

S Sacramento 99 Fwy

# 8372 TIOGAWOODS DRIVE

SACRAMENTO, CA

±44,000 SF AVAILABLE

Gerber Rd

Tiogawoods Dr

LBA Logistics

NEWMARK

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# SUITE 180 HIGHLIGHTS

- ±4,700 SF Office with Multiple Privates
- 23' - 25' Clear Height
- Sprinklers: 0.215/2,000 GPM/SF
- 20' x 60' Column Spacing
- Ample Skylights in Warehouse
- 200 Amps, 3-Phase, 120/240v (*upon verification*)
- White Batt Insulation in Warehouse
- Two (2) 12' x 14' Dock Doors
- Two (2) 10' x 10' Dock Doors
- Existing Dock Equipment
- One (1) 12' x 14' Grade Level Door
- Four (4) Rail Doors
- Rail Service Possible (Existing Rail Spur)
- 122' Truck Court at Minimum



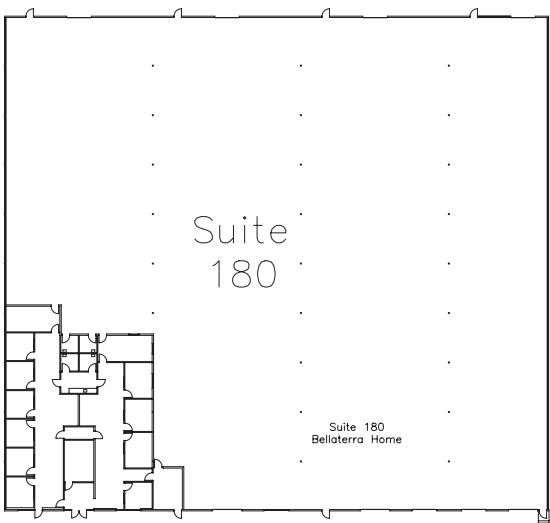
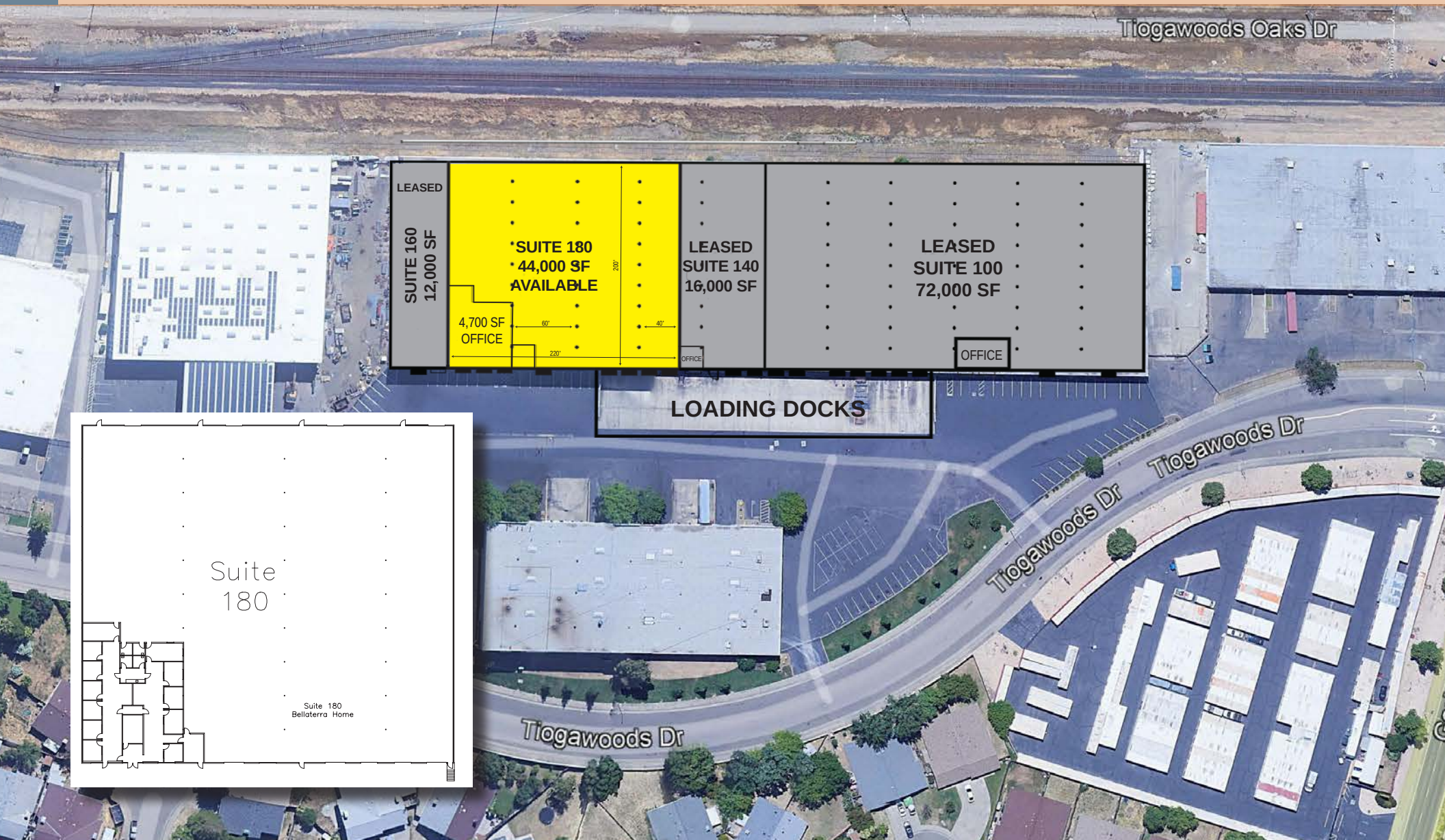
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# SITE PLAN





