

3783 Channel Drive West Sacramento, CA

LBA Logistics 



Immediate all points access



New Class A Development | ±31,200 – 67,680 SF



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Building Specifications

Available SF

±31,200 - 67,680

Clear Height

35'

Dock High Door

9

Grade Level Doors

2

Sprinklers

ESFR

Office

±2,465 SF

Construction

Concrete tilt-up

Column Spacing

52' x 50'

Roof

4-ply built-up

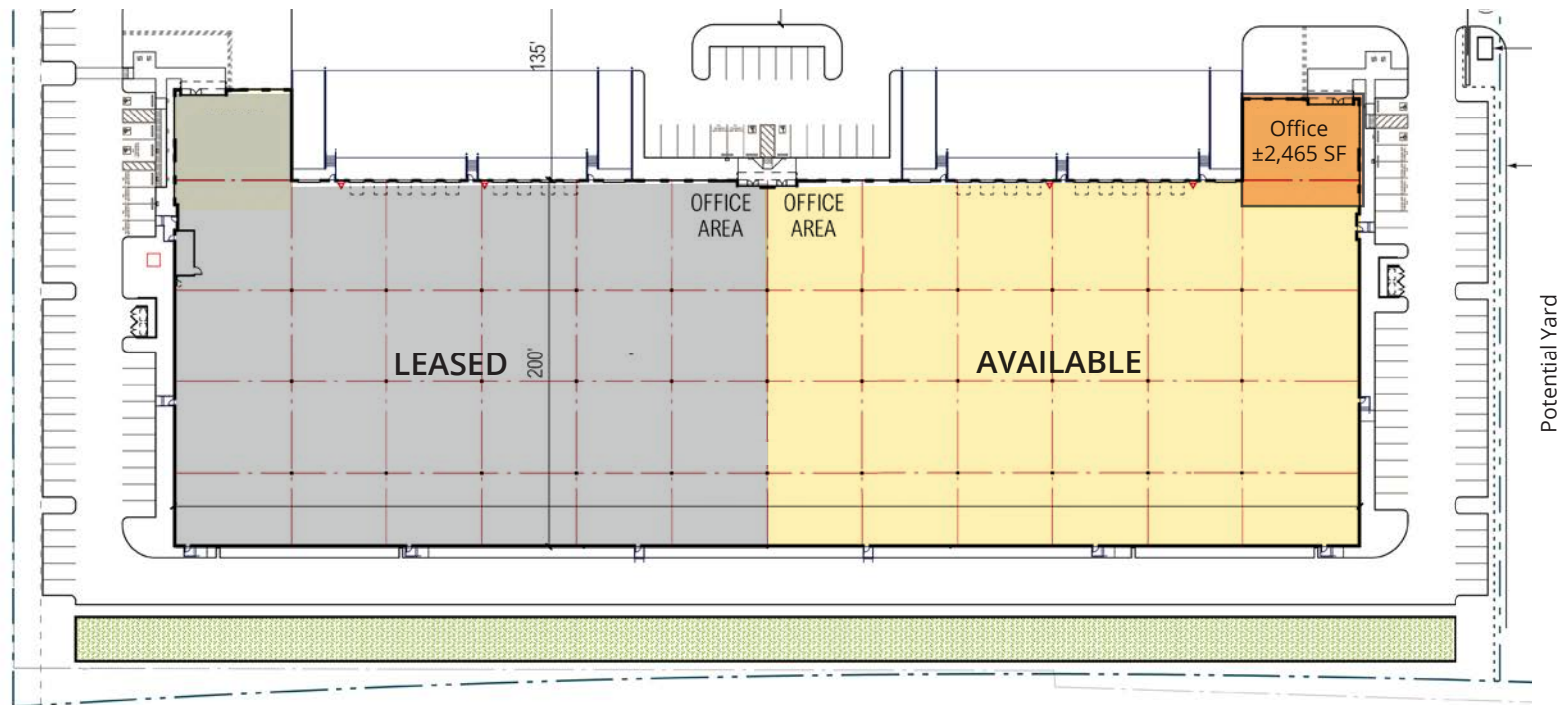
