

Sacramento Industrial Snapshot

▲ 3.1%
Vacancy▲ 4.9%
Availability▼ 1.3M
Under Construction Sq. Ft.► \$0.81
Average Asking Sq. Ft.

Figure 1: Market Statistics Industrial

Submarket	Net Rentable Area	Total Vacant SF	Total Vacant %	Total Sublease Available	Total Direct Available	Total Available %	Average Asking Rate (\$)
Northgate/Natomas	23,193,785	1,932,488	8.3	116,089	2,023,984	9.2	0.80
Distribution - Class A	12,263,154	1,535,325	12.5	0	1,548,476	12.6	0.80
Distribution - Class B	1,353,222	50,306	3.7	0	50,306	3.7	0.67
Light Industrial - Class A	2,027,860	26,752	1.3	20,600	38,904	2.9	0.83
Light Industrial - Class B	3,323,092	106,111	3.2	81,494	144,498	6.8	0.73
Flex / High Tech / R&D	2,921,479	194,283	6.7	13,995	198,439	7.3	0.86
Special Purpose	818,350	0	0.0	0	23,650	2.9	-
Incubator	486,628	19,711	4.1	0	19,711	4.1	0.88
Richards	4,732,400	92,848	2.0	12,500	281,732	6.2	0.72
Distribution - Class A	0	0	0.0	0	0	0.0	-
Distribution - Class B	1,152,769	0	0.0	12,500	88,000	8.7	0.58
Light Industrial - Class A	204,105	13,510	6.6	0	13,510	0.0	-
Light Industrial - Class B	1,475,375	10,616	0.7	0	27,258	1.8	0.82
Flex / High Tech / R&D	372,168	5,000	1.3	0	5,000	1.3	0.65
Special Purpose	1,515,983	63,722	4.2	0	147,964	9.8	0.78
Incubator	12,000	0	0.0	0	0	0.0	-
Downtown/Midtown/East Sac	4,955,716	58,583	1.2	0	98,553	2.0	1.17
Distribution - Class A	0	0	0.0	0	0	0.0	-
Distribution - Class B	0	0	0.0	0	0	0.0	-
Light Industrial - Class A	5,000	0	0.0	0	0	0.0	-
Light Industrial - Class B	2,359,648	58,583	2.5	0	98,553	4.2	1.17
Flex / High Tech / R&D	46,830	0	0.0	0	0	0.0	-
Special Purpose	2,502,238	0	0.0	0	0	0.0	-
Incubator	42,000	0	0.0	0	0	0.0	-
West Sacramento	25,290,100	1,542,501	6.1	628,010	1,619,065	8.9	0.79
Distribution - Class A	8,105,490	1,238,793	15.3	196,831	1,041,962	15.3	0.81
Distribution - Class B	3,028,185	91,378	3.0	30,624	234,858	8.8	0.66
Light Industrial - Class A	1,554,089	0	0.0	0	13,704	0.9	1.45
Light Industrial - Class B	6,414,616	122,968	1.9	397,077	164,617	8.8	0.77
Flex / High Tech / R&D	1,760,588	25,774	1.5	3,478	28,736	1.8	0.90
Special Purpose	4,335,625	63,588	1.5	0	135,188	3.1	0.74
Incubator	91,507	0	0.0	0	0	0.0	-
South Sacramento	5,519,427	110,010	2.0	44,000	77,658	2.2	1.04
Distribution - Class A	0	0	0.0	0	0	0.0	-
Distribution - Class B	2,144,532	0	0.0	0	0	0.0	-
Light Industrial - Class A	0	0	0.0	0	0	0.0	-
Light Industrial - Class B	2,731,999	80,915	3.0	44,000	48,563	3.4	1.15
Flex / High Tech / R&D	41,479	0	0.0	0	0	0.0	-
Special Purpose	353,817	19,960	5.6	0	19,960	5.6	0.97
Incubator	247,600	9,135	3.7	0	9,135	3.7	0.83

Source: CBRE Research, Q2 2023

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Figure 1: Market Statistics Industrial