# ACCESS TO MAJOR CITIES

## Distance to Western Regional Cities

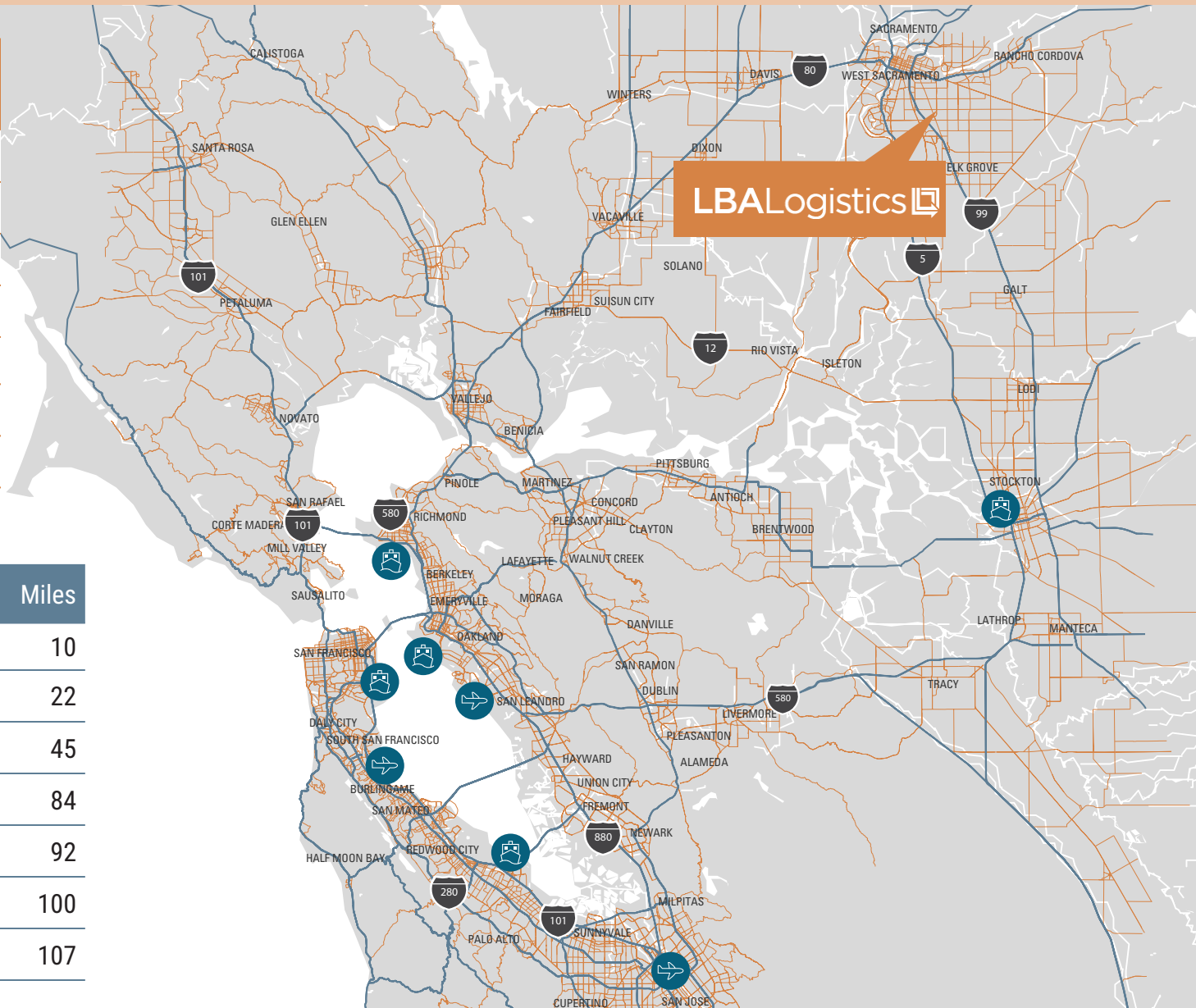
Miles

|                    |       |
|--------------------|-------|
| Reno, NV           | 141   |
| Las Vegas, NV      | 556   |
| Boise City, ID     | 562   |
| Portland, OR       | 591   |
| Salt Lake City, UT | 658   |
| Phoenix, AZ        | 764   |
| Seattle, WA        | 764   |
| Denver, CO         | 1,315 |