Skylights

3% of roof area

Parking Spaces

66 auto stalls

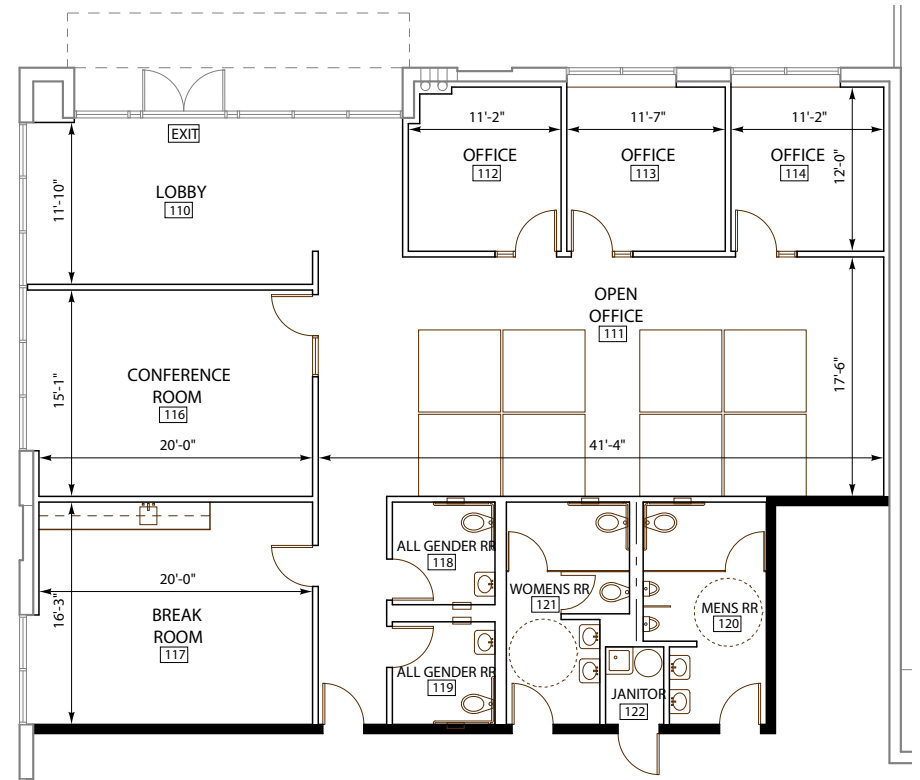
Potential Yard



Office Floor Plan



Office
±2,465 SF



Conference Room



Break Room



Restrooms

Site Plan



M-3 Industrial
Zoning



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



Trailer
Parking

Location Overview



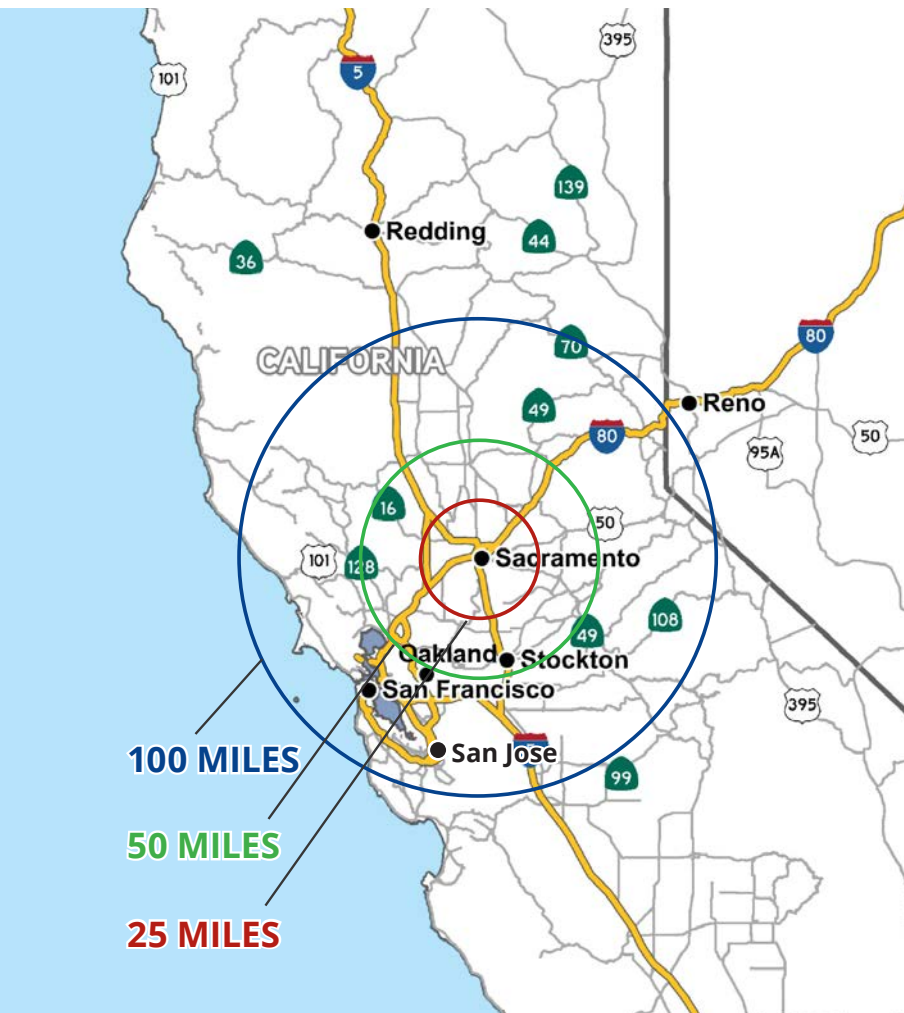
3 Maritime Ports
Port of West Sacramento,
Stockton and Oakland