Submarket	Net Rentable Area	Total Vacant SF	Total Vacant %	Total Sublease Available	Total Direct Available	Total Available %	Average Asking Rate (\$)
Elk Grove/Laguna/Galt	7,736,416	39,014	0.5	0	57,956	0.7	1.10
Distribution - Class A	2,687,907	0	0.0	0	6,850	0.3	-
Distribution - Class B	769,107	0	0.0	0	0	0.0	-
Light Industrial - Class A	417,906	0	0.0	0	0	0.0	-
Light Industrial - Class B	1,926,700	17,833	0.9	0	17,833	0.9	1.06
Flex / High Tech / R&D	550,149	13,559	2.5	0	22,936	4.2	1.11
Special Purpose	983,820	0	0.0	0	0	0.0	-
Incubator	400,827	7,622	1.9	0	10,337	2.6	1.14
Power Inn Area	28,644,024	373,096	1.3	229,228	858,093	3.8	0.89
Distribution - Class A	4,550,211	32,240	0.7	99,058	76,240	3.9	0.73
Distribution - Class B	2,995,110	20,060	0.7	40,000	63,620	3.5	0.87
Light Industrial - Class A	1,538,662	0	0.0	0	0	0.0	-
Light Industrial - Class B	13,205,660	249,625	1.9	90,170	622,238	5.4	0.89
Flex / High Tech / R&D	1,388,050	52,203	3.8	0	52,203	3.8	1.06
Special Purpose	4,075,348	0	0.0	0	7,113	0.2	1.25
Incubator	890,983	18,968	2.1	0	36,679	4.1	0.99
Northeast Sacramento	6,912,915	227,985	3.3	0	320,558	4.6	1.01
Distribution - Class A	0	0	0.0	0	0	0.0	-
Distribution - Class B	472,397	0	0.0	0	0	0.0	-
Light Industrial - Class A	1,578,224	31,618	2.0	0	63,618	4.0	0.68
Light Industrial - Class B	2,747,056	136,025	5.0	0	146,303	5.3	1.01
Flex / High Tech / R&D	808,064	33,342	4.1	0	83,637	10.4	1.22
Special Purpose	1,153,266	27,000	2.3	0	27,000	2.3	1.34
Incubator	153,908	0	0.0	0	0	0.0	-
Rancho Cordova	18,779,947	370,245	2.0	32,852	988,512	5.4	0.78
Distribution - Class A	1,386,926	0	0.0	0	0	0.0	-
Distribution - Class B	2,146,864	35,510	1.7	0	35,510	1.7	0.74
Light Industrial - Class A	1,195,196	20,640	1.7	0	20,640	1.7	0.90
Light Industrial - Class B	5,711,555	53,012	0.9	14,973	648,239	11.6	0.57
Flex / High Tech / R&D	2,989,484	167,115	5.6	17,879	160,003	6.0	0.98
Special Purpose	1,796,305	23,000	1.3	0	32,968	1.8	0.84
Incubator	3,553,617	70,968	2.0	0	91,152	2.6	1.02
Roseville/Rocklin	16,725,820	200,248	1.2	104,604	348,794	2.7	0.93
Distribution - Class A	3,383,403	66,549	2.0	100,800	152,334	7.5	0.69
Distribution - Class B	2,834,721	0	0.0	0	0	0.0	-
Light Industrial - Class A	1,142,405	0	0.0	0	0	0.0	-
Light Industrial - Class B	3,385,035	29,330	0.9	3,804	43,035	1.4	1.10
Flex / High Tech / R&D	3,420,575	40,220	1.2	0	79,956	2.3	1.48
Special Purpose	1,269,487	56,700	4.5	0	62,220	4.9	0.65
Incubator	1,290,194	7,449	0.6	0	11,249	0.9	1.27

