



# EXECUTIVE DIRECTOR'S REPORT

---

February 2, 2022  
BOARD OF DIRECTORS MEETING

**FOR THE EXCLUSIVE USE OF  
INFO@NATOMASBASIN.ORG**

From the Sacramento Business Journal:

<https://www.bizjournals.com/sacramento/news/2021/12/30/truck-yard-planned-in-metro-air-park.html>

# Land sale to result in first truck yard in Metro Air Park

Dec 30, 2021, 1:54pm PST Updated: **Dec 30, 2021**, 1:58pm PST

Metro Air Park is slated to get its first truck yard in the next year, after a recent land sale to a Grass Valley-based group developing such projects.

Guardian Yards LLC announced this week it plans to begin developing a 25-acre truck yard at the park on Lone Tree Road, directly north of where it meets Elkhorn Boulevard.

Guardian Yards managing member John Tomasello couldn't be reached for further comment. But according to a news release, the yard will feature truck and trailer parking with security-gate access and full-site lighting.



Spaces as small as 1,200 square feet will be available as soon as late summer 2022, according to the release. The site will also have larger spaces available for storage and fleets, and the ability for custom configurations.

Land near the intersection of Elkhorn Boulevard and Lone Tree Road has been sold for what would be Metro Air Park's first truck yard.

As well, the site will be available for contractors and others who need outdoor storage space. A site plan filed with Sacramento County suggests the project would have more than 123,000 square feet of indoor space, most of it labeled as self storage.

Yards and truck parking will be available to tenants through a security gate key code 24 hours a day.

With a concentration of companies like Amazon and Walmart that have established large e-commerce distribution operations, Metro Air Park has become one of the busiest areas for truck traffic in the region. The nearest truck yards to the park now are either in Woodland or Sacramento, well outside Metro Air Park itself.

Buzz Oates, one of the principal developers in Metro Air Park, sold the site for Guardian Yards' project for \$6.53 million, according to property records. Messages left this week with Buzz Oates seeking comment on the sale were not returned.

Todd Sanfilippo of commercial real estate brokerage CBRE Sacramento worked on the deal on Guardian Yards' behalf, while Buzz Oates acquisitions manager Drew Bocook represented Buzz Oates.

**Ben van der Meer**

Staff Writer

*Sacramento Business Journal*



**FOR THE EXCLUSIVE USE OF  
INFO@NATOMASBASIN.ORG**

From the Sacramento Business Journal:

<https://www.bizjournals.com/sacramento/news/2021/12/06/harsch-buys-more-metro-air-park-land.html>

# Harsch Investment buys more Metro Air Park land, plans first project

Dec 6, 2021, 7:06am PST

Having closed escrow on another 19 acres in Metro Air Park, Harsch Investment Properties is turning its attention to getting a project or two out of the ground there.

In about a year's time, the Portland, Oregon-based firm hopes to start work on two buildings, of 175,000 to 180,000 square feet each, on the land it's bought toward the southern end of the park, near the interchange with Interstate 5.

"It gives the chance to feed the park right there on the main road," said John Shorey, Harsch's senior vice president in the Sacramento region.



BEN VAN DER MEER | SACRAMENTO BUSINESS JOURNAL

Harsch Investment Properties has bought more land in Metro Air Park, including some directly facing Interstate 5 and near the new interchange with Metro Air Parkway, at left in

"It also gives us a chance to launch our development and be good partners to the other great developers in the park."

this photo.

Records show Harsch bought the property, on parts of four parcels along Bayou Way and Metro Air Parkway, in recent weeks for \$8.74 million.

River Rock Investments LLC, which is affiliated with longtime Metro Air Park investors in the Sioukas family, was the seller in the deal. In an email, Alex Sioukas confirmed the sale but declined to comment further.

For Harsch, the sale is in addition to another 56 neighboring acres to the north the firm bought earlier this year.

Though the company ultimately plans about 900,000 square feet of development in Metro Air Park, there's work to do before breaking ground on those first projects.

