

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



3100 52ND AVENUE
SACRAMENTO, CALIFORNIA 95823



PROPERTY SPECS

Building and Site Size: ±161,789 SF on ±8.32 Acres

Freezer Storage Area: ±94,039 SF

Convertible Storage Area: ±5,106 SF

Refrigerated Storage Area: ±4,829 SF

Refrigerated Dock Area: ±22,003 SF

Rail Dock Area (Ambient): ±9,333 SF

Truck Court Depth: ±122'

Dock Doors: 20

Clear Height: See Floor Plan on Page 4

Significant Infrastructure Upgrades: See Page 5

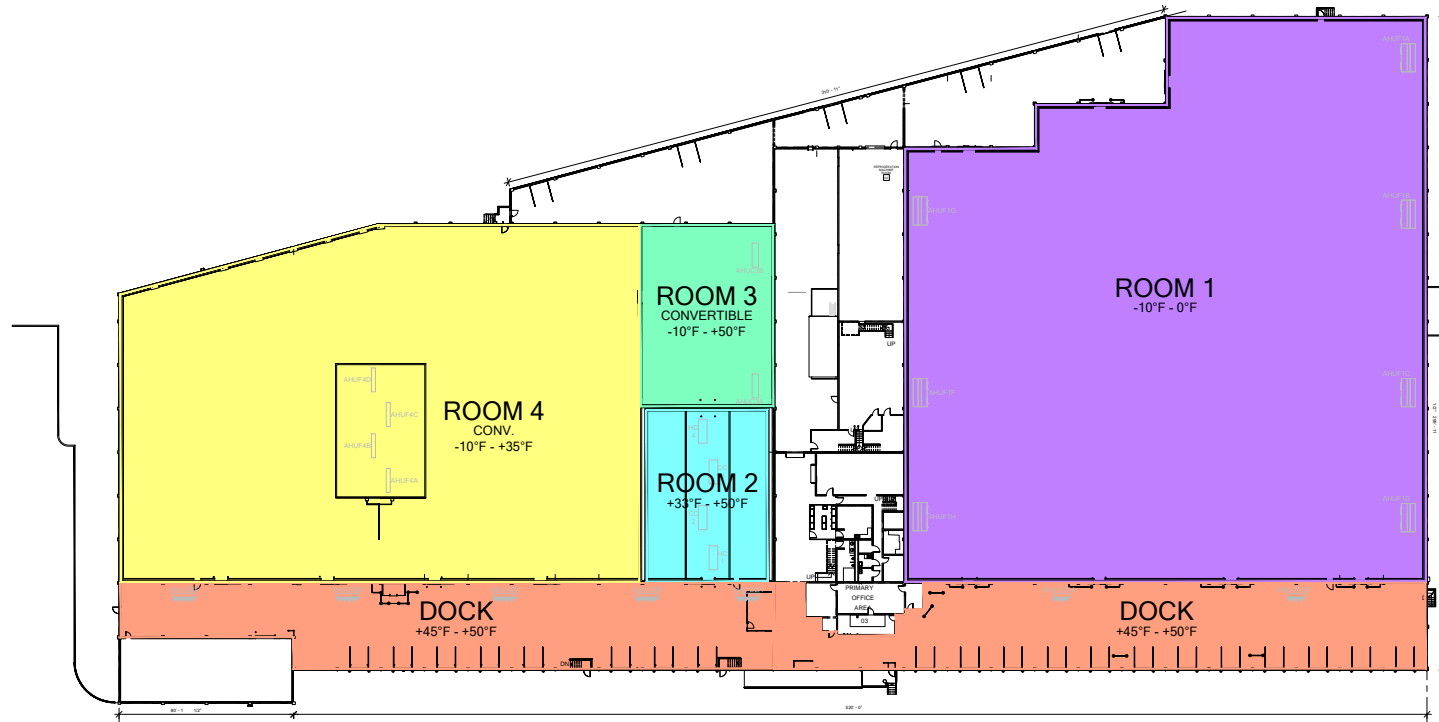
Ammonia Refrigeration System with Underfloor System Throughout

Fully Sprinklered: See Page 3 for Specifications

Parking: 56 Auto Stalls, 5 Handicap Stalls and 8 Existing Trailer Positions.
Trailer Parking Expandable by 26 Positions - See Page 4



ROOM TEMPERATURES / SQUARE FOOTAGES / SPRINKLER CALCS



-Room 1 (56,333 SF): This room is designated as a freezer. Recommended temperatures are shown at -10F. This room could be operated at -15F (ice cream storage) if desired.

