



ELK GROVE
INNOVATION
CENTER

3233 Dwight Road
Elk Grove, California



ELK GROVE INNOVATION CENTER

LAND - 4.48 Acres

BUILDING - 46,059 SF



INNOVATION PROPERTIES GROUP

PROPERTY HIGHLIGHTS

- Land Area:
 - ±4.483 Acres (Net)
 - ±195,296 SF (Net)
- Fully Sprinklered & Alarmed
- Built-in 1998
- Zoned: M-1 (Light Industrial)
- Easy Access to Highway 5
- Approximately 15 minutes from Downtown Sacramento



BUILDING HIGHLIGHTS

- Five private offices
- 1 bull-pen
- Multi-stall restrooms
- 1 conference room
- Large break-room and professional lobby
- Fenced and paved yard
- Air Conditioned warehouse
- Grade level doors: 5
- Dock doors: 3 (5 total positions possible)
- Ample Power: approximately 2,000 AMPS, 480v/277v, 3-phase
- Clear Height:
 - ±80' in High Bay
 - ±28' in balance of warehouse
- Column Spacing: ±40' x 40'





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FLOOR PLAN

- 30,000 SF Innovation Space availability from dry lab to wet lab
- Traditional light industrial warehouse/distribution manufacturing facility
- Shared workspace offering single tech benches to large private suites
- Flexible terms and affordable rates
- Strong and creative, well-funded landlord
- Exceptional community of tenants



Mezzanine



1st Floor



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CITY OF ELK GROVE MISSION STATEMENT

Elk Grove's business climate, existing and planned projects, customer base, amenities, and overall quality of life make Elk Grove the place to put your business on the map.

Strategically located next to Apple Inc., Cardinal Health & CA Family Fitness, the Elk Grove Innovation Center provides ample opportunities for growing companies looking to make their foothold in the expanding Elk Grove area. The property is the perfect hub for the ag-tech/biotech/life science sectors with an evolving local talent pool and excellent proximity to UC Davis.

Elk Grove Innovation Center has been re-established to foster innovation, entrepreneurship, and economic growth in this emerging region. This Innovation hub provides tenant-focused amenities, resources, support, and a collaborative environment for startups, entrepreneurs, and technology-driven businesses.



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ELK GROVE CITY HIGHLIGHTS

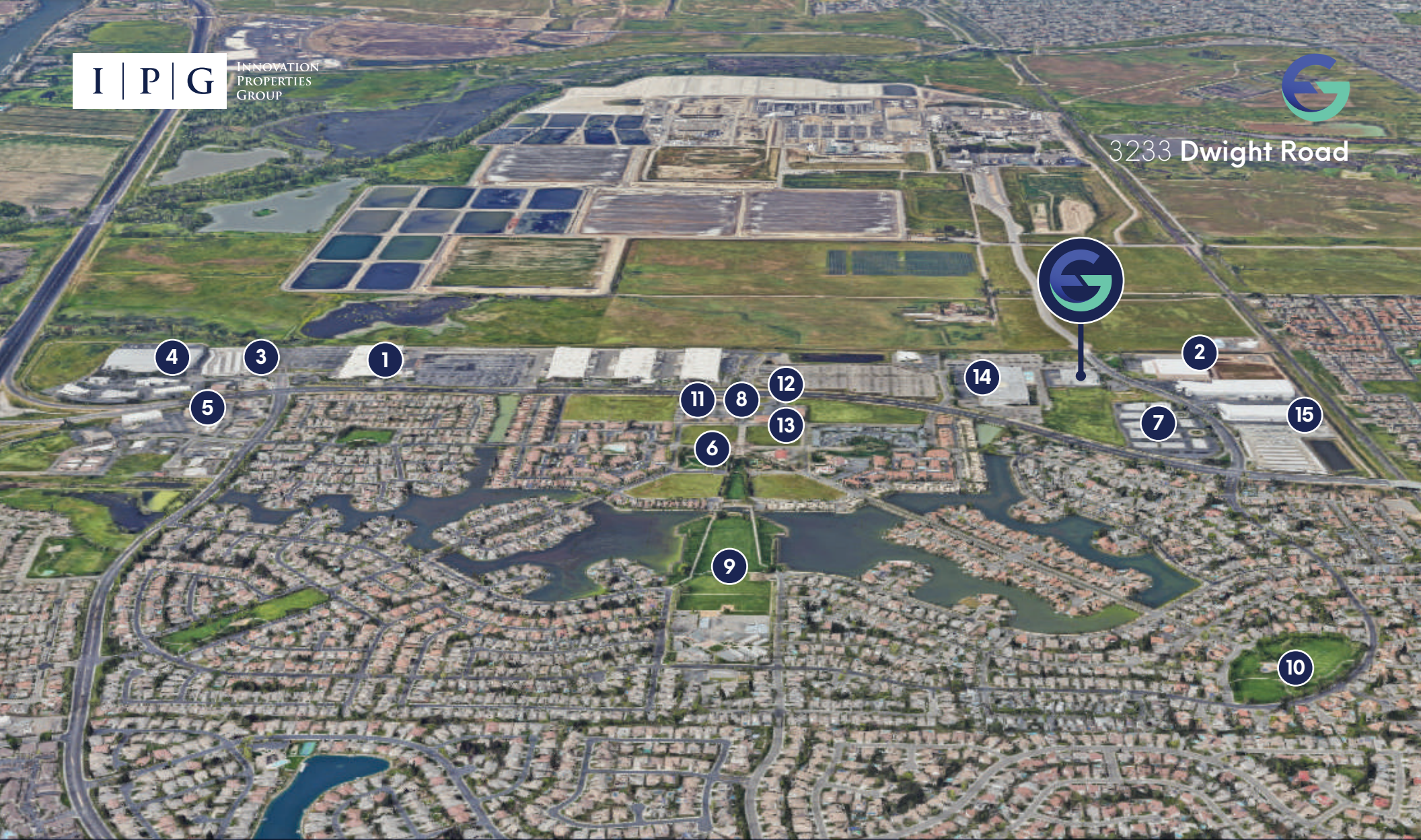
Home to an entrepreneurial spirit and superior quality of life, Elk Grove is a family-oriented community where opportunity is around every corner. The City offers everything from starter homes to ranch estates and provides a safe, youthful environment where families put down roots. Its population of more than 170,000 residents is diverse in ethnicity, age, and income levels. There are approximately 52,000 households in Elk Grove with a median income, the second largest City in the Sacramento region, of \$84,827.

