

**2870
KILGORE**

RANCHO CORDOVA

For Sale ±75,626 SF

Flex / Lab / R&D building
with two clean rooms
located within Sacramento's
growing life science and
tech corridor.

- Heavy Power with 2,400A, 408 / 277V electrical service.
- Loading dock and large warehouse for shipping and receiving.
- Fully sprinklered building with interior clear height of 14 to 16 feet.

NEW PRICING: \$8.75M

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PROPERTY OVERVIEW

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Welcome to **2870 Kilgore Road** in Rancho Cordova, CA. This ±75,626 SF standalone concrete tilt-up building is currently configured for Lab, Clean Room, or R&D use, with the clean rooms comprising 23% of the total space. The property features diverse office spaces, versatile meeting rooms, open cubicle areas, well-appointed kitchens, and inviting reception spaces.

Conveniently located in the Sacramento region, this property benefits from a strong employment base in the area. The property offers multiple entrances for potential multi-tenant arrangements, adaptable restrooms and corridors. It also includes essential amenities like a loading dock and central warehouse area for shipping and receiving, catering to various business needs. The security camera system, just a year old, can be seamlessly integrated with smartphones for enhanced security and convenience.

POTENTIAL USES

- Research & development facility
- Office & professional services
- Medical services
- Multi-tenant
- Manufacturing
- Clean room
- Laboratory
- Call center

ZONING INFORMATION

[Rancho Cordova Mixed Use Zoning of OIMU \(Office Industrial Mixed Use\)](#)



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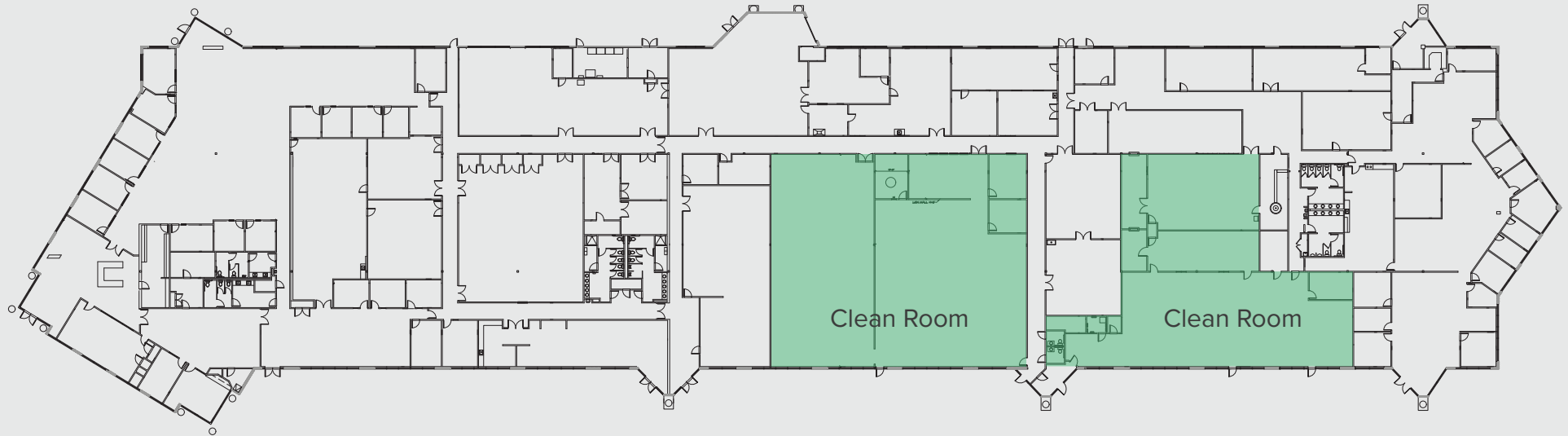
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FLOOR PLAN | ±75,626 SF