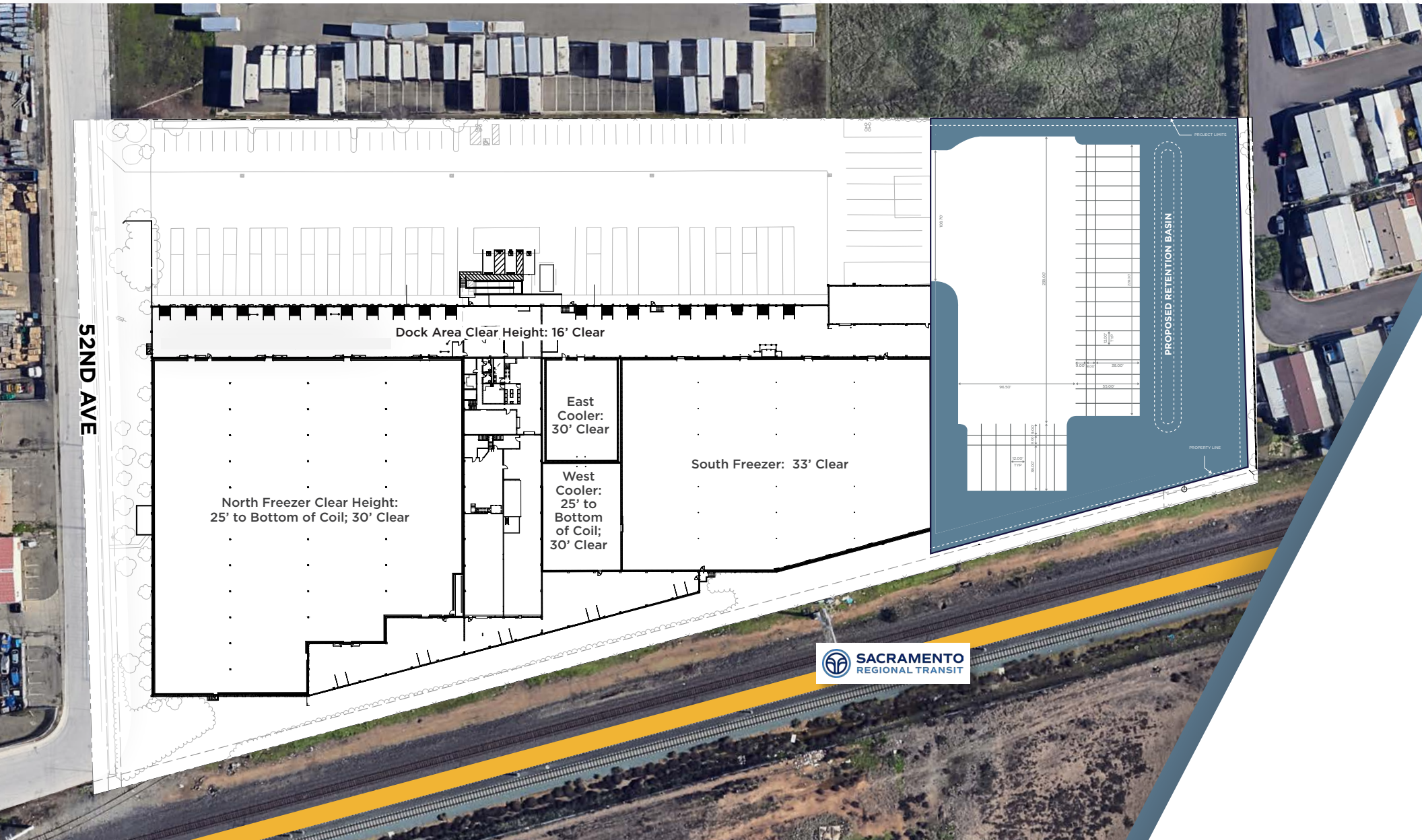
-Room 2 (4,829 SF): The recommended minimum temperature is +33F. This room is not convertible to freezer. Dual Action Dry Branch Sprinkler System.

-Room 3 (5,106 SF): This room is convertible to freezer. The recommended minimum temperature is -10F as this room has the air duct underfloor heating. Dual Action Dry Branch Sprinkler System.

-Room 4 (37,706 SF): This room is designated as a freezer. The recommended minimum temperature is -10F as this room has the air duct underfloor heating. Dual Action Dry Branch Sprinkler System.

-Refrigerated docks (22,003 SF): The recommended temperature is > +40F, as the air units are air defrost.

