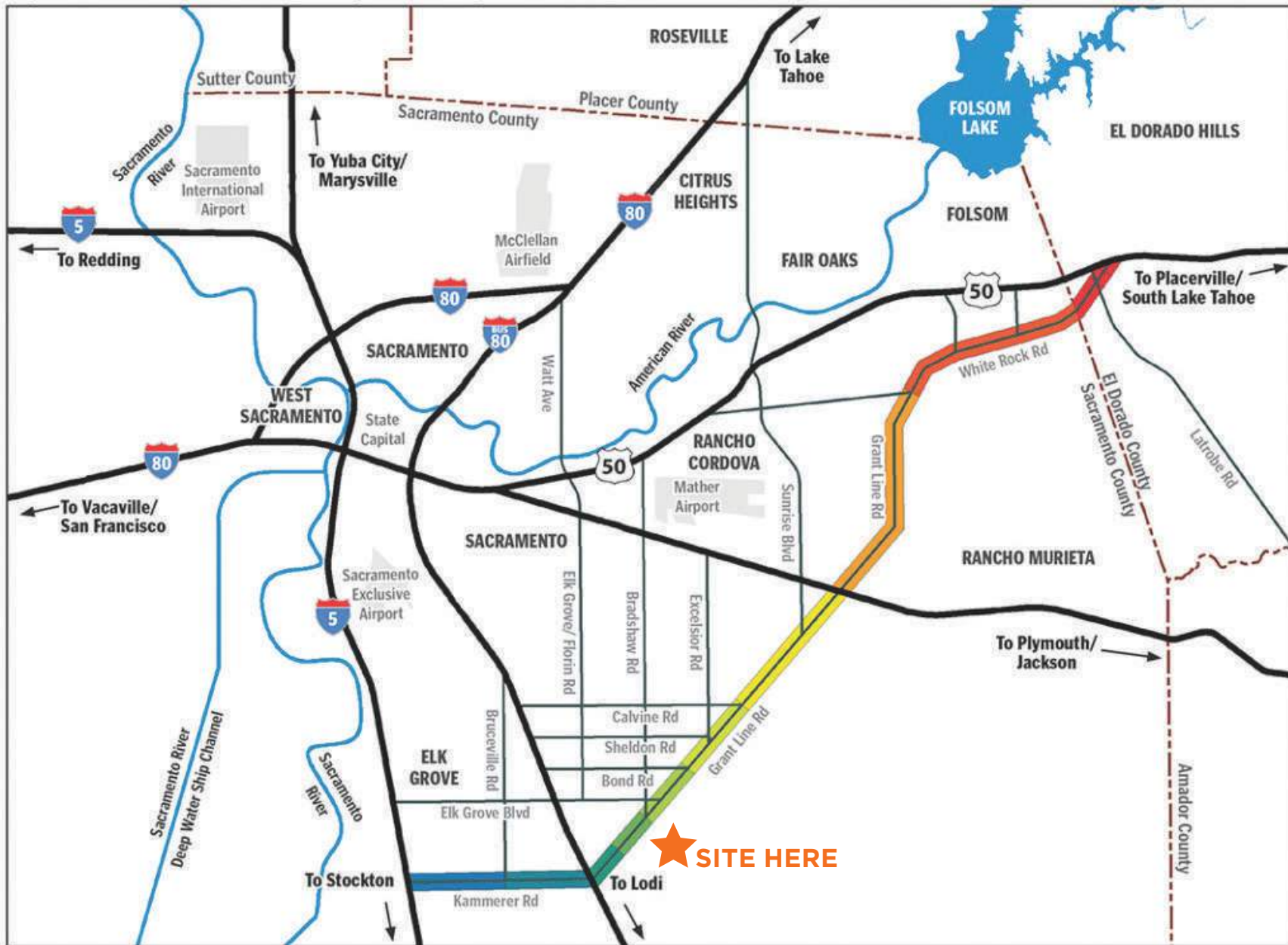
PROPERTY HIGHLIGHTS

- +/- 75.26 Acre Development Available for Sale
- Zoning: Light Industrial (City of Elk Grove)
- Recently Annexed through City of Elk Grove
- Contiguous to Kubota Tractor Corporation Development (+/- 630,000 sf distribution center currently in construction)
- High Exposure Opportunity Specifically Designated to Fill Industrial Void in Expanding Submarket
- Signalized Intersection
- Directly Off of Capital Southeast Connector (JPA) – Widening of Roadway Connecting Highway 50 to Highway 99
- Less than 1 mile from Highway 99
- Parcel Number: 134-0190-010



