

3783 Channel Drive West Sacramento, CA

LBA Logistics 

lbachanneldrive.com



Immediate all points access

New Class A Development | ±33,920 - ±135,680 SF



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Building 2 Specifications

Building 2

±135,680 SF

Site

±6.51 Acres

FAR

47%

Clear Height

36'

Dock High Door

18 (9'w x 10'h)

Grade Level Doors

4 (12'w x 15'h)

Sprinklers

ESFR

Office

±2,500

Construction

Concrete tilt-up

Column Spacing

52' x 50'

Power

277/480 volt 3 phase
up to 2,000 amps*

Roof

4-ply built-up

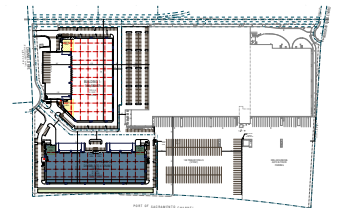
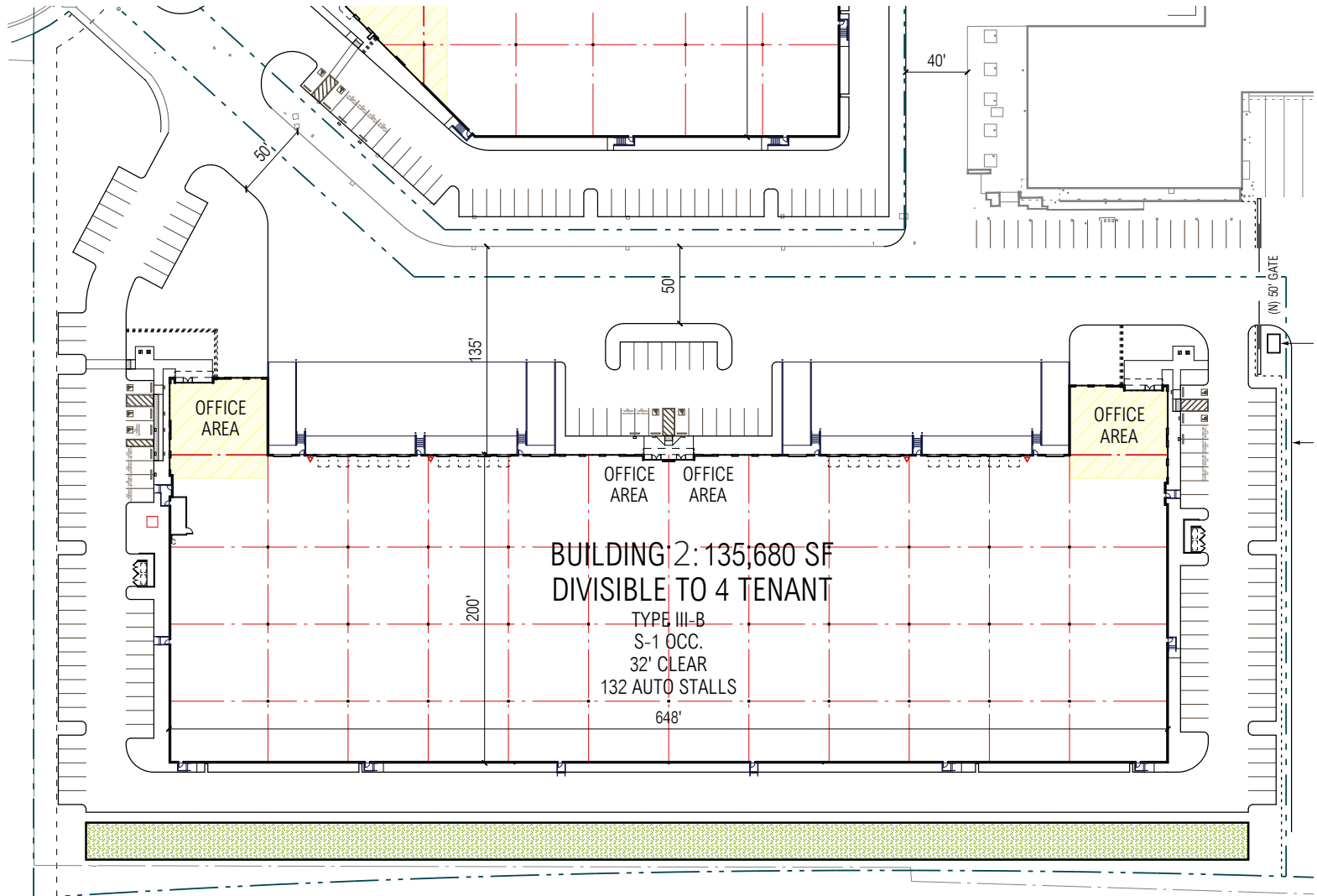
Skylights

