# 3783 Channel Drive West Sacramento, CA



lbachanneldrive.com









Tommy O. Ponder, SIOR

Executive Vice President tommy.ponder@colliers.com +1 916 563 3005 CA Lic. 01431506

# **George Vrame**

Associate Vice President george.vrame@colliers.com +1 916 563 3041 CA Lic. 02028936

## **Greig Lagomarsino, SIOR**

Vice Chair greig.lago@colliers.com +1 510 433 5809 CA Lic. 01063817

## Michael Goldstein, SIOR

Vice Chair michael.goldstein@colliers.com +1 209 475 5106 CA Lic. 01319234

## **Gregory O'Leary, SIOR**

Vice Chair gregory.oleary@colliers.com +1 209 475 5108 CA Lic. 00924479

# Building 2 Specifications

# Clear Height

35'

# **Dock High Door**

18 (9'w x 10'h)

# **Grade Level Doors**

4 (12'w x 15'h)

# **Sprinklers**

**ESFR** 

# Office A

±2,770 SF

# Office B

±2,465 SF

# Construction

Concrete tilt-up

# **Column Spacing**

52' x 50'

## Roof

4-ply built-up

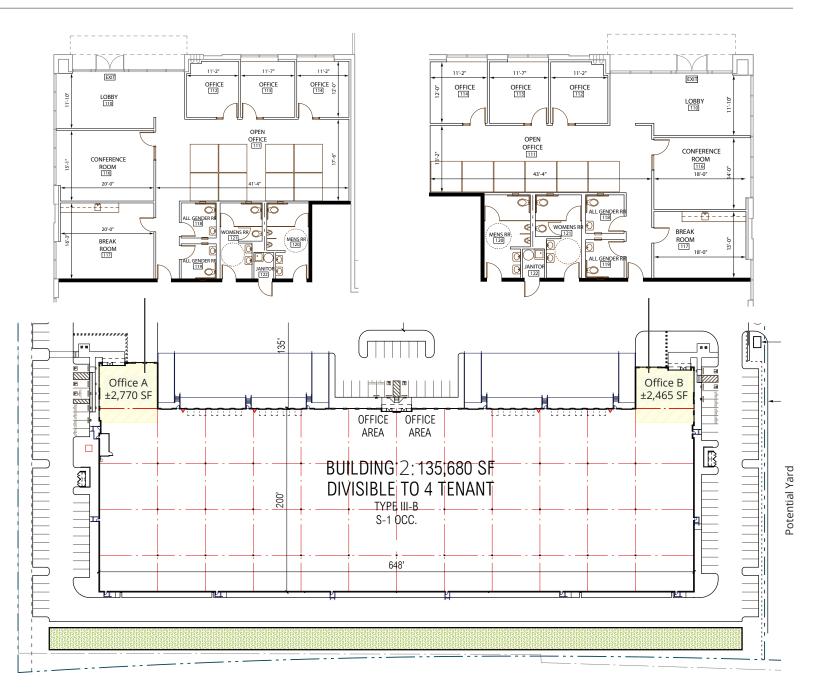
# **Skylights**

3% of roof area

# **Parking Spaces**

132 auto stalls

**Potential Yard** 



<sup>\*</sup>Subject to tenant verification

Office A Office B ±2,770 SF ±2,465 SF 11'-2" 11'-7" 11'-2" 11'-2" 11'-7" **EXIT** EXIT OFFICE 50 OFFICE 112 OFFICE OFFICE 114 OFFICE 113 OFFICE 113 LOBBY 110 LOBBY OPEN OFFICE OFFICE CONFERENCE ROOM 116 CONFERENCE ROOM 116 18'-0" 43'-4" 20'-0" 41'-4" ALL GENDER RE ALL GENDER RR WOMENS RR 20'-0" **BREAK** WOMENS RR MENS RR MENS RR ROOM 13'-0" BREAK ROOM ALL GENDER RR ALL GENDER RR JANITOI 122 JANITOR 122





