

3765 & 3783 Channel Drive West Sacramento, CA

LBA Logistics 



Immediate all points access



New Development | Two Buildings
Building One: ±154,580 SF | Building Two: ±33,920 - ±135,680 SF



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Building 1 Specifications

Building 1

±154,580 SF

Site

±8.56 Acres

FAR

41%

Clear Height

36'

Dock high door

18 (9'w x 10'h)

Grade Level Doors

2 (12'w x 15'h)

Sprinklers

ESFR

Office

±2,500

Construction

Concrete tilt-up

Column Spacing

50' x 56'

Power

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

Roof

60 mil TPO

Skylights

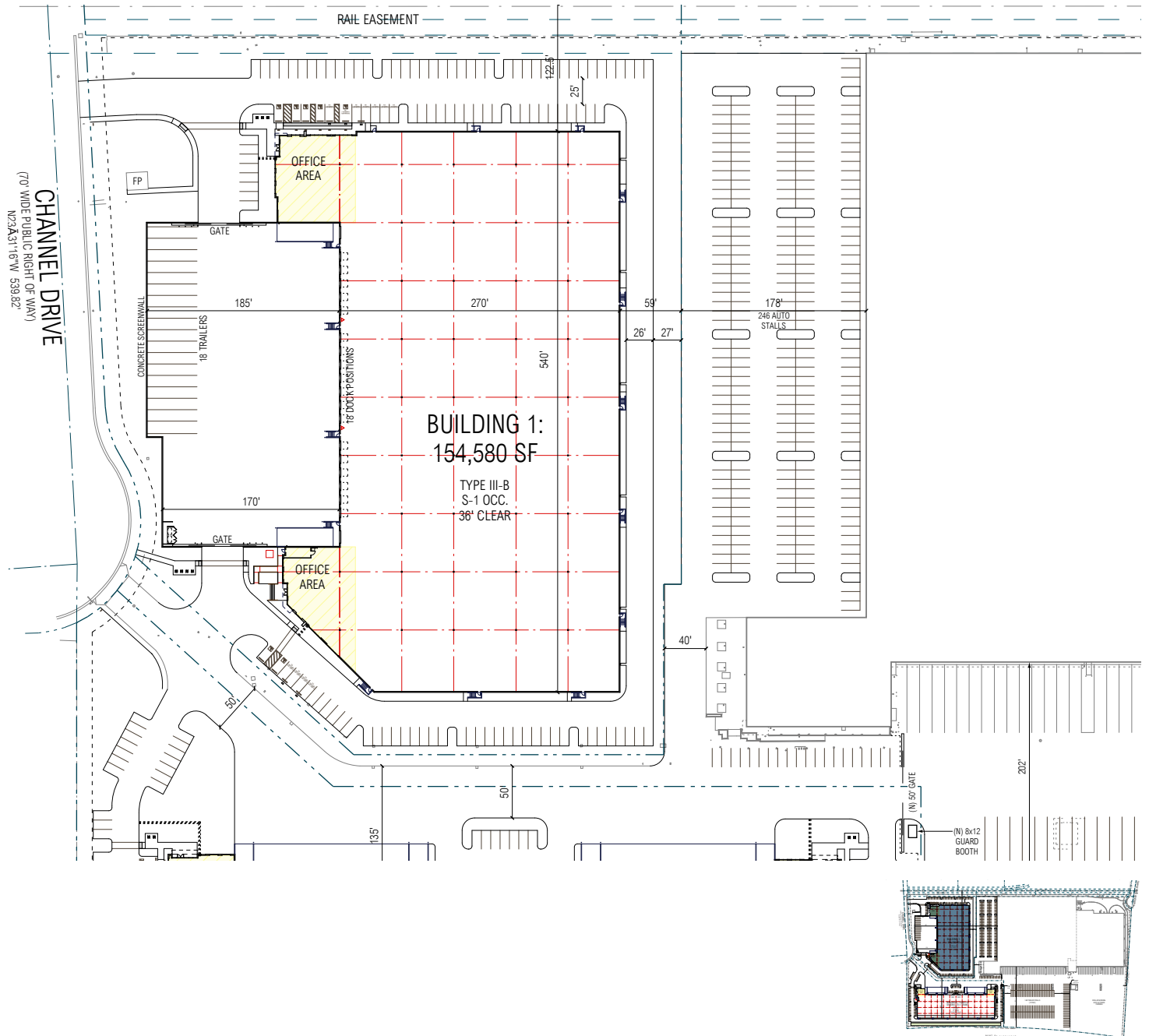
3% of roof area

Parking Spaces

121 auto stalls

Trailer Spaces

18



Building 2 Specifications

Building 2
±135,680 SF

Site
±6.51 Acres

FAR
47%

Clear Height
32'

