

6200 FRANKLIN BOULEVARD
SACRAMENTO :: CALIFORNIA



A Landmark Site

Originally opened in 1947 by Campbell’s Soup, this site was the third Campbell’s Soup plant to be opened by the historic and socially significant food company. From its opening just two years after World War II through 2013 Campbell’s has employed thousands in the Sacramento Region, and along the way, this site has become a notable landmark in the region’s landscape.

Today, upon the site’s acquisition by Hackman Capital Partners, this historic site will spawn a new vision and direction. The transformation of this site into a multi-use destination with affordable occupancy and infrastructure, along with a business and people-friendly environment will ensure this to be a transcendent site for the Sacramento community.

Facilities



The allure of the CCC is that of unparalleled infrastructure that caters to the Food and Beverage industry as well as manufactures and distributors. With the ability to deliver ±7,000,000 gallons of un-metered well water each day, along with all needed sewer capacity, and electrical service, all deliverable less than the market value. This surely is one of the most unique and cost effective sites in the Western United States. Existing

warehouse spaces are available from ±20,000/SF up to ±400,000/SF. In addition, several land/build-to-suit sites are available which could accommodate up to ±700,000/SF of contiguous space. In addition to industrial uses office and retail opportunities are available, that would service the community and employees of CCC.

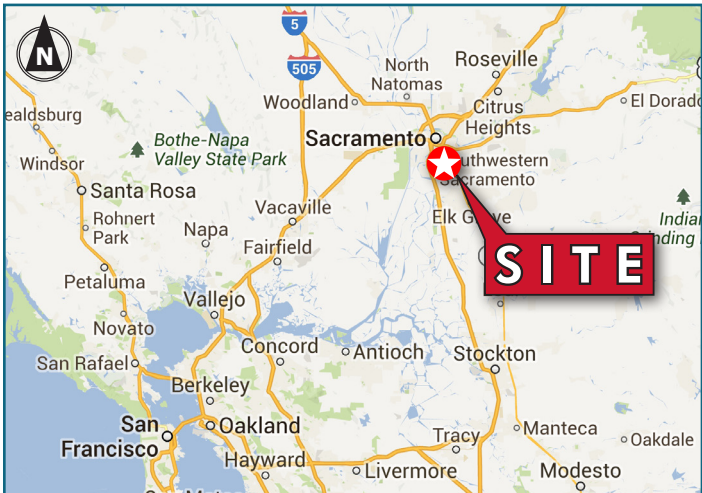


Site Features - Availability

- **Security:** 24/7 controlled site access
- **Improvements:** Significant site improvements and upgrades planned
- **Parking:** Abundant vehicle parking
- **Retail:** up to ±5 Acres
- **Distribution:** ±382,640 SF
- **Production:** ±657,185 SF
- **Bulk Storage:** ±168,154 SF
- **Office:** ±83,670 SF
- **Build-to-Suit Industrial:** From ±50,000 to ±700,000 SF
- **Yard:** ±1 AC to ±20 AC

Strategic Location

- Easy, 2-block access to US 99 and within 5 miles to both Interstate 5 and Interstate 80
- Union Pacific main rail line adjacent to property with spurs onto site
- Proximity to the San Francisco Bay area and Central Valley, catering to both technology, manufacturing and distribution industries
- Multiple logistics ports within close proximity;
 - Port of Sacramento; 8 miles, commodities port, direct access to Pacific Ocean
 - Port of Oakland; 87 miles, 3rd largest US sea port
 - BNSF Intermodal; 47 miles
 - UP Intermodal; 52 miles
- State of California Business Incentives available
- Public transportation provided via Regional Transit bus line and adjacent light rail station
- Located within 15 miles of Sacramento International Airport
- Capital city of the 8th largest economy in the world



MAPS NOT TO SCALE



OWNED AND OPERATED BY:



EXCLUSIVELY LISTED BY:



INDUSTRIAL

Ryan DeAngelis
Vice President
Lic. 01280330
+1 916 492 6975
ryan.deangelis@cbre.com

Michael Lyons
Senior Vice President
Lic. 00839339
+1 916 446 8290
michael.lyons@cbre.com

Mike Luca
Vice President
Lic. 01447904
+1 916 446 8279
mike.luca@cbre.com

RETAIL

Chris Campbell
Executive Vice President
Lic. 01204114
+1 916 446 8760
chris.campbell@cbre.com

OFFICE

Michael Stassi
First Vice President
Lic. 01198564
+1 916 446 8264
michael.stassi@cbre.com

OWNED AND OPERATED BY:



EXCLUSIVELY LISTED BY:



Infrastructure

Natural Gas:

Current gas delivery is provided by SMUD, which as part of a cogeneration agreement, supplies gas via an above-ground rack-mounted pipeline. There is an existing SMUD standby agreement with PG&E as a back-up feed to the boiler plant.

Steam:

In addition to the natural gas delivery to the boiler plant, SMUD can provide contract steam between 20-100,000 lbs per hour @ 150 to 170 psi. Additionally, Cleaver-Brooks gas-fired boilers with ultra low NOx burners (9ppm) can provide additional, redundant steam @170 psi.