## Distance to Ports & Transportation

Miles

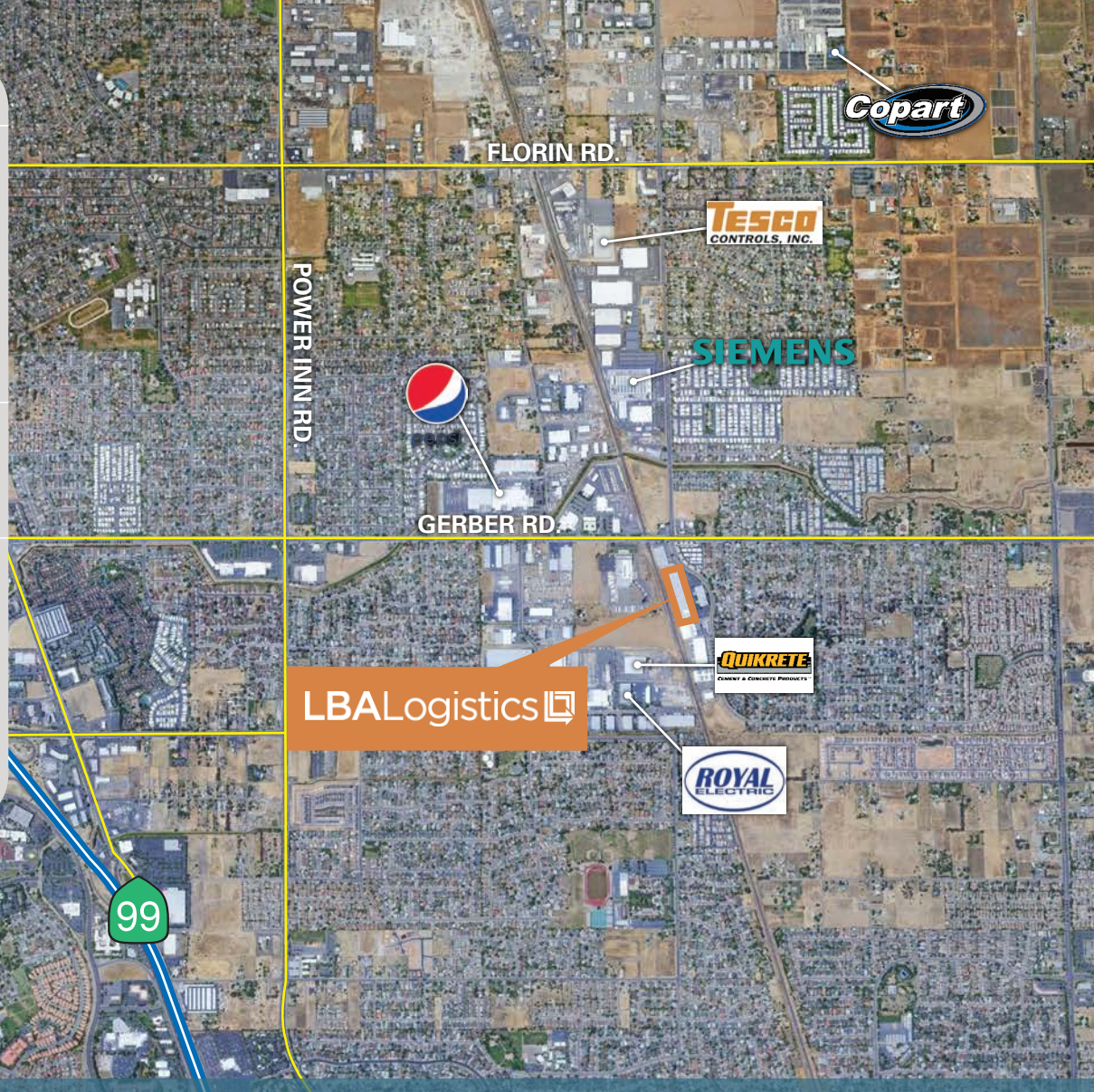
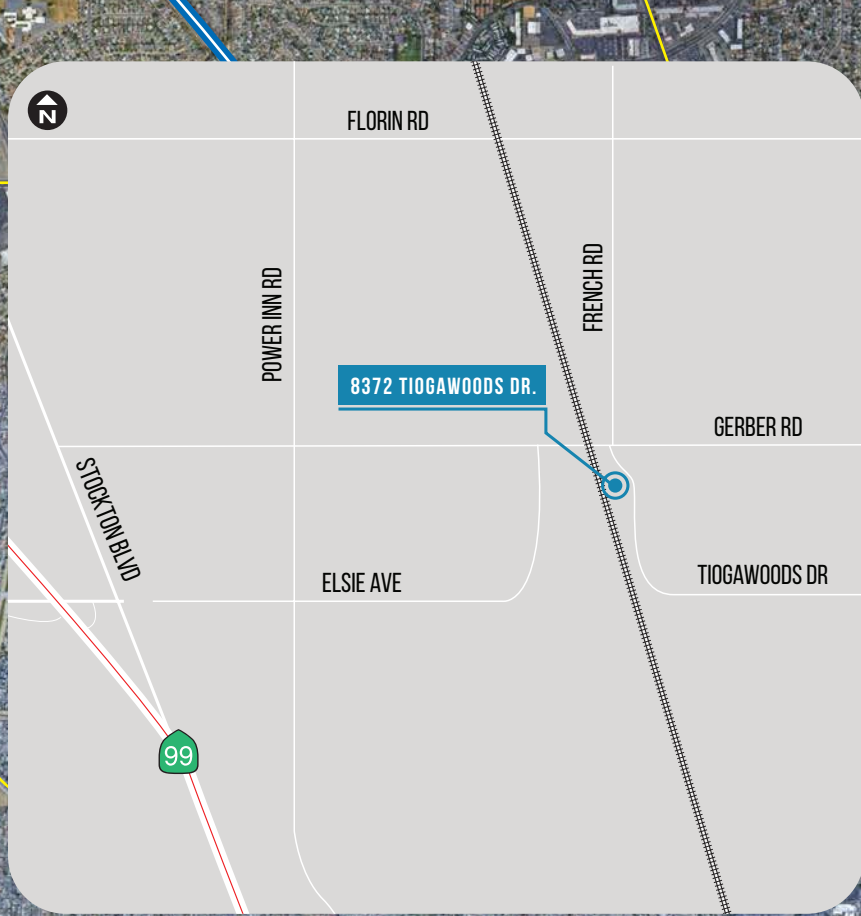
|                                  |     |
|----------------------------------|-----|
| Mather Airport                   | 10  |
| Sacramento International Airport | 22  |
| Port of Stockton                 | 45  |
| Port of Richmond                 | 84  |
| Port of Oakland                  | 92  |
| Oakland Airport                  | 100 |
| SFO International Airport        | 107 |



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