

Sacramento Industrial Snapshot

▲ 2.9%
Vacancy▲ 4.6%
Availability▼ 1.4M
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	22,801,800	1,715,166	7.5	34,563	1,863,469	8.3	0.79
Distribution - Class A	11,871,169	1,305,971	11.0	0	1,319,122	11.1	0.80
Distribution - Class B	1,353,222	29,155	2.2	0	63,461	4.7	0.67
Light Industrial - Class A	2,027,860	56,527	2.8	0	74,867	3.7	0.86
Light Industrial - Class B	3,323,092	106,042	3.2	20,568	154,493	5.3	0.73
Flex / High Tech / R&D	2,921,479	190,665	6.5	13,995	186,552	6.9	0.83
Special Purpose	818,350	0	0.0	0	23,650	2.9	-
Incubator	486,628	26,806	5.5	0	41,324	8.5	0.82
Richards	4,732,400	102,348	2.2	12,500	292,269	6.4	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	20,116	1.4	0	37,795	2.6	0.83
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	73,505	1.5	0	96,305	1.9	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	73,505	3.1	0	96,305	4.1	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	25,325,100	1,307,541	5.2	421,755	1,393,784	7.2	0.83
Distribution - Class A	8,105,490	949,255	11.7	0	949,255	11.7	0.84
Distribution - Class B	3,028,185	107,378	3.5	16,000	91,378	3.5	-
Light Industrial - Class A	1,554,089	0	0.0	0	0	0.0	-
Light Industrial - Class B	6,414,616	167,179	2.6	402,277	181,079	9.1	0.85
Flex / High Tech / R&D	1,795,588	20,141	1.1	3,478	36,884	2.2	0.91
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	5,519,015	92,394	1.7	44,000	63,242	1.9	1.10
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	2,701,961	69,299	2.6	44,000	30,499	2.8	1.66
Flex / High Tech / R&D	71,105	0	0.0	0	9,648	13.6	0.85
Special Purpose	353,817	13,960	3.9	0	13,960	3.9	1.00
Incubator	247,600	9,135	3.7	0	9,135	3.7	0.83

Source: CBRE Research, Q4 2022

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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	23,868	0.3	0	67,654	0.9	1.00
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	16,711	4.0	0.62
Light Industrial - Class B	1,926,700	3,273	0.2	0	12,393	0.6	1.10
Flex / High Tech / R&D	550,149	16,468	3.0	0	21,721	3.9	1.20
Special Purpose	983,820	0	0.0	0	0	0.0	-
Incubator	400,827	4,127	1.0	0	9,979	2.5	1.16
Power Inn Area	28,644,024	388,113	1.4	100,420	743,941	2.9	0.99
Distribution - Class A	4,550,211	0	0.0	0	44,000	1.0	0.75
Distribution - Class B	2,995,110	0	0.0	0	54,620	1.8	-
Light Industrial - Class A	1,538,662	0	0.0	0	0	0.0	-
Light Industrial - Class B	13,205,660	311,401	2.4	100,420	523,530	4.7	1.07
Flex / High Tech / R&D	1,388,050	53,384	3.8	0	61,384	4.4	1.08
Special Purpose	4,075,348	9,800	0.2	0	36,300	0.9	0.51
Incubator	890,983	13,528	1.5	0	24,107	2.7	0.98
Northeast Sacramento	6,919,736	270,205	3.9	0	386,692	5.6	0.94
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	36,618	2.3	0	68,618	4.3	0.76
Light Industrial - Class B	2,753,877	146,325	5.3	0	215,917	7.8	0.89
Flex / High Tech / R&D	808,064	60,262	7.5	0	75,157	9.3	1.08
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	0.00
Rancho Cordova	18,780,647	429,987	2.3	6,420	1,070,764	5.7	0.78
Distribution - Class A	1,386,926	0	0.0	0	0	0.0	-
Distribution - Class B	2,146,864	71,610	3.3	0	71,610	3.3	0.71
Light Industrial - Class A	1,195,196	13,500	1.1	0	20,640	1.7	0.90
Light Industrial - Class B	5,712,255	44,526	0.8	0	647,526	11.3	0.57
Flex / High Tech / R&D	2,989,484	190,498	6.4	6,420	209,655	7.2	0.95
Special Purpose	1,796,305	36,208	2.0	0	46,176	2.6	0.85
Incubator	3,553,617	73,645	2.1	0	75,157	2.1	0.98
Roseville/Rocklin	16,725,695	237,902	1.4	129,600	359,254	2.9	0.95
Distribution - Class A	3,383,403	95,349	2.8	129,600	152,334	8.3	0.70
Distribution - Class B	2,834,721	0	0.0	0	0	0.0	-
Light Industrial - Class A	1,142,280	0	0.0	0	0	0.0	-
Light Industrial - Class B	3,385,035	32,265	1.0	0	45,970	1.4	1.03
Flex / High Tech / R&D	3,420,575	53,588	1.6	0	94,930	2.8	1.49
Special Purpose	1,269,487	56,700	4.5	0	62,220	4.9	0.65
Incubator	1,290,194	0	0.0	0	3,800	0.3	1.22