Elk Grove's location provides easy access to two major freeways, the Sacramento International Airport, rail lines, and two ports. The City of Elk Grove is known for its award-winning school district, a variety of outstanding restaurants, a historical district, first-rate parks, and much more. Elk Grove has a prosperous business community that boasts a diversity of shops, services, and promising careers.

Named the first city to incorporate in California during the 21st century (July 2000), Elk Grove has blossomed with new businesses, residents, and employment opportunities. City services include an outstanding police department, animal care services unit, and a first-rate public transportation system.

STARTUP SUCCESES IN ELK GROVE





AMENITIES MAP

- | | | | |
|-------------------------------------|------------------------------------|----------------------------|-------------------------------------|
| 1 Apple INC. | 4 Slakey Brothers | 8 Main Street Plaza | 12 Jamie's Cafe |
| 2 Cardinal Health | 5 Hampton Inn | 9 Bartholomew Park | 13 Tea Garden |
| 3 Harbour Point Self Storage | 6 Laguna Town Hall | 10 Lawrence Park | 14 California Family Fitness |
| | 7 Laguna West Business Park | 11 Todo Un Poco | 15 Sky Zone Trampoline Park |



INNOVATION
PROPERTIES
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NORTH CALIFORNIA: AT THE FOREFRONT OF GLOBAL INNOVATION

90min

60min

30min

20min

Santa Rosa

Napa

UC Berkeley

Oakland

San Francisco

South San Francisco
Life Science Park

Penumbra Inc

Lawrence Livermore
National Lab



Sacramento Downtown

UC Davis

Gemini Bio

Aggie Square

Orca Bio

Cosumnes River College

Cardinal Health

District 56



Brilliant Earth

Pennymac

Design Everest

Sacramento State

Aggie Square

Orca Bio

Cosumnes River College

Cardinal Health

District 56

Folsom Lake

StemExpress

Sibros

Keeper Security

Driving radius in minutes

- 2 Cardinal Health
- 10 Cosumnes River College
- 10 District 56
- 17 Downtown Sacramento
- 20 Sacramento State
- 20 Sacramento International Airport
- 30 UC Davis
- 45 Folsom Lake
- 70 Napa
- 70 Lawrence Livermore National Lab
- 90 San Francisco
- 90 Oakland
- 90 UC Berkeley
- 90 South San Francisco Life Sciences Park
- 100 Santa Rosa



FOR LEASING INFORMATION

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