

Badiee Development plans three Metro Air Park projects

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La Jolla-based Badiee Development is entering the Sacramento market with three projects in the hot Metro Air Park development, and the CEO said he's hopeful of doing more.

Ben Badiee said combined, the three projects will add more than 1 million square feet of new industrial space, and \$250 million worth of new development.

"I just see that Sacramento was not on the map for institutional investors," said Badiee, who generally develops in growing West Coast markets like Las Vegas and Idaho. Metro Air Park's dynamics will raise

Badiee Development has already started work on its first project, called Metro Air Park Logistics Center I. That project consists of two industrial buildings of 183,000 and 125,000 square feet and should be complete by August, Badiee said.

The second project, Metro Air Park Logistics Center II, should start in April and be completed by early 2023. That phase would also have two buildings, totaling 470,000 square feet. Both projects would be on either side of the new street of Badiee Drive where it meets Elkhorn Boulevard.

A third project, called Metro Air Park Innovation Center, would have another 200,000 square feet of industrial buildings, as well as a gas station and convenience store, Badiee said. Timing for that is still being determined, but the location will be on 14 acres northeast of where Metro Air Parkway meets Elkhorn.

Two more Metro Air Park projects could follow, Badiee said, if he can secure the land in



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Sacramento's profile, he said.

Work has begun on Metro Air Park Logistics Center I in Metro Air Park, where Badiee Development is planning at least three developments that will add up to more than 1 million square feet of new industrial space.

the next few months. Badiee Development bought the land for the first three projects in late 2021, paying \$4.8 million for the land northeast of Elkhorn and Metro Air, and \$3.59 million for about 27.5 acres for the other two projects along Elkhorn.

It's possible Badiee Development will put some of its projects up for sale after completion, Badiee said, noting the likely interest from institutional investors.

Though it's Badiee's first project in the Sacramento area, he's working with veteran Davis-based developer John Buckle on the projects. Deacon Construction will be the contractor for the projects, while HPA Architecture and engineering firm CBG are serving the projects in those respective fields.

Metro Air Park got on Badiee's radar a few years ago when his son was playing high school championship basketball games in Sacramento. While attending the games, Badiee said, he and his wife got a tour of the park property from commercial real estate broker Mark Demetre of Colliers' Sacramento office.

"We really got to know the site," Badiee said, but the first few offers he made on land for development fell short. "We just said, 'we have to buy something because we love that area.'"

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