Source: CBRE Research, Q4 2022

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I-80/Roseville Road	10,895,461	99,532	0.9	0	197,046	1.8	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	76,975	1.5	0	174,489	3.5	0.79
Flex / High Tech / R&D	574,139	15,016	2.6	0	15,016	2.6	0.88
Special Purpose	733,841	0	0.0	0	0	0.0	-
Incubator	1,309,254	7,541	0.6	0	7,541	0.6	0.92
Lincoln	3,756,011	118,325	3.2	0	137,525	3.7	0.68
Distribution - Class A	1,597,248	100,425	6.3	0	100,425	6.3	0.50
Distribution - Class B	364,586	0	0.0	0	0	0.0	-
Light Industrial - Class A	37,800	0	0.0	0	0	0.0	-
Light Industrial - Class B	540,391	17,900	3.3	0	37,100	6.9	1.18
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	28,100	0.2	40,239	608,178	3.6	0.57
Distribution - Class A	7,316,070	0	0.0	0	501,399	6.9	0.57
Distribution - Class B	3,996,704	0	0.0	0	99,462	2.5	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	7,017	0.3	0.78
Flex / High Tech / R&D	801,675	28,100	3.5	40,239	0	5.0	-
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	112,192	2.3	45,415	99,095	3.0	1.23
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	4,362	1.6	-
Light Industrial - Class B	917,528	5,516	0.6	0	7,266	0.8	1.15
Flex / High Tech / R&D	2,120,001	95,928	4.5	45,415	73,019	5.6	1.29
Special Purpose	598,661	7,413	1.2	0	7,413	1.2	1.00
Incubator	815,644	3,335	0.4	0	7,035	0.9	1.11
Auburn/Newcastle	3,009,064	15,999	0.5	0	24,858	0.8	0.99
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	10,636	0.6	0	15,136	0.8	0.94
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	5,363	1.4	0	9,722	2.5	1.07

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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	488,965	6.2	0	545,441	6.9	0.63
Distribution - Class A	560,617	142,980	0.0	0	142,980	25.5	0.70
Distribution - Class B	1,312,134	0	0.0	0	6,146	0.5	-
Light Industrial - Class A	0	0	0.0	0	0	0.0	-
Light Industrial - Class B	1,645,992	63,983	3.9	0	72,233	4.4	0.55
Flex / High Tech / R&D	1,312,505	148,127	11.3	0	148,127	11.3	-
Special Purpose	3,111,231	133,875	4.3	0	175,955	5.7	0.55
Incubator	0	0	0.0	0	0	0.0	-
Market Total	190,371,998	5,504,142	2.9	834,912	7,949,517	4.6	0.81
Distribution - Class A	43,455,951	2,593,980	6.0	129,600	3,216,365	7.7	0.73
Distribution - Class B	23,776,169	208,143	0.9	28,500	474,677	2.1	0.61
Light Industrial - Class A	10,591,602	120,155	1.1	0	198,708	1.9	0.76
Light Industrial - Class B	55,246,994	1,148,941	2.1	567,265	2,258,748	5.1	0.87
Flex / High Tech / R&D	19,705,348	877,177	4.5	109,547	937,093	5.3	1.02
Special Purpose	27,347,858	412,266	1.5	0	675,826	2.5	0.75
Incubator	10,248,076	143,480	1.4	0	188,100	1.8	0.97

Source: CBRE Research, Q4 2022

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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