3% of roof area

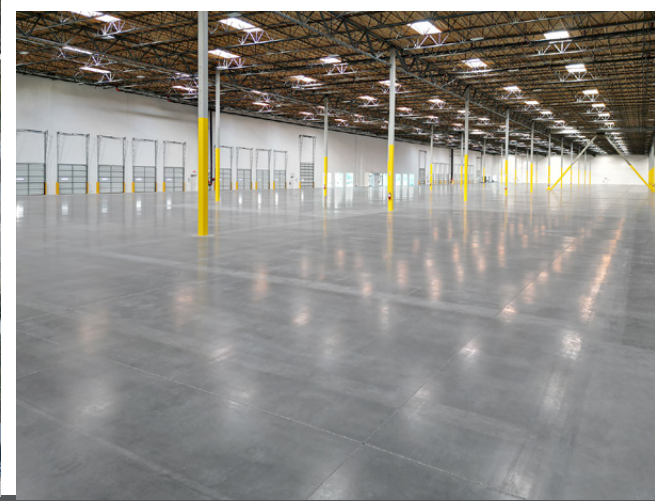
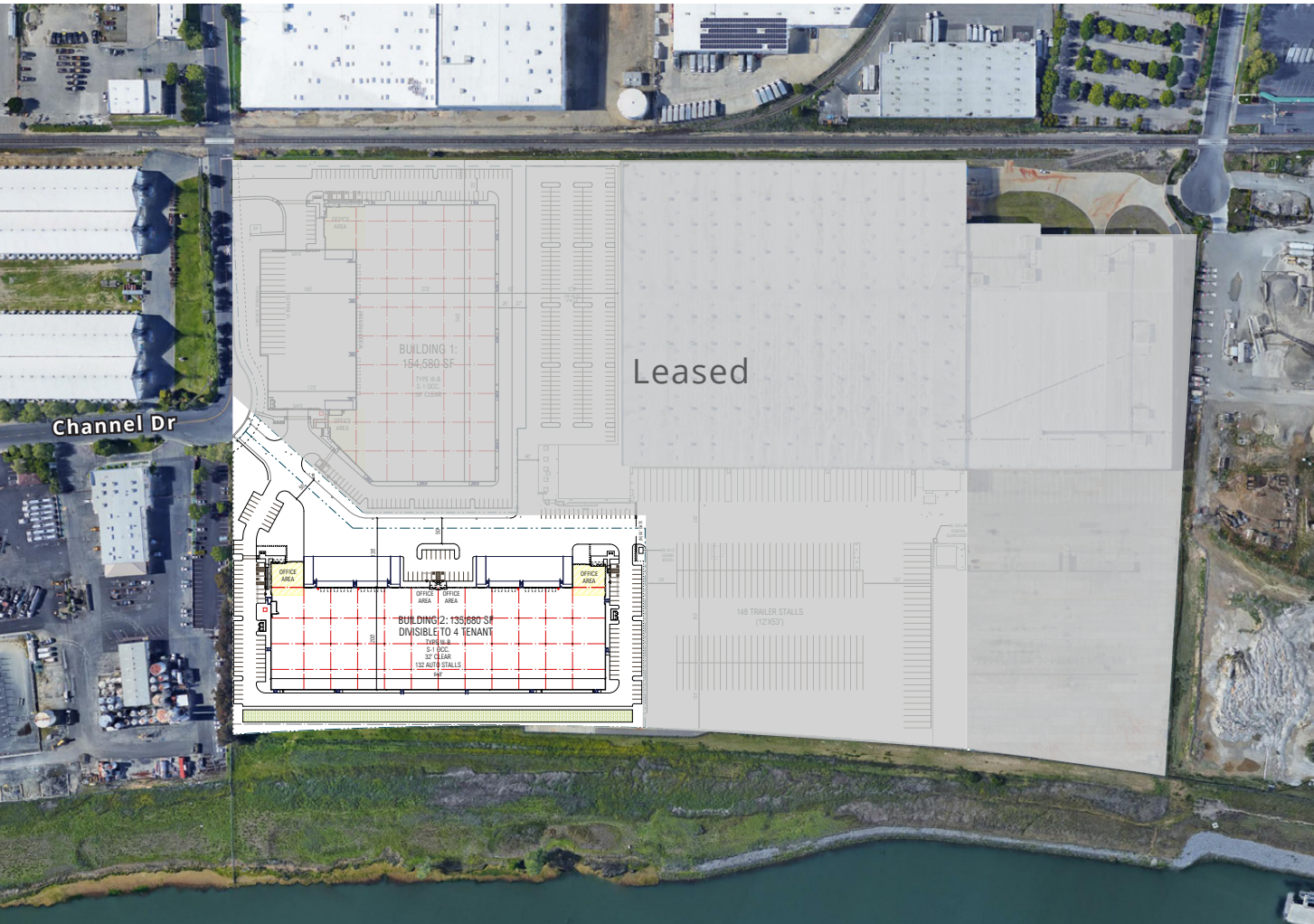
Parking Spaces

