



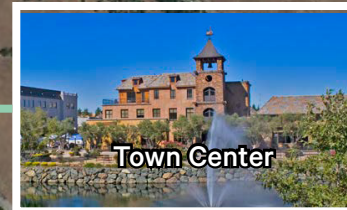
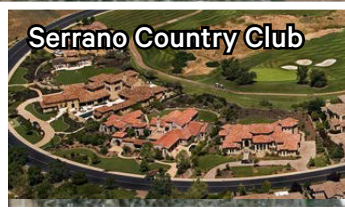
INDUSTRIAL R&D PARK FOR LEASE



CBRE

GATEWAY EL DORADO

Latrobe Road & Golden Foothill Blvd | El Dorado Hills, CA



MASTER SITE PLAN



BUILDING SPECIFICATIONS

Availabilities Starting At $\pm 17,000$ SF

PACTRUST

BUILDING 112

$\pm 69,364$ SF

Divisible to $\pm 17,341$ SF

BUILDING 113

$\pm 78,509$ SF

Divisible to $\pm 19,627$ SF

BUILDING FEATURES

Front-Park, Rear-Load

28' Clear Height

ESFR Sprinkler System

Up to 30 dock doors (1 per 4900 SF)

6 Ramps

Grade Level Loading

180' Truck Court

1.5/1,000 SF Parking Ratio

Heavy Power - 2000 amps, 277/480V,
3 Phase Power per building (Tenant to
independently verify)



Phase 2

Tractor Supply

Larube Road

Golden Foothill Park

R.J. Matthews Parkway

Future Retail Pads



LOCATION LOCATION LOCATION

Situated east of Sacramento in the foothill community of El Dorado Hills and only five miles from the historic town of Folsom, **Gateway El Dorado** is ideally positioned between the big-business benefits of a major capitol city and the outdoor pleasures of Lake Tahoe, Folsom Lake, and the Amador wine country.

Locating your business in Gateway El Dorado means enjoying “reverse commutes” for the majority of your workforce. Employees will benefit from the dedicated green spaces, walking paths, biking trails and other exceptional outdoor recreational activities.

If you’re searching for state-of-the-industry office and warehouse facilities, all within the highly desirable community of El Dorado Hills, then **Gateway El Dorado** is the *place* for you.



Prime Satellite Location
GROWING BAY AREA COMPANIES



\$230,587
Average Household Income- 3 mile radius



El Dorado County is home to more
than
4,439 COMPANIES



42.3%
of the surrounding population has a
Associate, Bachelor, or Graduate Degree



708,000
Median 2022 home value
in surrounding areas

PROPERTY HIGHLIGHTS

As part of the 900-acre El Dorado Hills Business Park, **Gateway El Dorado** comprises over **70 acres of buildable land** buffered by the natural habitat of Carson Creek wetlands area. The project is zoned for Maximum Flexibility and is entitled to develop up to **800,000 SF of office, tech, warehouse, and retail space.**



COMMUNITY

- Proximity to all levels of housing from entry level to exceptional executive homes.
- Close to an extraordinary mix of **restaurants, amenities and sporting activities** in El Dorado Hills.
- El Dorado Hills features an **excellent education** system with schools ranking among the highest 10% in the state.
- Minutes from the hiking and biking trails and **outdoor recreation** at Lake Natoma and Folsom Lake.



SAFETY

- Based on several criteria, including crime rate, road safety, disaster-preparedness, air quality, water quality, and more, El Dorado Hills can be considered an **exceptionally safe** place to live and work.
- **Seismic stability:** With an earthquake index value of just **1.74**, it is under the national average of 1.81 and well under the California average index value of 21.80.
- **Flood Safety:** Property is located outside the 500-year flood plain.