SITE PLAN | CLEAR HEIGHTS | POTENTIAL TRAILER PARKING



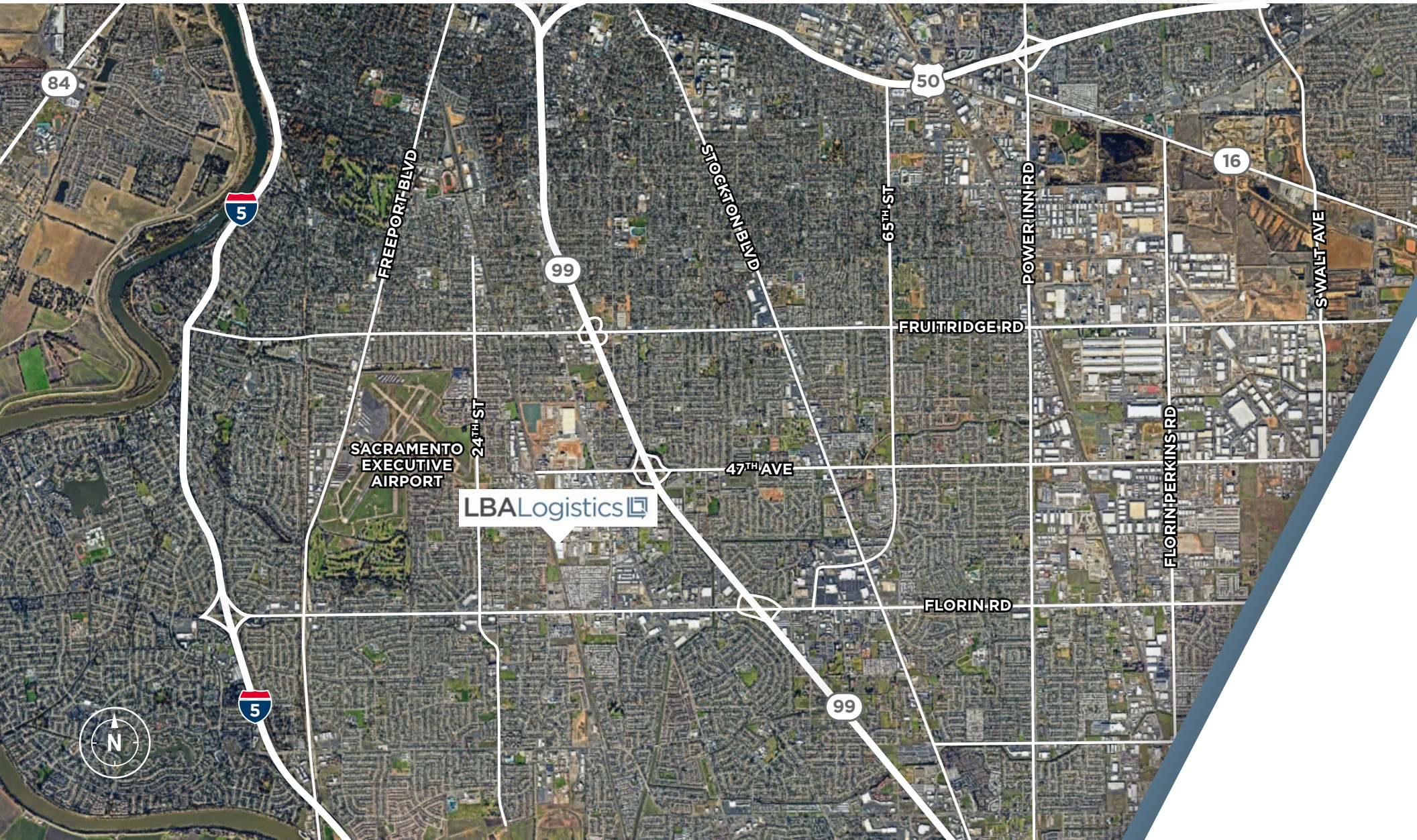
*heights are to the bottom of the beam but should be independently verified

RECENT INFRASTRUCTURE IMPROVEMENTS

1. Evaporative condenser deep cleaning and leak repairs
2. New VFDs for condenser fans
3. PSRV replacement on NH3 system
4. New NH3 plant controls to Allen Bradley 5069 Logix platform and micro processor control panels
5. New NH3 leak detection, utilizing CTI components, new horns, strobes
6. New engine room emergency ventilation system
7. New engine room pipe insulation
8. New NH3 transfer pumps
9. NH3 system leak test
10. 17 new MCC motor starters
11. Oil filter change on compressors
12. New water treatment system for all 5 condensers
13. Newly installed booster compressor (with spare back-up)
14. New glycol underfloor heat exchange and slab in freezer 1
15. New heating element for forced draft fan underfloor heating system in freezer 4
16. LED lighting throughout the whole building
17. 3000A main bus duct testing. Documents available. **Subject to tenant verification*
18. Maintenance and testing of main switchboard/main breaker documents available
19. New air compressor for dry sprinkler system
20. New accelerator valves for dry sprinkler system
21. New fire alarm panel
22. New fire detection system for dual action fire sprinklers
23. New seal coated roof with insulation
24. PSM/RMP programs ready for start up
25. New ADA ramp
26. New wrought iron fencing along 52nd Avenue
27. New entrance gate and keypad



LOCAL ACCESS



REGIONAL ACCESS

ADDRESS	DRIVE TIME	DISTANCE
Downtown Sacramento	14 min	7.4 miles
Port of Stockton	56 min	47.9 miles
Port of Oakland	90 min	87.9 miles
San Francisco	95 min	93.3 miles
San Jose	60 min	125 miles
Reno	135 min	137 miles





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