132 auto stalls

*Subject to tenant verification



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



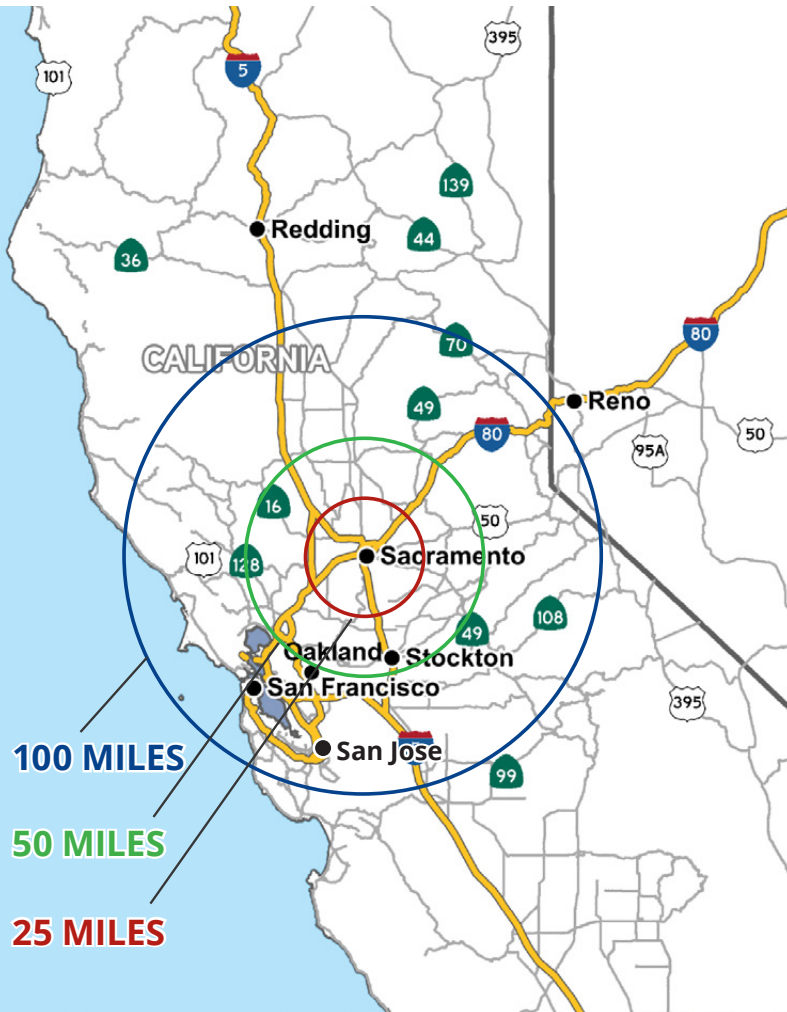
3 Maritime Ports
Port of West Sacramento,
Stockton and Oakland



4 Major Airports
SMF, OAK, SFO and SJC



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



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