

AVAILABLE UP TO 1.3 MILLION SF

INDUSTRIAL SPACE
AVAILABLE
FOR SALE OR LEASE

CAPITAL COMMERCE CENTER

6200 FRANKLIN BOULEVARD

SACRAMENTO :: CALIFORNIA

SITE FEATURES

- **Security:** 24/7 controlled site access; all business park guests must check in with security prior to site admittance
- **Parking:** Abundant vehicle parking
- **Trailer parking:** 250 (current)
- **Loading:** 50 Dock and 25 grade doors
- **Clear Heights:** Up to 32'
- **Existing space:** Dry warehouse/distribution, production/food prep, and freezer/cooler

FACILITIES

The allure of the CCC is that of unparalleled infrastructure that caters to the Food and Beverage industry as well as manufactures and distributors. With the ability to deliver $\pm 7,000,000$ gallons of un-metered well water each day, along with all needed sewer capacity, and electrical service deliverable at 35% less than the market value, this surely is one of the most unique and cost effective sites in the Western United States. Existing warehouse spaces are available from $\pm 20,000$ /SF up to $\pm 400,000$ /SF. In addition, several land/build-to-suit sites are available which could accommodate up to $\pm 700,000$ /SF of contiguous space. In addition to industrial uses retail opportunities are available, that would service the community and employees of CCC.



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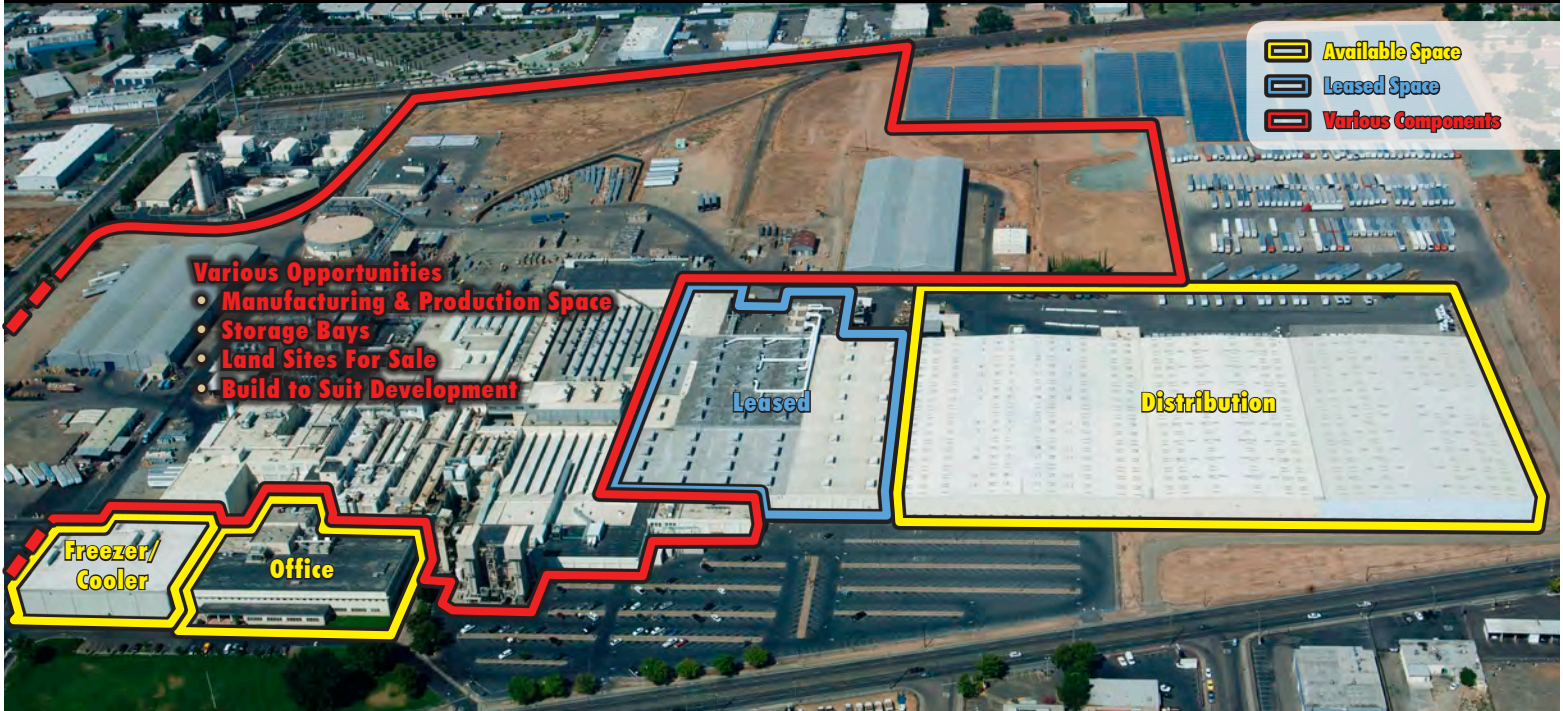
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CAPITAL COMMERCE CENTER