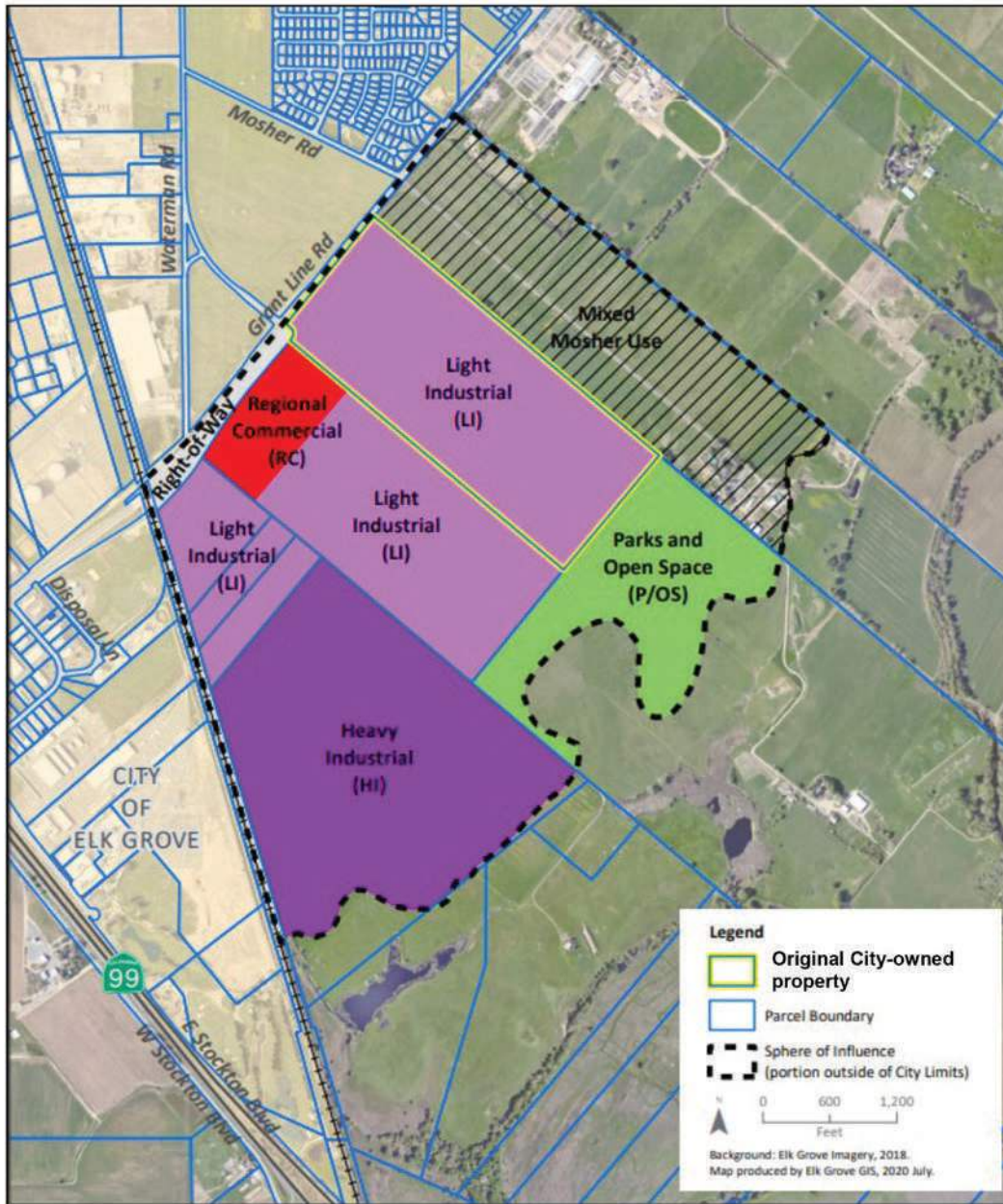
LOCATION OVERVIEW

Capital Southeast Connector JPA



LOCATION OVERVIEW

Southeast Industrial Area Planned Land Uses



SURROUNDING AREA MAP



LOCATION OVERVIEW

Elk Grove, California Industrial Submarket Overview

Bolstered by strong population demographics and a central location along major interstate transportation routes, industrial real estate vacancy rates are at all-time lows and absorption is strong, driving lease rate appreciation. Major hubs of super-regional industrial activity are located in Sacramento County at Metro Air Park, McClellan and Mather, with major warehousing, distribution, fulfillment and logistics activity increasing. With access to Highway-99 and Interstate-5, Elk Grove currently occupies a niche role in regional serving and sales-service industrial uses. Strong labor resources bolster the industrial real estate market in Elk Grove, aiding business attraction and expansion efforts. Lease rates are lower than elsewhere in the Region, limiting the viability of speculative development, but Elk Grove has been successful in attracting new small and mid-size owner-users (most recently a Kubota distribution center) that can be accommodated by existing available sites.

Source: City of Elk Grove



FOR MORE INFORMATION

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