4 Major Airports
SMF, OAK, SFO and SJC



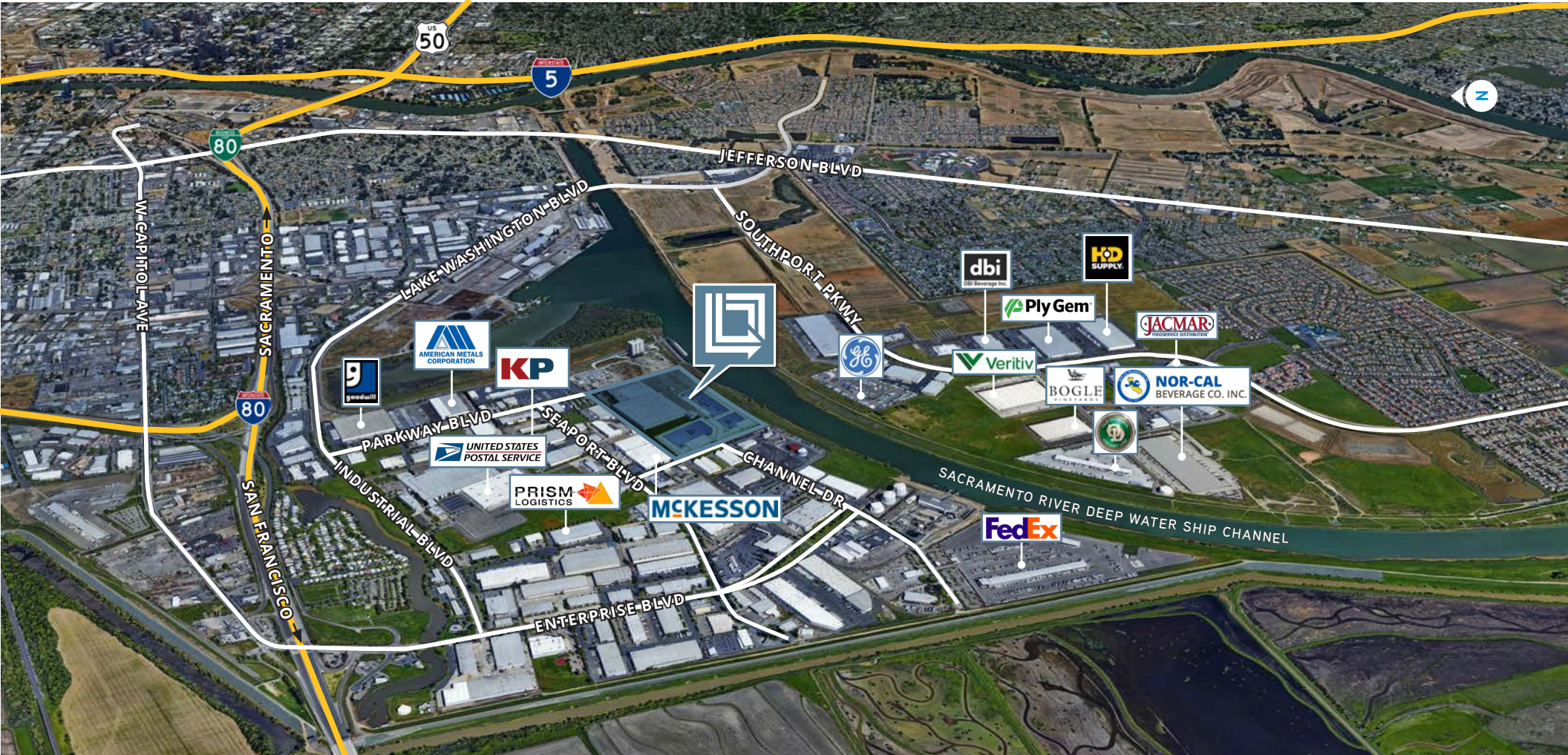
Major Highways
I-80, I-5, Hwy 99 & Hwy 50



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