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

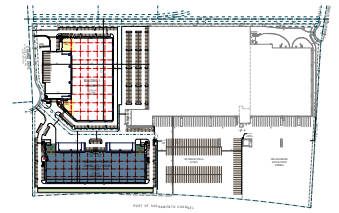
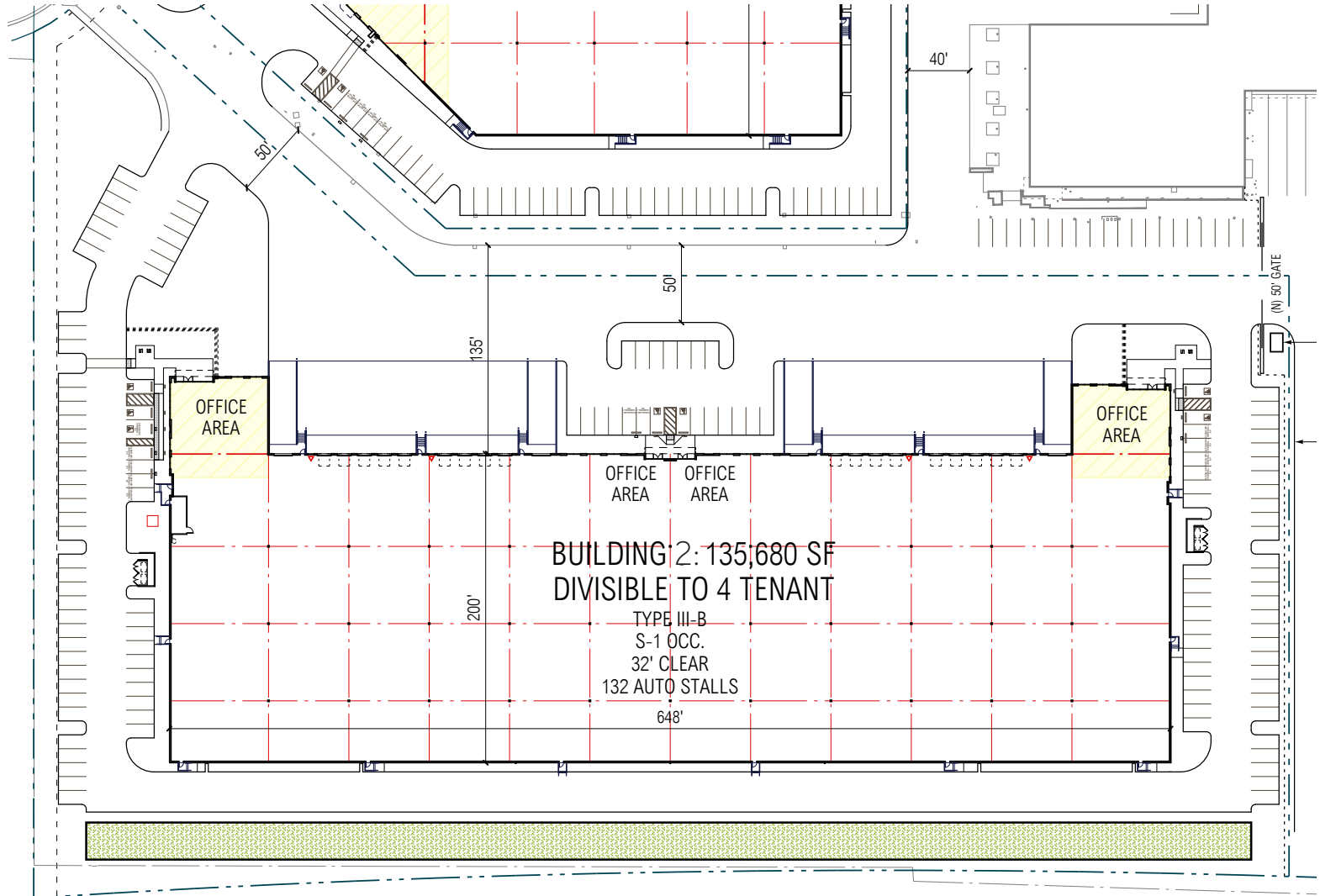
Column Spacing
52' x 50'

