FOR SALE OR LEASE
±229,130 SF | UNDER CONSTRUCTION | 2019 DELIVERY

3085 MARY PLACE
BUILDING G | SOUTHPORT BUSINESS PARK | WEST SACRAMENTO, CA

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A Project by RIDGE CAPITAL
### BUILDING FEATURES

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Size</td>
<td>±229,130 SF</td>
</tr>
<tr>
<td>Divisibility</td>
<td>±50,000 SF</td>
</tr>
<tr>
<td>Site</td>
<td>100% Concrete dock and truck maneuvering areas</td>
</tr>
<tr>
<td>Office Popouts</td>
<td>Each ±5,890 SF</td>
</tr>
<tr>
<td>Clear Height</td>
<td>30’ at first column</td>
</tr>
<tr>
<td>Column Spacing</td>
<td>52’ x 52’ typical</td>
</tr>
<tr>
<td>Building Dimensions</td>
<td>267’ x 814’</td>
</tr>
<tr>
<td>Dock Loading</td>
<td>38 dock doors</td>
</tr>
<tr>
<td>Maneuvering Area</td>
<td>185’ loading/maneuvering area</td>
</tr>
<tr>
<td>Vehicle Parking</td>
<td>115 spots</td>
</tr>
<tr>
<td>Slab</td>
<td>6” @ 4000 lbs psi</td>
</tr>
<tr>
<td>Grade Level</td>
<td>Two 12’ x 14’ (additional possible)</td>
</tr>
<tr>
<td>Dock Equipment</td>
<td>To Suit</td>
</tr>
<tr>
<td>Lighting</td>
<td>To Suit</td>
</tr>
<tr>
<td>Electrical Service</td>
<td>4,000 amps, 277/480 volt 3 phase 4 wire</td>
</tr>
<tr>
<td>Construction</td>
<td>Concrete tilt-up</td>
</tr>
<tr>
<td>Trailer Parking</td>
<td>35 spots</td>
</tr>
<tr>
<td>Sprinklers</td>
<td>ESFR (Early Suppression Fast Response)</td>
</tr>
<tr>
<td>Truck Access</td>
<td>Multiple points of ingress/egress</td>
</tr>
</tbody>
</table>

### HIGHLIGHTS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>BP Industrial</td>
</tr>
<tr>
<td>Acres</td>
<td>±10.64</td>
</tr>
<tr>
<td>Skylights</td>
<td>1%</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Class “A” TPO Roof (60 ML) with white roof 10 year NDL warranty</td>
</tr>
</tbody>
</table>
Subject Building

BUILDING G
229,130 G.S.F.
115 STALLS = 0.50/1000
18 DOCK DOORS
567'-0"
243'-0"
35 TRAILER PARKING STALLS

PARCEL G
14,320.74 S.F. SITE AREA = 0.3287 ACRES
7,980 S.F. OFFICE = 32 STALLS
111,250 S.F. WAREHOUSE = 56 STALLS
88 STALLS REQUIRED
125 STALLS PROVIDED = 1.05/1000
269,854.88 S.F. SITE AREA = 6.20 ACRES
= 44.18% SITE COVERAGE

BUILDING C
119,230 G.S.F.
18 DOCK DOORS
115 STALLS = 0.50/1000
463,527.02 S.F. SITE AREA = 10.64 ACRES
= 49.43% SITE COVERAGE

BUILDING F
165,400 G.S.F.
13 DOCK DOORS
111 STALLS = 0.50/1000
409,008.81 S.F. SITE AREA = 40.65% SITE COVERAGE
47 TRAILER PARKING STALLS

BUILDING E
166,257 G.S.F.
11 DOCK DOORS
117 STALLS = 0.53/1000
48 TRAILER PARKING STALLS

MONUMENT SIGN / DIRECTIONAL SIGN

EXPANSION:
33,181 G.S.F.

PUMP HOUSE

7,980 S.F. OFFICE
111,250 S.F. WAREHOUSE
229,130 G.S.F.
165,400 G.S.F.
166,257 G.S.F.
119,230 G.S.F.

RAMCO STREET
M A R Y   P L A C E
3085 MARY PLACE | BUILDING G

SITE PLAN

BUILDING G
229,130 G.S.F.

115 STALLS = 0.50/1000
463,527.02 S.F. SITE AREA = 10.64 ACRES
≈ 49.43% SITE COVERAGE

35 TRAILER PARKING STALLS

PUMP HOUSE

FIRE PUMP HOUSE

60'-0" NO BUILD EASEMENT

171 STALLS = 1.03/1000
409,008.81 S.F. SITE AREA = 40.65% SITE COVERAGE

47 TRAILER PARKING STALLS

EXPANSION:
33,181 G.S.F.

PARCEL G
14,320.74 S.F. SITE AREA = 0.3287 ACRES

7,980 S.F. OFFICE = 32 STALLS

111,250 S.F. WAREHOUSE = 56 STALLS

88 STALLS REQUIRED

125 STALLS PROVIDED = 1.05/1000

PRELIMINARY SITE PLAN

LEGEND:
- Office
- Warehouse
- Dock Level Door
- Grade Level Door

PRELIMINARY DESIGN DOCUMENTS FOR:
CITY OF WEST SACRAMENTO, CALIFORNIA
RAMCO STREET
WEST SACRAMENTO
INDUSTRIAL SITE
www.rmw.com
Fax 916.449.1414
Tel 916.449.1400
Sacramento, CA 95811

issue : description : date :

1851 HERITAGE LANE, SUITE 182
SACRAMENTO, CA  95815
916-527-8023

South Port Parkway

South Port Parkway
FROM SOUTHPORT TO
MAJOR WESTERN REGIONAL CITIES

- Reno, NV: 138 miles
- Boise City, ID: 559 miles
- Las Vegas, NV: 577 miles
- Portland, OR: 585 miles
- Salt Lake City, UT: 656 miles
- Phoenix, AZ: 757 miles
- Seattle, WA: 758 miles
- Denver, CO: 1,188 miles

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