

## PLACE

Central location in Greater Sacramento

- 31 miles to Sacramento International Airport with daily non-stop flights to every major US West Coast city and many Central and East Coast locations

## PEOPLE

- Greater Sacramento has a population of more than 2.3 million
- Within 40 minutes of Easton Park, the population is over 1.6 million; expected to add more than 50,000 over the next 5 years
- Skilled industrial workforce of more than 70,000 in a 40 minute commute

## ACCESS

- US 50, a major US East – West artery spanning from Sacramento to Maryland has 2 on-ramps and 3 off-ramps serving the Park;

## ASSETS

- Unique Infrastructure capabilities suited to heavier industrial uses
- Existing heavy Industrial buildings from 150,000 to 400,000 of available space



# EASTON RESEARCH PARK

Development Opportunity | Sacramento, CA



**EASTON RESEARCH PARK**, East and West combined, is approximately 168 acres of high-quality office, research and development, manufacturing, and assembly. It is located adjacent to Easton Place, a thriving mixed-use commercial hub.

The Research Park offers 5 distinctive buildings, which include state-of-the-art facilities ranging from office and lab space to machining and heavy assembly.

The site has direct access to light rail and the Highway 50 tech corridor. It is surrounded by an abundance of land for both expansion and for supporting housing, retail, dining, and recreation pursuits.

In this potential partnership, Easton Development Company [a subsidiary of Aerojet Rocketdyne Holdings, Inc.], can work with you to best meet your needs.

**Approximately 750,000 sf** of office, R&D, manufacturing, and assembly.

**Right here. Right now.**

EASTON  
DEVELOPMENT COMPANY, LLC

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BUILDING	TYPE
20-001	Light Industrial/R&D/Storage
20-002	Warehouse/R&D/Manufacturing
20-004	Warehouse/Manufacturing
49011	Warehouse/Manufacturing/Distribution
49015	Warehouse/Manufacturing/Distribution

## LOCATION

Great access to the materials, employees and amenities you need to be successful

- 22 miles to the deep-water seaport of West Sacramento
- 18 miles to Downtown Sacramento
- 90 miles to Tahoe, California
- 100 miles to San Francisco

## WORKFORCE

Finding the right employees and keeping a pipeline of skills you need:

- 71,000 Industrial employees; with employment growth that outpaced CA average by 4% from 2013 to 2018
- 22 Higher Education Institutions providing industrial skills programs with more than 3,000 program completions in 2017 alone.

## PARTNERS

Easton Development has put into place a best in class partnership with public and private partners to ensure the success of any tenant in the Park.

- Sacramento County
- Sacramento Employment and Training Agency
- Governor's office of Business and Economic Development
- Governor Newsom's Employment and Training Panel
- City of Rancho Cordova
- Folsom
- AECOM
- REF and Sons Inc.

### Building No.

### Building Information

**20-001**



**149,000 SF Office**  
including 2nd story mezzanine office in north and west perimeter

Ceiling Height in office areas vary from 8' to 24'  
Passenger Elevator: (TBI)  
AT&T fiber currently at building

**20-002**



**90,000 SF office space at north end of building**  
**120,000 SF of high bay industrial manufacturing space**

High Bay space - 39' to trusses  
Low bay - 19' to trusses  
Power Supply: 4 - 1,200 amp service and 1 1,000 amp service

**20-004**



**384,000 SF Manufacturing space**  
**23,600 SF of 2nd story mezzanine office space**

Power Supply: 12,000 amps over 10 service points; 900 amps to 2,400 amps  
High Bay space - 43' to trusses  
Low Bay space 26' to trusses  
Column Spacing - 50' x 40'  
AT&T fiber to building

**49-015**



**78,732 SF warehouse space**

Ceiling Clear Height - 26'  
Column Spacing - 40' x 60'  
AT&T Fiber to the building  
Sewer - 12,500 gal septic @52 GPM max flow capacity