

3771 CHANNEL DRIVE, WEST SACRAMENTO, CA

Immediate all points access via Interstates 80 & 5, Highways 99 & 50

LBA Logistics 

WEST SACRAMENTO, CA



IMMEDIATE ALL POINTS ACCESS

FOR LEASE | **±199,156 SF**

FOOD GRADE | TEMPERATURE CONTROLLED WAREHOUSE



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BUILDING SPECIFICATIONS



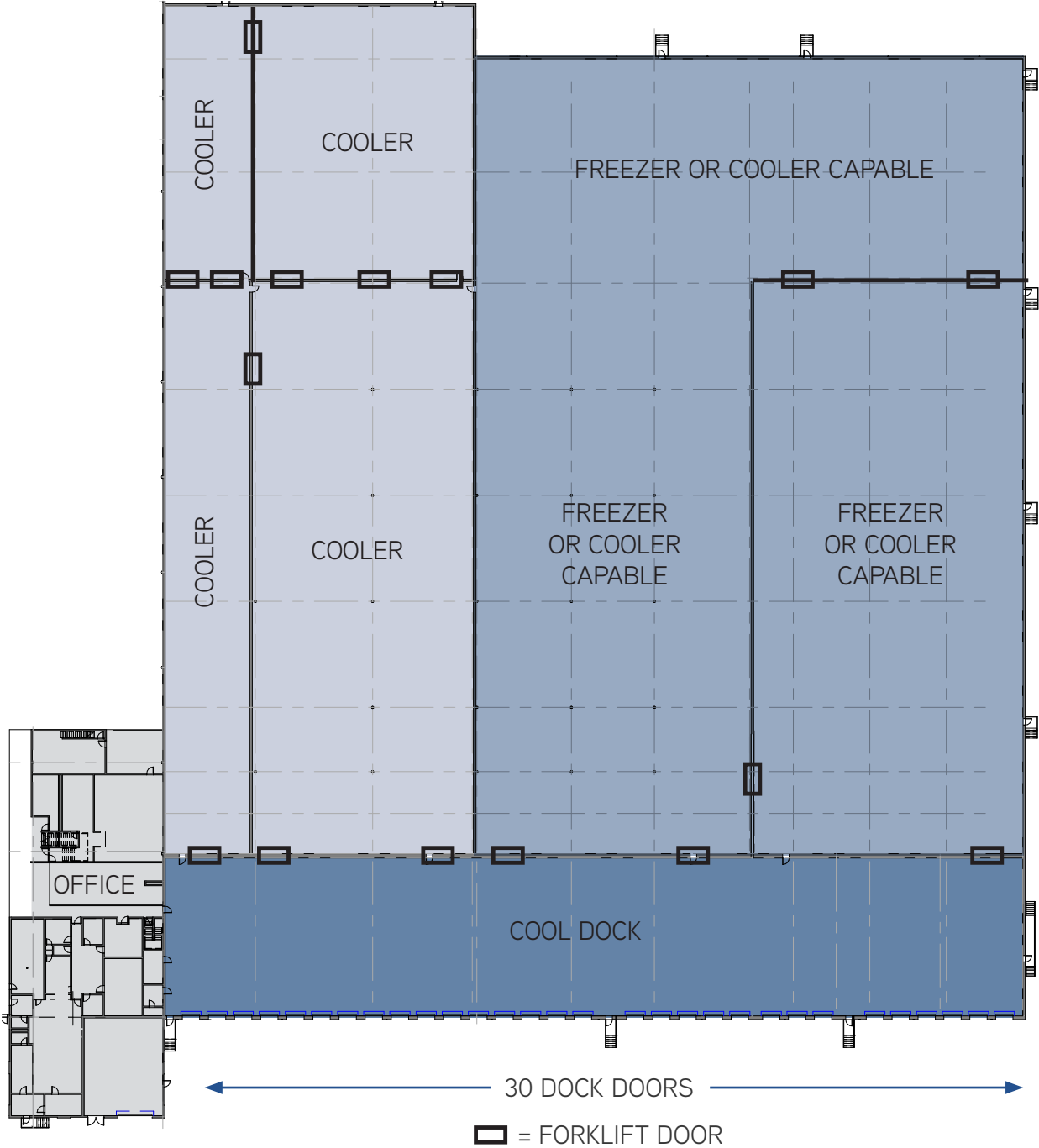
AVAILABLE SF	±199,156 SF Total ±18,403 SF Office
POWER	12kv of tier 1 and 2 power, 2,500 amps @ 480 UAC
ZONING	M-3 Industrial Zone
SECURITY	Secure fenced perimeter on site with guard station
DOORS	30 (new 5 panel, vertical lift, insulated spring assist dock doors, "Food Grade" non-glass vision panels in all doors)
DOCK LEVELERS	40,000 lb mechanical dock levelers
CLEAR HEIGHT	30' - 35'
FLOOR SLAB	6" - 8" concrete slab, ventilated
TRAILER PARKING	±100 stalls
CONSTRUCTION	High clear, pre-engineered, insulated panel building
HIGHWAYS	Immediate all points access VIA I-80, I-5, HWY 99 & HWY 50
POTENTIAL	Maritime, UP rail