EXPERIENCE

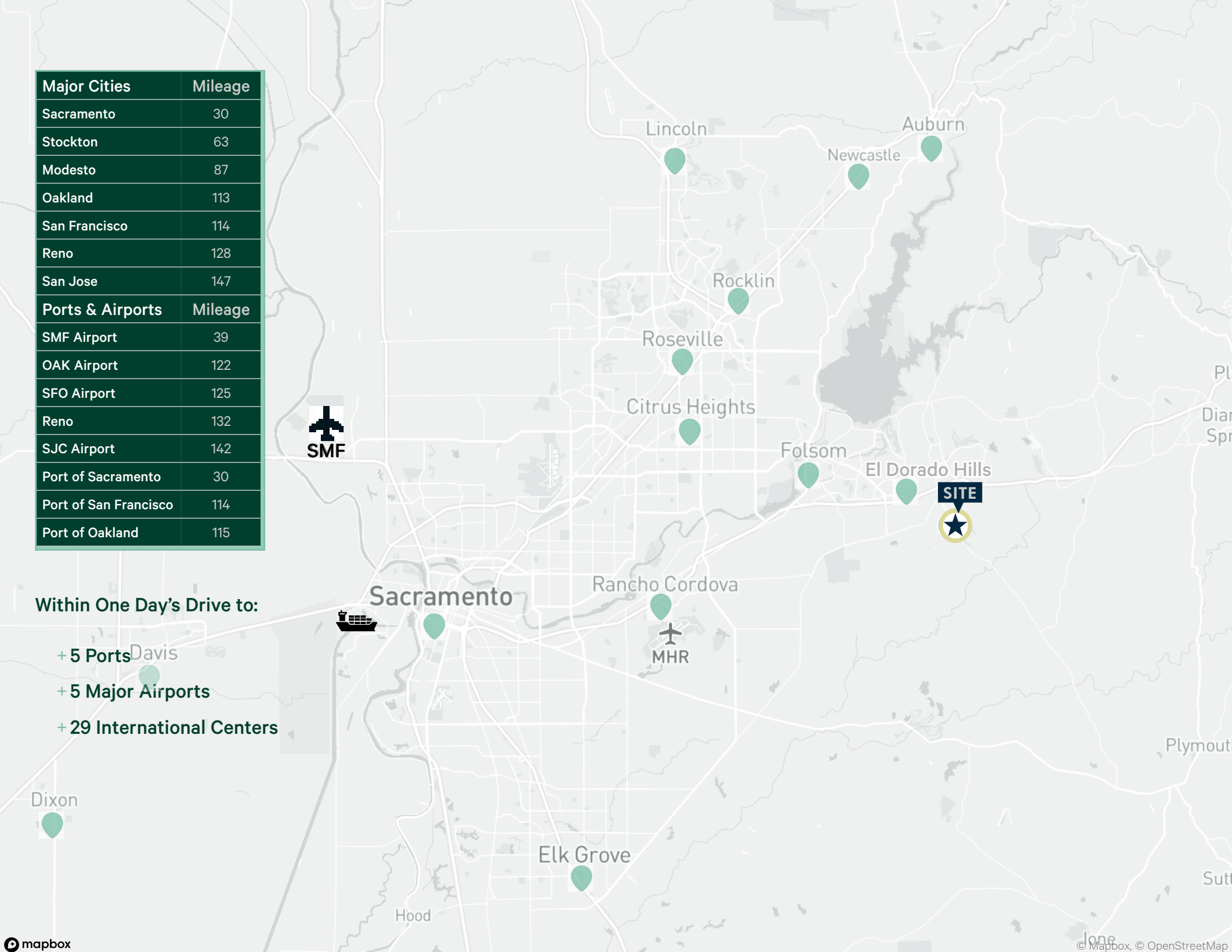
- The developer of Gateway El Dorado is celebrating **50 years** of building success, having developed over 14.5 million square feet of office, warehouse, manufacturing and retail space. Whatever your facility needs may be, **PacTrust has the financial resources and expertise** to deliver the highest quality facilities on time and on budget.
- The PacTrust team of project managers, architects and leasing specialists stand ready to help you make your facilities **vision a reality.**

Major Cities	Mileage
Sacramento	30
Stockton	63
Modesto	87
Oakland	113
San Francisco	114
Reno	128
San Jose	147
Ports & Airports	Mileage
SMF Airport	39
OAK Airport	122
SFO Airport	125
Reno	132
SJC Airport	142
Port of Sacramento	30
Port of San Francisco	114
Port of Oakland	115



Within One Day's Drive to:

- + 5 Ports
- + 5 Major Airports
- + 29 International Centers





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