Rooms



Restrooms

# Site Plan





M-3 Industrial Zoning



Immediate All Points Access Via I-80, I-5, HWY 99 & HWY 50



Trailer Parking

# Why West Sacramento



Close to San Francisco and Sacramento International airports



Optimal location for e-commerce fulfillment and advanced manufacturing



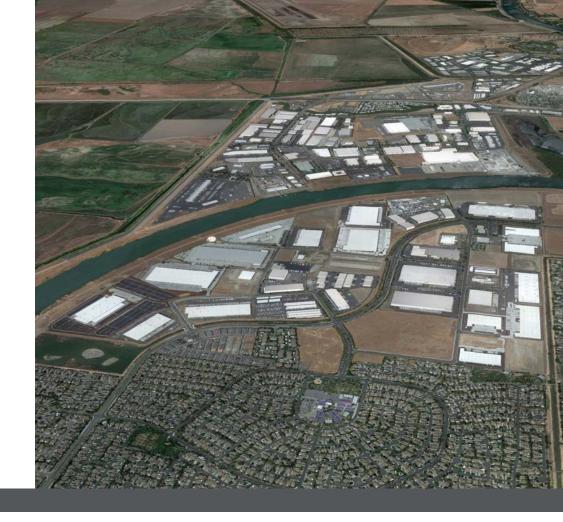
Access to large & versatile labor pool



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
- > 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

# Location Overview



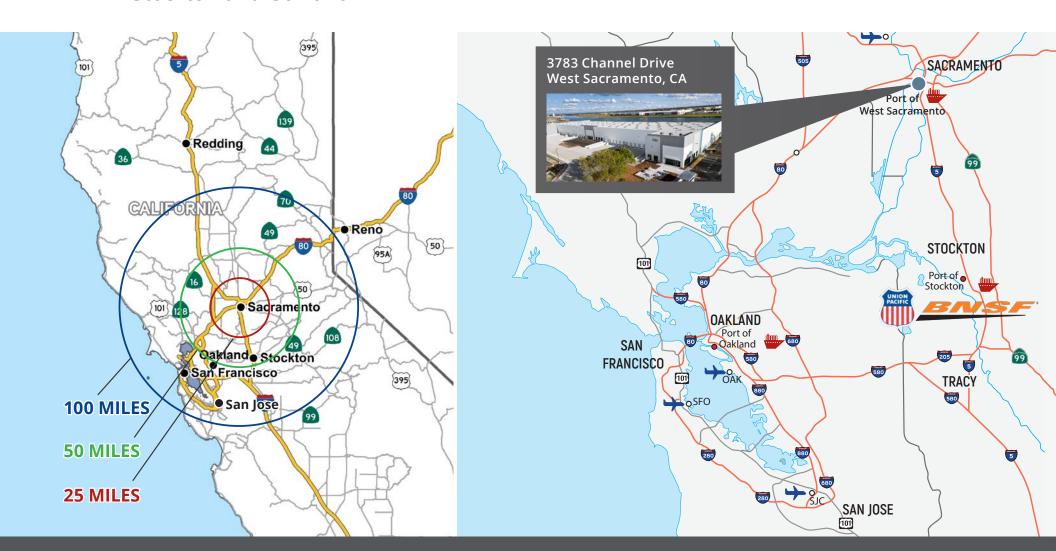
3 Maritime Ports Port of West Sacramento, Stockton and Oakland



4 Major Airports



Major Highways SMF, OAK, SFO and SJC I-80, I-5, Hwy 99 & Hwy 50



# 3783 Channel Drive

West Sacramento, CA



lbachanneldrive.com







## Tommy O. Ponder, SIOR

Executive Vice President tommy.ponder@colliers.com +1 916 563 3005 CA Lic. 01431506

## **George Vrame**

Associate Vice President george.vrame@colliers.com +1 916 563 3041 CA Lic. 02028936

## **Greig Lagomarsino, SIOR**

Vice Chair greig.lago@colliers.com +1 510 433 5809 CA Lic. 01063817

#### Michael Goldstein, SIOR

Vice Chair michael.goldstein@colliers.com +1 209 475 5106 CA Lic. 01319234

## **Gregory O'Leary, SIOR**

Vice Chair gregory.oleary@colliers.com +1 209 475 5108 CA Lic. 00924479

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2023. All rights reserved.