



# 3100 52ND AVENUE

SACRAMENTO, CALIFORNIA 95823

LBA Logistics 

**±161,789 SF FREEZER/COOLER WAREHOUSE FOR LEASE**



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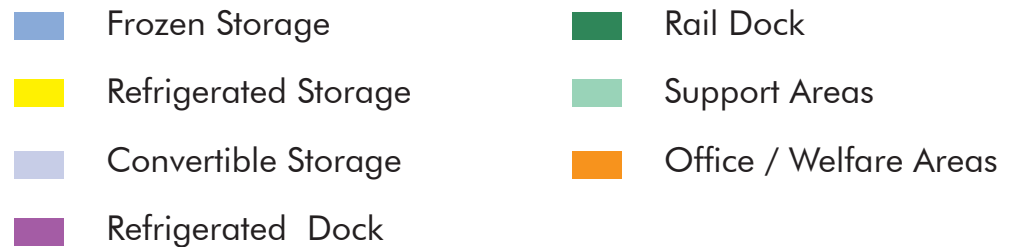
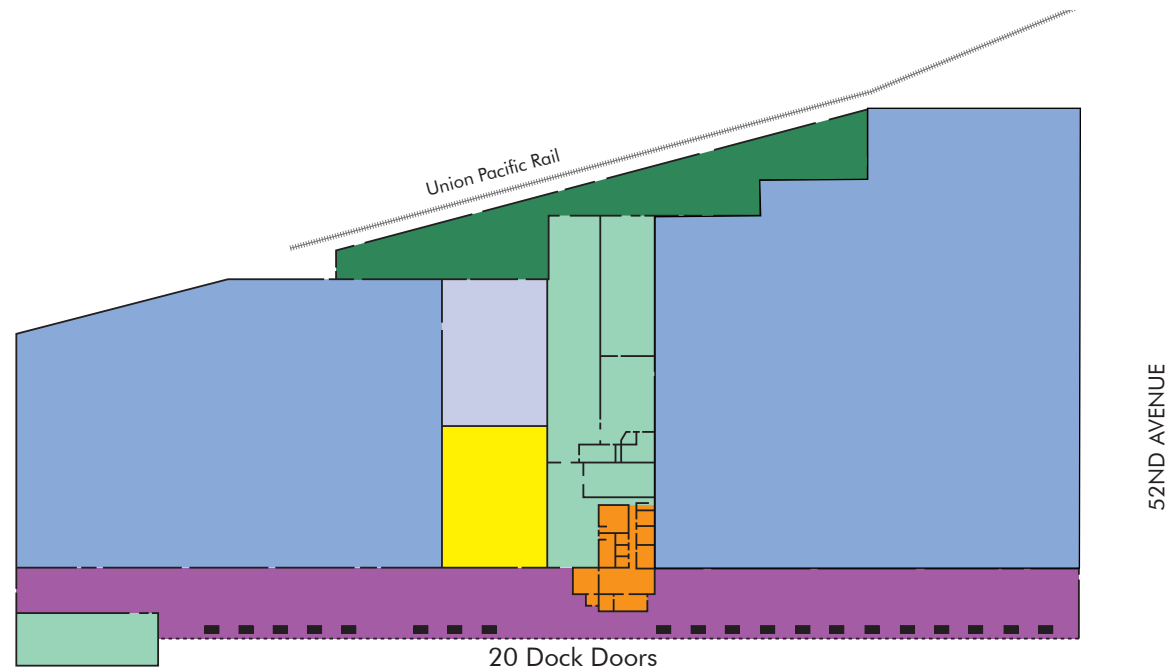