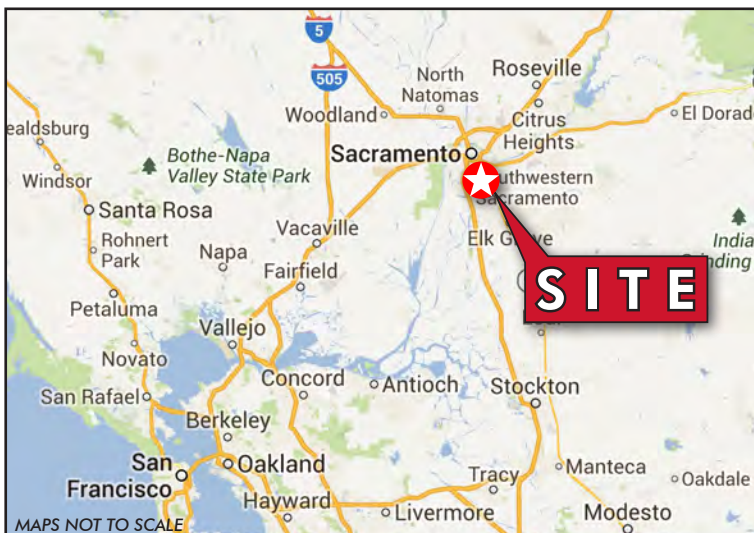
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Strategic Location

- Easy, 2-block access to US 99 and within 5 miles to both Interstate 5 and Interstate 80
- Union Pacific main rail line adjacent to property with spurs onto site
- Proximity to the San Francisco Bay area and Central Valley, catering to both technology, manufacturing and distribution industries
- Multiple logistics ports within close proximity;
 - Port of Sacramento; 8 miles, commodities port, direct access to Pacific Ocean
 - Port of Oakland; 87 miles, 3rd largest US sea port
 - BNSF Intermodal; 47 miles
 - UP Intermodal; 52 miles
- Located within a State of California Enterprise Zone
- Public transportation provided via Regional Transit bus line and adjacent light rail station
- Located within 15 miles of Sacramento International Airport
- Capital city of the 8th largest economy in the world



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A Landmark Site

Originally opened in 1947 by Campbell's Soup, this site was the third Campbell's Soup plant to be opened by the historic and socially significant food company. From its opening just two years after World War II through 2013 Campbell's has employed thousands in the Sacramento Region, and along the way, this site has become a notable landmark in the region's landscape.

Today, upon the site's acquisition by Hackman Capital Partners, this historic site will spawn a new vision and direction. The transformation of this site into a multi-use destination with affordable occupancy and infrastructure, along with a business and people-friendly environment will ensure this to be a transcendent site for the Sacramento community.

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