FOOD GRADE | TEMPERATURE CONTROLLED

- › Evaporative Ammonia freezer / cooler system with water cooling tower
- › ±94,065 SF of -10 degree freezer or cooler capable space
- › ±56,559 SF of 34 degree cooler only space
- › ±30,129 SF 34 degree cooler only cool dock
- › Underfloor forced air ventilation system with automatic heaters



FLOOR PLAN



WHY WEST SACRAMENTO



CLOSE TO SAN FRANCISCO AND SACRAMENTO INTERNATIONAL AIRPORTS



OPTIMAL LOCATION FOR E-COMMERCE FULFILLMENT & ADVANCED MANUFACTURING



ACCESS TO LARGE & VERSATILE LABOR POOL



IMMEDIATE ALL POINTS ACCESS VIA I-80, I-5, HWY 99 & HWY 50



STAA TRUCK ROUTES



PREMIERE BUSINESS ENVIRONMENT

- > Ideal logistics and distribution solutions to Western U.S.
- > Transportation network of major interstates, deep water shipping channel, Port of Sacramento, and Sacramento International Airport
- > Streamlined approval processes, tax credits and deductions and a city project team to facilitate occupancy
- > Home to major corporations such as NorCal Beverage, HD Supply, Core-Mark, Bogle Winery, PlyGem, DBI, and Nippon Shokken

ECONOMIC BENEFITS

- > Zero utility taxes
- > No business license revenue taxes
- > Expedited building permit process
- > 12% discount on electricity available
- > New employment hiring credits (35% of wages paid over \$13.50/hr for five years)
- > Deferral of import duty on imported materials until it reaches its destination
- > Expedited building permit process
- > New employee housing credit
- > Free trade zone

ABUNDANT UTILITIES

- > Water: City of West Sacramento, 2,950 gallons per acre per day
- > Sewer: City of West Sacramento, 2,000 gallons per acre per day
- > Gas: PG&E
- > Power: PG&E, 12KV Power Tier 1 and 2
- > 5,000 amps total
- > 2,500 amps available in vacant suite

LOCATION OVERVIEW



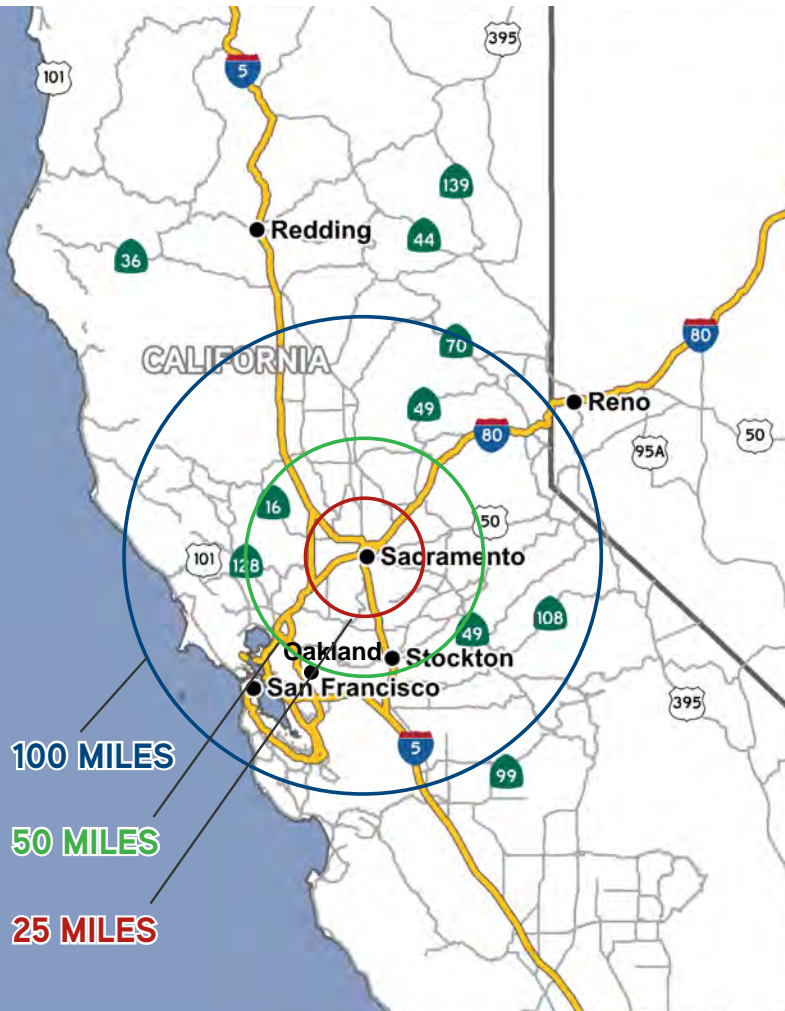
3 MARITIME PORTS
PORT OF WEST SACRAMENTO,
STOCKTON AND OAKLAND



4 MAJOR AIRPORTS
SMF, OAK, SFO AND SJC



MAJOR HIGHWAYS
I-80, I-5, HWY 99 & HWY 50



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