**FOOD PROPERTIES**  
GROUP



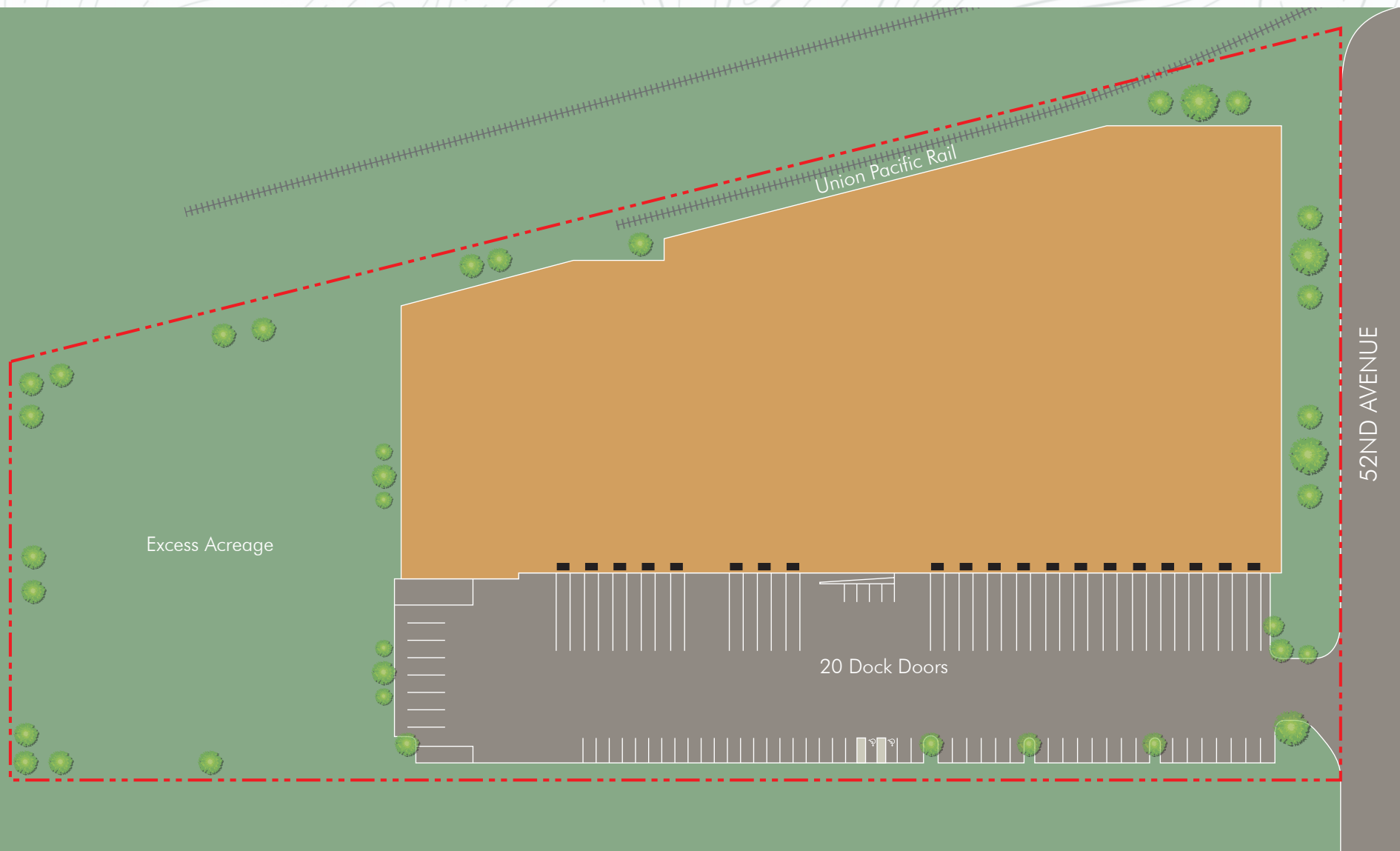
# SQUARE FOOTAGE ITEMIZATION

- **Total Building:** ± 161,789 SF
- **Freezer:** 94,039 SF
- **Convertible:** 5,106 SF
- **Refrigerated Storage:** 4,829 SF
- **Refrigerated Dock:** 22,003 SF
- **Rail Dock (Ambient):** 9,333 SF