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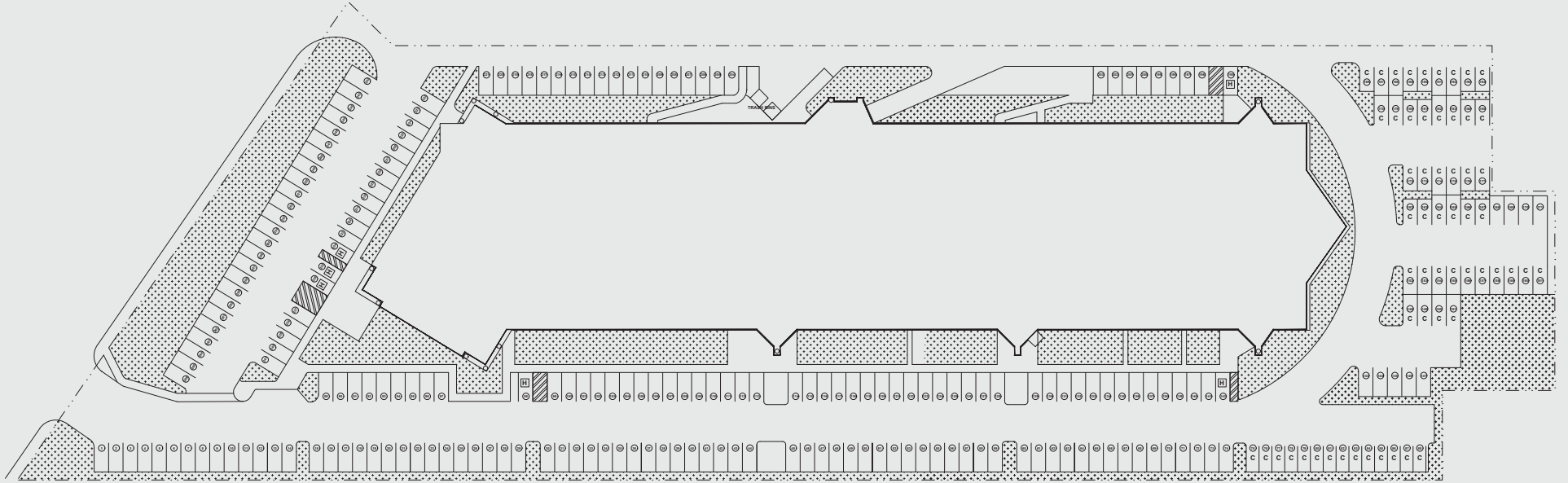
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SITE PLAN & LOADING DOCK

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CLEAN ROOMS & LIFE SCIENCE USE

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2870 Kilgore Road is currently set up for Lab, Clean Room, and R&D use. All clean rooms are either ISO 8 Certified or previously certified. The decommissioned clean rooms can swiftly regain certification with minor enhancements.

This property also offers an excellent opportunity for Life Science and can be used for multiple tenants. The building is already equipped with the following essential assets:

- Fully sprinklered building.
- Interior clear height of 14 to 16 feet.
- 2,400A, 408/277V electrical service.
- Sewer service at 6 inches.
- Water service at 2 inches.
- Loading dock and central warehouse.
- Multiple entries suitable for multi-tenant plan.
- Restrooms and existing corridors in place for multi-tenant plan.



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BUILDING ELECTRICAL

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The electrical power for this building is provided by Sacramento Municipal Utility District (SMUD). The power supply is 480/277 volts, three phase four wire, 2,000 amps. The main electrical room is located on the east side of the building site.

There are 3 electric meters in the electrical room. The main electric meter is 1,200 amps and provides cooling, ventilation, lighting and equipment requirements for the building site. A 400-amp meter is also used to supply cooling air, equipment, etc. at the end of the building for the retrofitted power supply system. The third is a 200-amp meter for outdoor and parking lighting.



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ABOUT SACRAMENTO | CALIFORNIA

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The **Sacramento** region's six counties have 2.6 million residents and shares a workforce with the San Francisco Bay Area, the nation's second largest life sciences market. Greater Sacramento has seen robust net migration and a growing population over the last three years while many major markets have recorded steep population declines.

With world class talent, Greater Sacramento has more than 718,000 students enrolled in two- and four-year universities within 100 miles, more than Raleigh, Denver, and Seattle. Sacramento also has more than two times the national average concentration of biological scientists, maintains 25,800 jobs in food and agriculture, and as a result of both strong local startup growth and new companies entering the market, has realized rapid growth in its life sciences employment over the last five years.

Life sciences companies looking to scale local operations have resorted to leasing space in office, industrial, or flex buildings due to a lack of purpose-built space for these innovative businesses, however, that is beginning to change as Greater Sacramento puts itself on the map with new developments planned and underway to capture this current and future demand.