Among other hurdles, the newly purchased land is zoned for highway commercial rather than industrial uses. Sacramento County officials in casual talks have seemed amenable to changing the use, Shorey said, but it still has to be done.

Some of the new property directly borders I-5, he said. That provides a future opportunity because businesses in those buildings will have high visibility from passing traffic on the freeway.

"It will look like a high-end flex building," he said. "We'll make sure there's a high image factor."

If everything goes right, he said, work on the two buildings could start in about nine months.

**Ben van der Meer**

Staff Writer

*Sacramento Business Journal*



**FOR THE EXCLUSIVE USE OF  
INFO@NATOMASBASIN.ORG**

From the Sacramento Business Journal:

<https://www.bizjournals.com/sacramento/news/2021/11/12/metro-air-park-non-industrial.html>

# Metro Air Park land sale could lead to non-industrial project

Nov 12, 2021, 6:51am PST Updated: **Nov 12, 2021, 12:21pm PST**

Land sold recently in Metro Air Park could lead to the massive commercial development's first non-industrial project.

The property, 2264 Meister Way, was sold for \$9.2 million to Joseph Kosareff, who has an address in Buttonwillow. The address also corresponds to JK Contracting LLC, a trucking company. Kosareff did not return a message from the Business Journal seeking comment on the sale.

Land in the sale is directly northeast of a new interchange at Interstate 5 and Metro Air Parkway. Much of the property near the interchange, including 2264 Meister Way, is



DENNIS MCCOY | SACRAMENTO BUSINESS JOURNAL

A 17.5-acre portion of about 71 acres of land intended for non-industrial uses in Metro Park recently sold, northeast of a new interchange at Interstate 5 and Metro Air Parkway, shown here.

designated for non-industrial uses, such as gas stations, hotels and restaurants to serve freeway travelers and park occupants.

According to members of the Sioukas family, who were involved in the seller's side of the deal, the portion Kosareff bought is 17.5 acres of the address at 2264 Meister, which is shown as about 71.5 acres.

Sacramento County plans show a recent non-industrial proposal for that address, though that proposal is no longer active.

Late last year, the county received plans for a Maverik travel center there, with a 6,103-square-foot convenience store and 25-pump gas station, nine of them for commercial fueling. According to the application, the Maverik location would take a 5.5-acre portion of 2264 Meister Way.

However, days after the property sold last month, Maverik told the county it was withdrawing its application for the site. The county's online records do not show any new project applications for that location.

In an email, Michelle Monson, a communications director for Salt Lake City-based Maverik, said the company hasn't solidified any plans for that particular site. In the application, the project was justified as serving a need for fueling for both nearby travelers on Interstate 5 and truck traffic through Metro Air Park.

The original applicant for the Maverik proposal was River Rock Airport LLC, an entity affiliated with the Sioukas family, longtime investors in Metro Air Park land.

Alex Sioukas, a principal with Sioukas Investments, said in an email that his firm didn't know any specific plans the new owner has, but believed the owner would be moving forward with a commercial project on the land in 2022.

**Ben van der Meer**

Staff Writer

*Sacramento Business Journal*



## FOR THE EXCLUSIVE USE OF INFO@NATOMASBASIN.ORG

From the Sacramento Business Journal:

<https://www.bizjournals.com/sacramento/news/2021/09/03/northpoint-buys-more-land-outside-metro-air-park.html>

# NorthPoint buys more land outside Metro Air Park

Sep 3, 2021, 6:55am PDT

NorthPoint Development's latest local acquisition isn't in a current industrial development area, but it's not far from one.

The Riverside, Missouri-based company bought about 282 acres across Interstate 5 from Metro Air Park. The purchase closed within the last month.

"We are committed to being a long-term owner of real estate in the region and believe this site represents future investment opportunities," said Geoff Griffin, NorthPoint's West region partner, in an email. "Since Sacramento County pushed forward with the interchange project at Metro Air Park (which completed and opened 7/15) we



WOOD RODGERS

NorthPoint Development has bought most of the land planned for a future industrial development south of Interstate 5 in Sacramento County, paying \$14.9 million for about 282 acres.



have a strong belief that this general area will continue to attract a substantial amount of development interest."