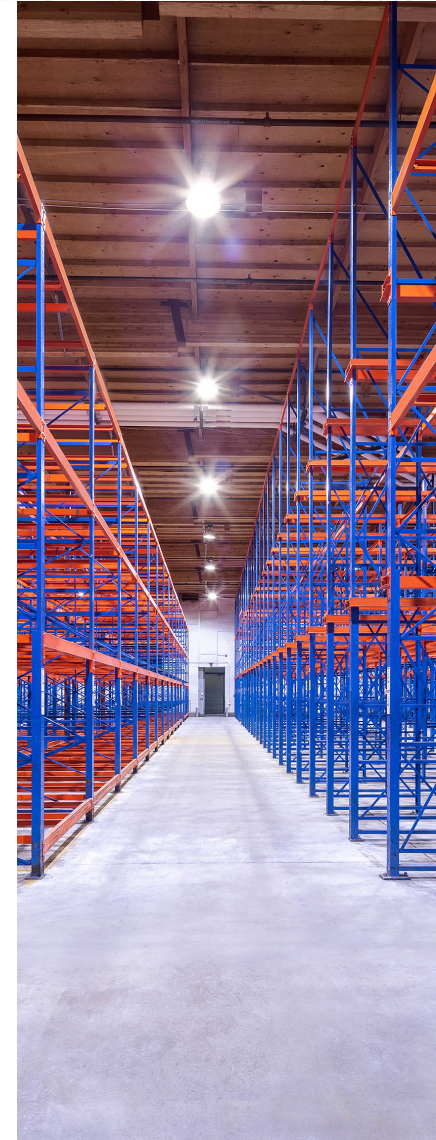


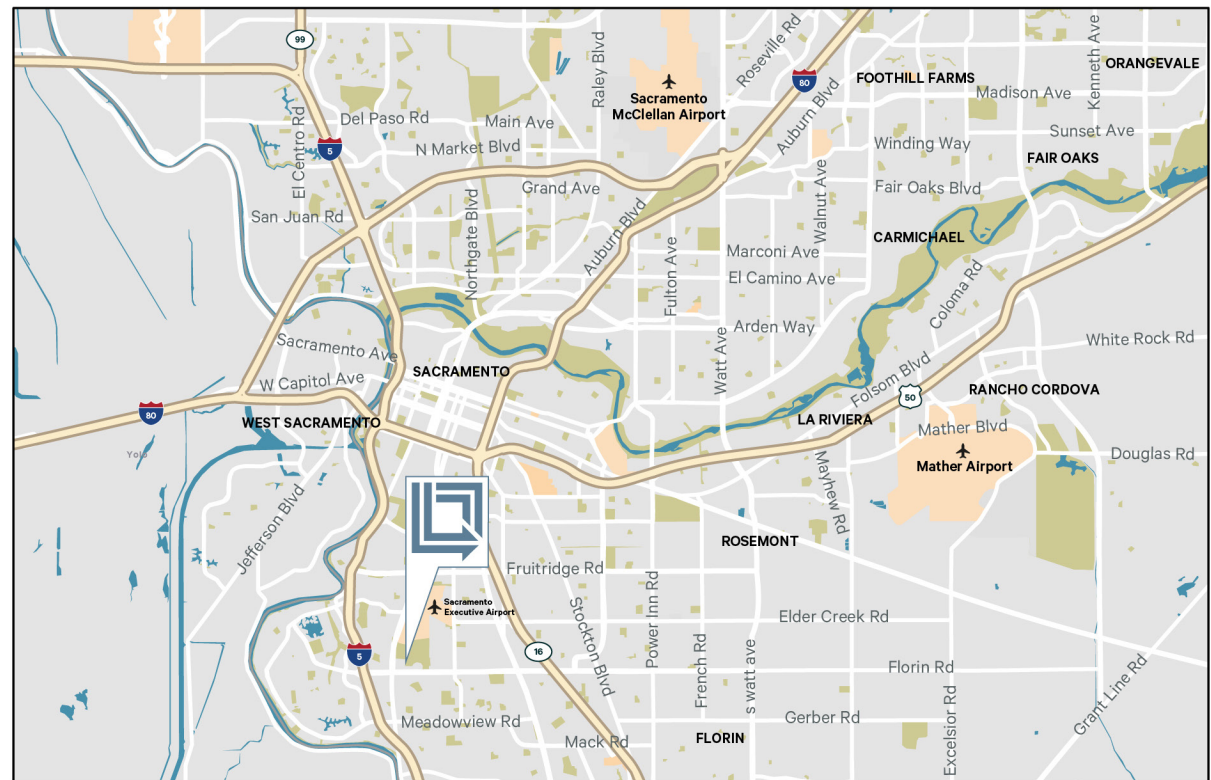