Source: Greater Sacramento Economic Council, Colliers, and CBRE - 2023 Greater Sacramento Life Science Report

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DISTANCE FROM 2870 KILGORE ROAD

Downtown Sacramento	±15 miles
Sacramento International Airport.....	±26 miles
University of California, Davis	±29 miles
San Francisco, CA.....	±101 miles

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SACRAMENTO AREA INNOVATION

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WOODLAND RESEARCH PARK

Planned 350 Acre Woodland Research and Technology Park

Collaboration with UC Davis, Woodland Community College and others will bolster start-up businesses and growing mid-to-large size companies through technology transfer and IP sourcing. The Plan will accommodate advanced technology-related jobs and training.

WOODLAND

THE LAB @ AGSTART

The largest wet-lab incubator for startup companies in California's Central Valley region

AgStart is a nonprofit organization that supports agriculture, food, and health entrepreneurs who are commercializing innovative technologies for a better future.

BIOSPACE

Proposed 1.4M SF, Class A Life Science Campus

1.4 million square-foot Class A life science campus located at The Bridge District, a premier, waterfront, urban, mixed-use development in West Sacramento, Phase I consists of ±430,000 SF purpose built lab.

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THERMOGENESIS

New 35,500 SF ReadyStart-IncuStart cGMP Facility

The state-of-the-art ReadyStart cGMP Cleanrooms and IncuStart Wet Labs will be an incubator facility which will provide the cleanroom environment, equipment, and services needed for R&D and cGMP manufacturing of cell and gene therapies and other life science products.

RANCHO CORDOVA

SACRAMENTO

SEED CENTRAL

Facilitates communication & research collaboration between the seed and agbiotech industry and UC Davis

Some 100 seed and seed-related companies are located near UC Davis and benefit greatly from its proximity.

DAVIS

LIFE SCIENCE INNOVATION CENTER

UC Davis-HM.CLAUSE Life Science Innovation Center

3,100 square-foot off-campus business incubator equipped with biochemistry, molecular biology and chemistry lab space, and also offers 1,800 ft of contiguous greenhouse space.

THE PORT

Proposed ±1,014,000 SF cGMP, Advanced Manufacturing in West Sacramento, CA

The Port at BioSpace is a 60-acre manufacturing (including GMP/cGMP) opportunity, allowing life science users to have dedicated biomanufacturing space.

AGGIE SQUARE

Planned 1.1 Million SF Innovation District on UC Davis' Sacramento Campus

Aggie Square builds on an entrepreneurial culture with more than 900 active patents. Last year alone, UC Davis helped launch 16 startups, made 107 invention disclosures and completed 85 licensing agreements.

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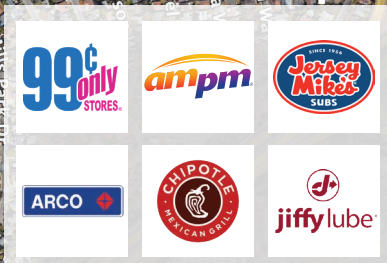
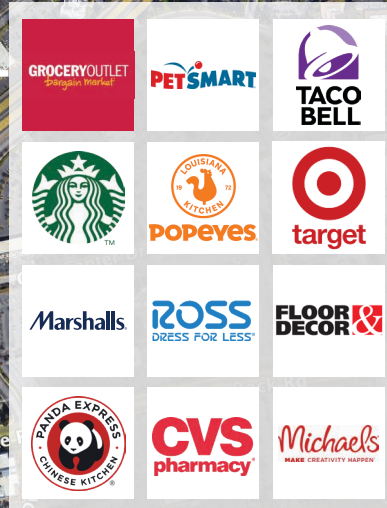
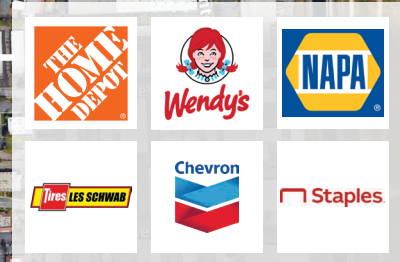
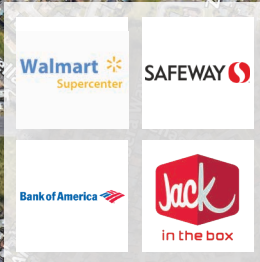
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LOCAL RETAIL AMENITIES