Source: CBRE Research, Q2 2023

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Submarket	Net Rentable Area	Total Vacant SF	Total Vacant %	Total Sublease Available	Total Direct Available	Total Available %	Average Asking Rate (\$)
I-80/Roseville Road	10,895,461	74,514	0.7	0	160,386	1.5	0.80
Distribution - Class A	1,996,910	0	0.0	0	0	0.0	-
Distribution - Class B	951,256	0	0.0	0	0	0.0	-
Light Industrial - Class A	336,472	0	0.0	0	0	0.0	-
Light Industrial - Class B	4,993,589	55,937	1.1	0	139,809	2.8	0.80
Flex / High Tech / R&D	574,139	15,016	2.6	0	15,016	2.6	0.82
Special Purpose	733,841	0	0.0	0	0	0.0	-
Incubator	1,309,254	3,561	0.3	0	5,561	0.4	0.96
Lincoln	3,756,011	108,425	2.9	0	146,175	3.9	0.75
Distribution - Class A	1,597,248	100,425	6.3	0	100,425	6.3	0.58
Distribution - Class B	364,586	0	0.0	0	0	0.0	-
Light Industrial - Class A	37,800	0	0.0	0	18,550	49.1	1.00
Light Industrial - Class B	540,391	8,000	1.5	0	27,200	5.0	1.22
Flex / High Tech / R&D	99,986	0	0.0	0	0	0.0	-
Special Purpose	1,100,000	0	0.0	0	0	0.0	-
Incubator	16,000	0	0.0	0	0	0.0	-
Woodland/Davis	17,797,977	119,480	0.7	31,965	392,132	2.4	0.58
Distribution - Class A	7,316,070	0	0.0	0	183,600	2.5	0.58
Distribution - Class B	3,996,704	99,462	2.5	0	200,262	5.0	0.55
Light Industrial - Class A	186,586	0	0.0	0	0	0.0	-
Light Industrial - Class B	2,060,106	0	0.0	0	5,165	0.3	0.75
Flex / High Tech / R&D	801,675	20,018	2.5	31,965	2,805	4.3	1.52
Special Purpose	2,884,138	0	0.0	0	0	0.0	-
Incubator	552,698	0	0.0	0	300	0.1	2.50
Folsom/El Dorado Hills	4,830,457	114,130	2.4	45,415	136,571	3.8	1.20
Distribution - Class A	0	0	0.0	0	0	0.0	-
Distribution - Class B	106,532	0	0.0	0	0	0.0	-
Light Industrial - Class A	272,091	0	0.0	0	0	0.0	-
Light Industrial - Class B	917,528	5,516	0.6	0	45,916	5.0	1.15
Flex / High Tech / R&D	2,120,001	97,866	4.6	45,415	71,207	5.5	1.26
Special Purpose	598,661	7,413	1.2	0	7,413	1.2	1.00
Incubator	815,644	3,335	0.4	0	12,035	1.5	1.07
Auburn/Newcastle	3,009,064	23,768	0.8	0	26,018	0.9	1.06
Distribution - Class A	0	0	0.0	0	0	0.0	-
Distribution - Class B	148,050	0	0.0	0	0	0.0	-
Light Industrial - Class A	95,331	0	0.0	0	0	0.0	-
Light Industrial - Class B	1,831,169	19,409	1.1	0	21,659	1.2	1.05
Flex / High Tech / R&D	433,550	0	0.0	0	0	0.0	-
Special Purpose	115,748	0	0.0	0	0	0.0	-
Incubator	385,216	4,359	1.1	0	4,359	1.1	1.15

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Submarket	Net Rentable Area	Total Vacant SF	Total Vacant %	Total Sublease Available	Total Direct Available	Total Available %	Average Asking Rate (\$)
McClellan Park	7,942,479	500,256	6.3	0	525,445	6.6	0.68
Distribution - Class A	560,617	142,980	25.5	0	142,980	25.5	0.80
Distribution - Class B	1,312,134	0	0.0	0	6,146	0.5	-
Light Industrial - Class A	0	0	0.0	0	0	-	-
Light Industrial - Class B	1,645,992	83,983	5.1	0	92,233	5.6	0.55
Flex / High Tech / R&D	1,312,505	148,127	11.3	0	148,127	11.3	-
Special Purpose	3,111,231	125,166	4.0	0	135,959	4.4	0.55
Incubator	0	0	-	0	0	-	-
Market Total	190,721,999	5,887,591	3.1	1,244,663	8,061,632	4.9	0.81
Distribution - Class A	43,847,936	3,116,312	7.1	396,689	3,252,867	8.3	0.78
Distribution - Class B	23,776,169	296,716	1.2	83,124	678,702	3.2	0.62
Light Industrial - Class A	10,591,727	92,520	0.9	20,600	168,926	1.8	0.85
Light Industrial - Class B	55,269,511	1,037,863	1.9	631,518	2,293,119	5.3	0.85
Flex / High Tech / R&D	19,640,722	812,523	4.1	112,732	868,065	5.0	1.04
Special Purpose	27,347,858	386,549	1.4	0	599,435	2.2	0.77
Incubator	10,248,076	145,108	1.4	0	200,518	2.0	1.02

Source: CBRE Research, Q2 2023

DEFINITIONS

Distribution A

Buildings 50,000 sq. ft. and larger. High cube warehouse/distribution, institutional grade, or Grade A. Facilities include the following state-of-the-art features: 28-foot minimum clear height, ESFR sprinkler systems/high density, abundant dock loading and spacious maneuvering.

Distribution B

Warehouse/distribution facilities greater than 50,000 sq. ft. Lack Class-A state-of-the-art features.

Light Industrial A

Multi-tenant sales/service. Facilities include 20-foot minimum clear height, dock loading capability, upscale image/landscaping, divisible from 5,000 – 50,000 sq. ft.

Light Industrial B

Multi-tenant sales/service. Facilities do not include state-of-the-art features. Second generation buildings.

Incubator

Multi-tenant properties that include spaces divisible to 4,000 sq. ft. or less.

Flex/High Tech/R&D

Properties zoned for high percentage office (MP/BP zones). Facilities include 3/1,000 parking ratio or greater, fiber optic access, single story, upscale image and landscaping. Can be fully improved or used as warehouse/manufacturing.

Special Purpose

Facilities intended for special purposes. Examples include crane, lino/tile manufacturing facility, iron, large yard, cold storage.

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