The land, entirely undeveloped, stretches along the south side of I-5 from Power Line Road on the west nearly to neighborhoods in North Natomas on the east.

According to property records, NorthPoint bought the land for \$14.9 million from Angelo K. Tsakopoulos Holdings LP/North Natomas Airport De Matos LLC. A message left with a spokesperson for Tsakopoulos was not returned Thursday.

Though Griffin said NorthPoint bought the property with an eye to the future, at least one plan is already underway.

This spring, representatives of Tsakopoulos began working with the Sacramento Local Agency Formation Commission on early steps toward the city of Sacramento annexing the land as part of a 410-acre addition.

At the time, a land-use attorney working on behalf of Tsakopoulos and other landowners to the east said an undisclosed developer would be coming on board to head the project.

The eventual plan would call for an industrial development, said Nick Avdis of Thomas Law Group, though that development was probably three to four years away.

Records indicate NorthPoint has not yet acquired part of the 410 acres in the potential annexation, two parcels between the Tsakopoulos purchase and Sacramento's city limit.

**Ben van der Meer**

Staff Writer

*Sacramento Business Journal*



**FOR THE EXCLUSIVE USE OF  
INFO@NATOMASBASIN.ORG**

From the Sacramento Business Journal:

<https://www.bizjournals.com/sacramento/news/2021/08/11/amazon-bigger-distribution-center-metro-air-park.html>

# Amazon confirms bigger distribution center in Metro Air Park

Aug 11, 2021, 8:00am PDT

Amazon has confirmed more than doubling its leased space in Metro Air Park, with operations underway at a new distribution center of a million square feet.

Fulfillment center General Manager Dennis Olvera said pure company growth explains the need for space at 4930 Allbaugh Drive, which is in addition to an existing center of more than 800,000 square feet in the park, which opened four years ago.

"We're continuing to grow our business, and continuing to invest in the Sacramento area,"



BEN VAN DER MEER | SACRAMENTO BUSINESS JOURNAL

Amazon confirmed it's opened a second fulfillment center in Metro Air Park, this one about a million square feet, at 4930 Allbaugh Drive.



said Olvera, adding the new fulfillment center has about 500 employees and should have 1,200 by year's end.

Permit records from earlier this year suggested Amazon was the tenant for the Allbaugh Drive building, which was developed by NorthPoint Development. Seattle-based Amazon confirmed it this week along with the release of an economic study showing it's invested more than \$81 billion in California since 2010, and created more than 150,000 jobs.

Olvera said in the Sacramento region, Amazon (Nasdaq: AMZN) has invested \$2.7 billion. He said company growth is also reflected not just in the new fulfillment center at Metro Air Park, but other outposts established or in the works locally in places such as Elk Grove, Roseville, McClellan Business Park and Rancho Cordova.

In an email, NorthPoint West Region Partner Geoff Griffin said Amazon's landing in the company's building was an overall win for the region.

"The job creation is fantastic for the region and we owe a debt of gratitude to the Sacramento County team for how their various departments have worked tirelessly to accomplish everyone's goal to get this facility operational in a timely fashion," Griffin said.

Amazon also appears to have more space in Metro Air Park in the works. Permit records with Sacramento County show the company is also a tenant for at least a portion of a 500,000-square-foot building developed by Buzz Oates at 8040 Metro Air Parkway.

While representatives of Buzz Oates have not confirmed the tenant, the building is shown as leased on the company website, and permits for tenant improvements and related building work all make mention of Amazon.

Combined with the newly opened site on Allbaugh and the original fulfillment center of 855,000 square feet at 4900 W. Elkhorn Blvd., **Amazon would appear to lease more than 2.3 million square feet in Metro Air Park on its own.**

**Ben van der Meer**

Staff Writer

*Sacramento Business Journal*