Electricity:

Supplied by Sacramento Municipal Utility District, "SMUD," with dual-feed redundant 10 megawatt capacity, with 19 internal substations. In addition, the site has a Solar PPA which will allow users approximately a \$.01/KW reduction to the base SMUD metering rate

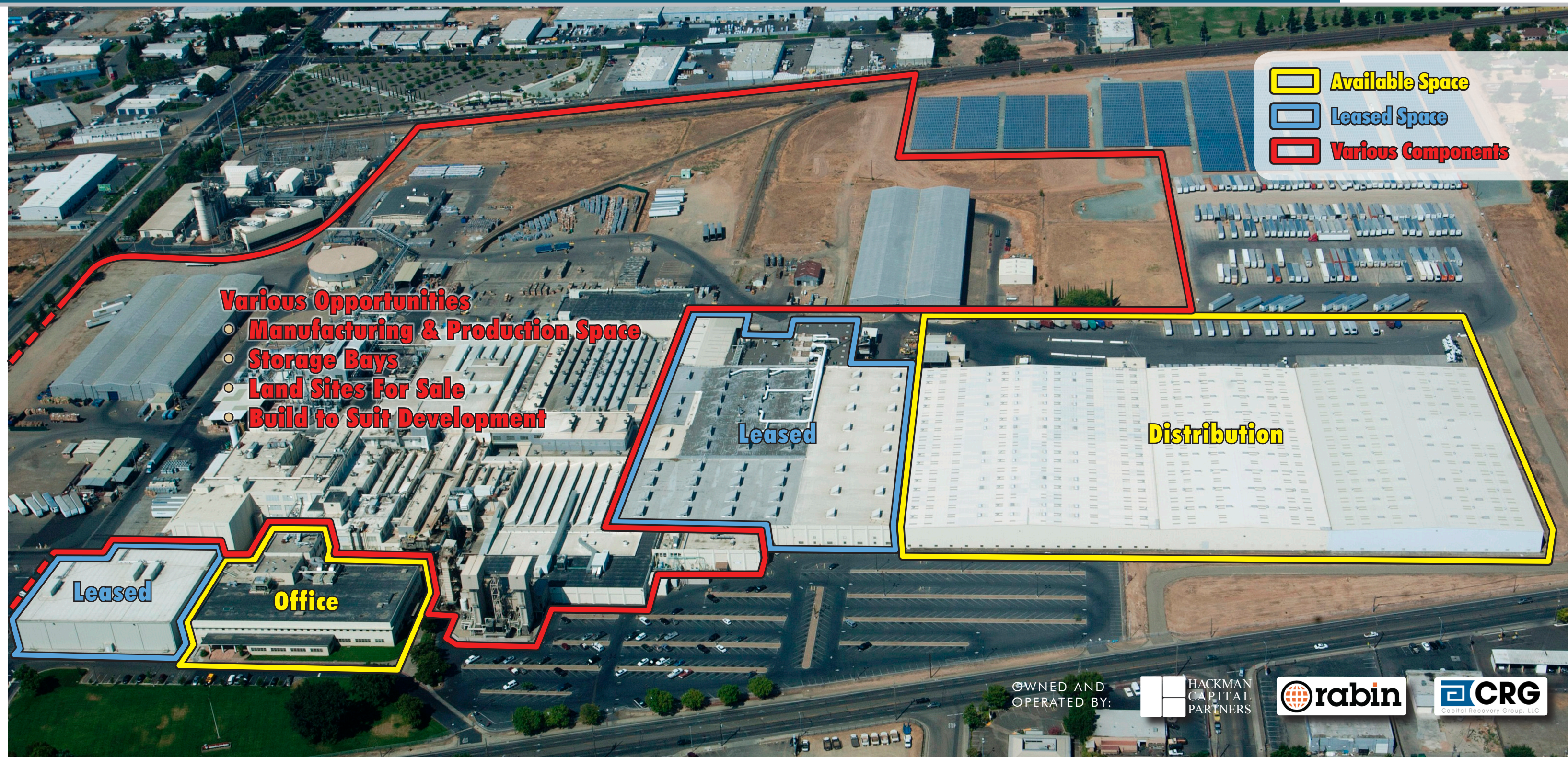
Water:

The site has a fully self-contained private water system, capable of drawing $\pm 5,000$ gpm of fresh water, or $\pm 7,000,000$ million gallons per day. The site has no reliance on any municipal or third party sources. The plant water system includes 5 deep wells, a 1,000,000 gallon clarifying tank, hot and cold water booster and supply pumps, a 100,000 gallon elevated fire tank, and a 1,650 gpm manganese-green sand filter pre-treatment system.

Sewer Capacity:

The following are representative of the current sewer permit and subsequent fees that have been paid:

- o Solids and pH pre-treatment..... 164,500,000/gal/month
- o BOD 700,000/lbs/month
- o TSS 420,000 lbs/month
- o TDS..... 605,000/lbs/month
- o TKN 16,000/lbs/month



INDUSTRIAL

Ryan DeAngelis
+1 916 492 6975
ryan.deangelis@cbre.com

Michael Lyons
+1 916 446 8290
michael.lyons@cbre.com

Mike Luca
+1 916 446 8279
mike.luca@cbre.com

RETAIL

Chris Campbell
+1 916 446 8760
chris.campbell@cbre.com

OFFICE

Michael Stassi
+1 916 446 8264
michael.stassi@cbre.com

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