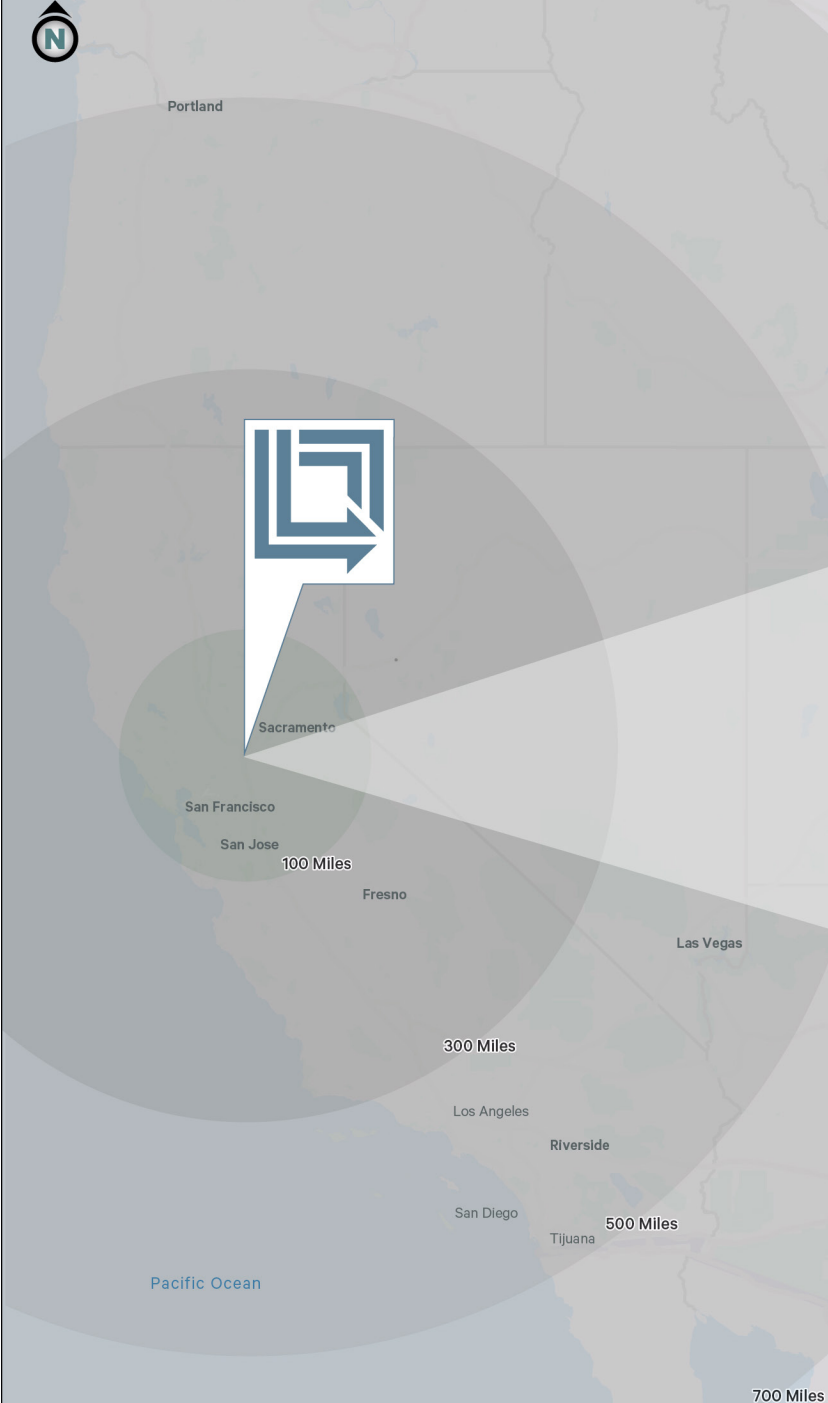
# SITE PLAN