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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2023 Estimated Population	6,453	71,064	200,129
2028 Projected Population	6,055	68,374	197,025
2020 Census Population	6,446	71,449	201,339
2010 Census Population	5,516	63,692	179,834
2023 Median Age	36.5	38.8	41.0

HOUSEHOLDS

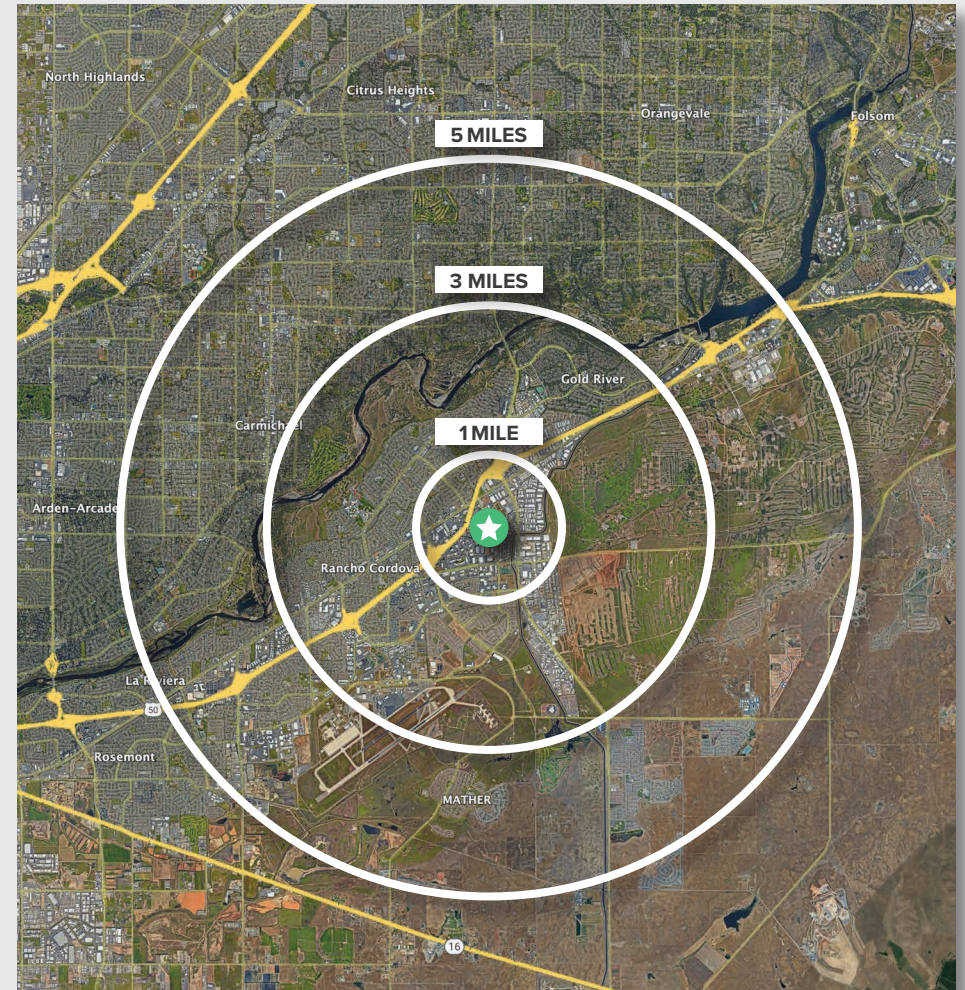
2023 Estimated Households	2,407	26,631	78,033
2028 Projected Households	2,245	25,459	75,965
2020 Census Households	2,460	26,860	77,541
2010 Census Households	2,128	24,447	71,441

INCOME

2023 Estimated Average Household Income	\$108,874	\$131,378	\$137,419
2023 Estimated Median Household Income	\$91,073	\$97,275	\$105,310
2023 Estimated Per Capita Income	\$40,683	\$49,345	\$53,740

BUSINESS

2023 Estimated Total Businesses	991	3,623	8,403
2023 Estimated Total Employees	16,676	42,760	83,930



Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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