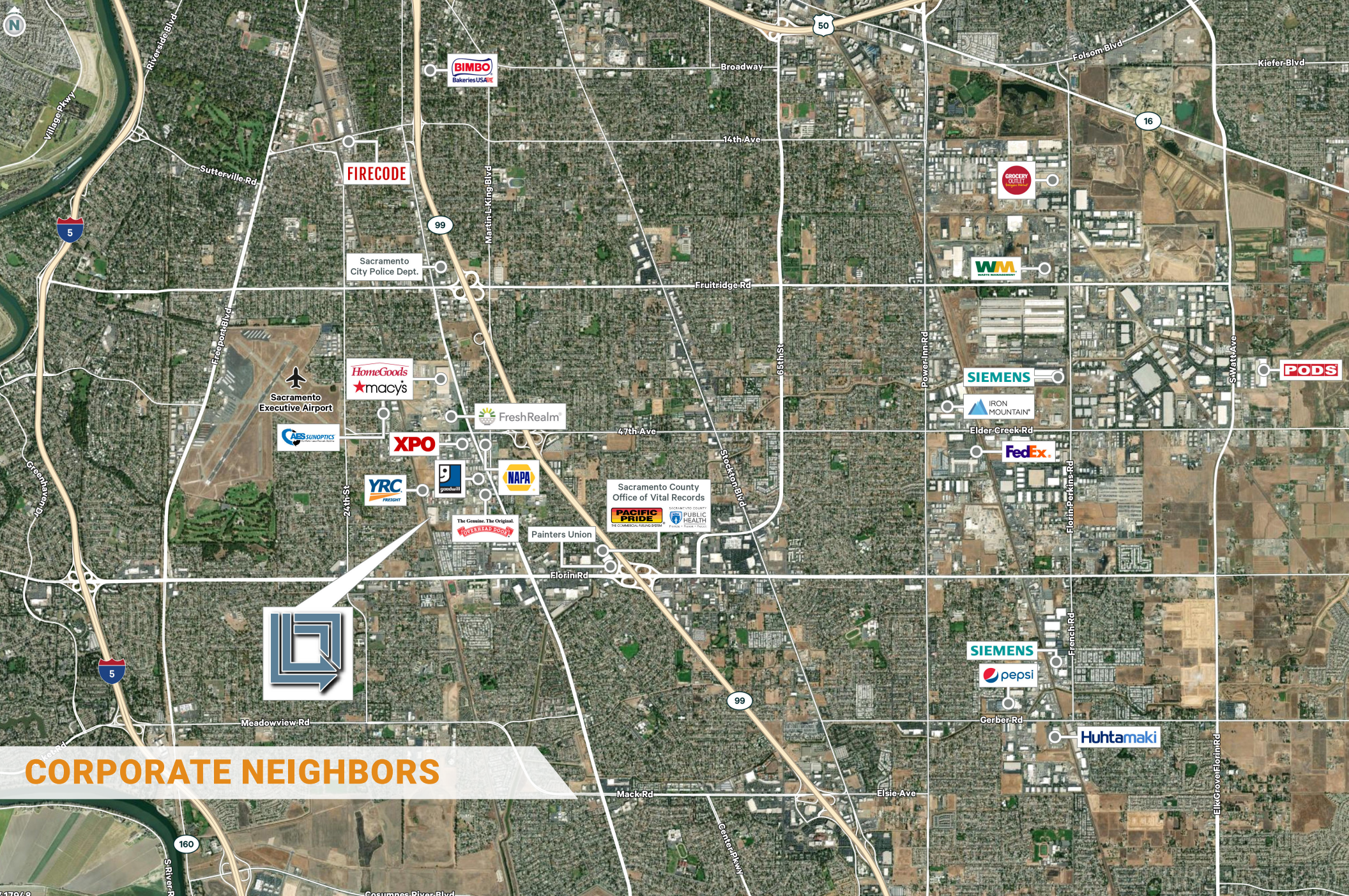
# CONSTRUCTION

- **Significant Upgrades and System Automation 2023**
- **Constructed: 1979 & 1987**
- **Ceiling Height: 24' - 26'**
- **Dock Doors: 20**
- **Ammonia Refrigeration**
- **Underfloor System Throughout**
- **Sprinklers Throughout**
- **Racking Available**
- **Union Pacific Rail Service Possible**





| <b>CITY</b>    | <b>MILES</b> | <b>AIRPORTS</b>       | <b>MILES</b> |
|----------------|--------------|-----------------------|--------------|
| Davis          | 20.7 mile    | Sacramento            | 19.5 miles   |
| Sacramento     | 7.8 miles    | Stockton              | 48.7 miles   |
| Oakland        | 87.2 miles   | Oakland               | 96.1 miles   |
| San Francisco  | 93.2 miles   | San Francisco         | 103 miles    |
| San Jose       | 124 miles    | San Jose              | 122 miles    |
| Reno           | 137 miles    |                       |              |
| Fresno         | 165 miles    | <b>PORTS</b>          | <b>MILES</b> |
| Los Angeles    | 382 miles    | Port of Stockton      | 49 miles     |
| Portland       | 589 miles    | Port of Oakland       | 93.6 miles   |
| Salt Lake City | 654 miles    | Port of LA/Long Beach | 408 miles    |
| Seattle        | 762 miles    | Port of Portland      | 600 miles    |
| Phoenix        | 754 miles    | Port of Seattle       | 122 miles    |



# CORPORATE NEIGHBORS

**BIMBO**  
Bakeries USA

**FIRECODE**

Sacramento City Police Dept.

**HomeGoods**  
**macy's**



**ASS SINOPTICS**

**XPO**

**FreshRealm**

**YRC**  
Freight

**gonhall**

**NAPA**

Sacramento County Office of Vital Records  
**PACIFIC PRIDE**  
THE COMMERCIAL MILKING SYSTEM  
SACRAMENTO COUNTY PUBLIC HEALTH  
PUBLIC HEALTH

The Original  
**REDHEADS**

Painters Union

**GROCERY OUTLET**

**WM**  
Waste Management

**SIEMENS**

**IRON MOUNTAIN**

**FedEx**

**PODS**



**SIEMENS**

**pepsi**

**Huhtamaki**



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