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

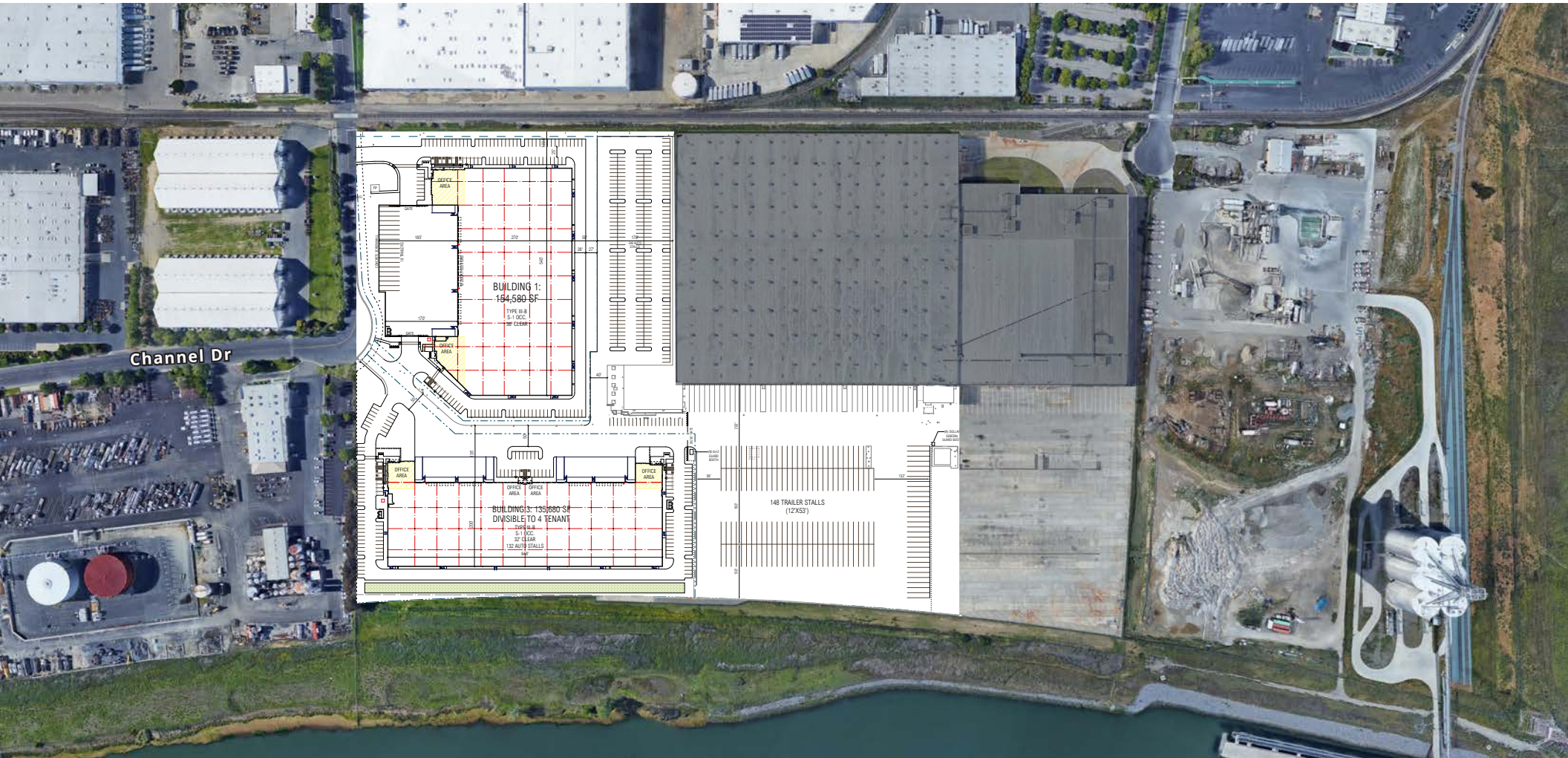
Roof
60 mil TPO

Skylights
3% of roof area

Parking Spaces
111 auto stalls



Site Plan



M-3 Industrial
Zoning



Trailer
Parking



Secure Fenced
Perimeter



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



Potential
Maritime/UP Rail

Building Renderings



Why West Sacramento



Close to San Francisco and Sacramento international airports



Optimal location for e-commerce fulfillment & 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
- › New employee housing credit
- › 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
- › Gas: PG&E

Location Overview



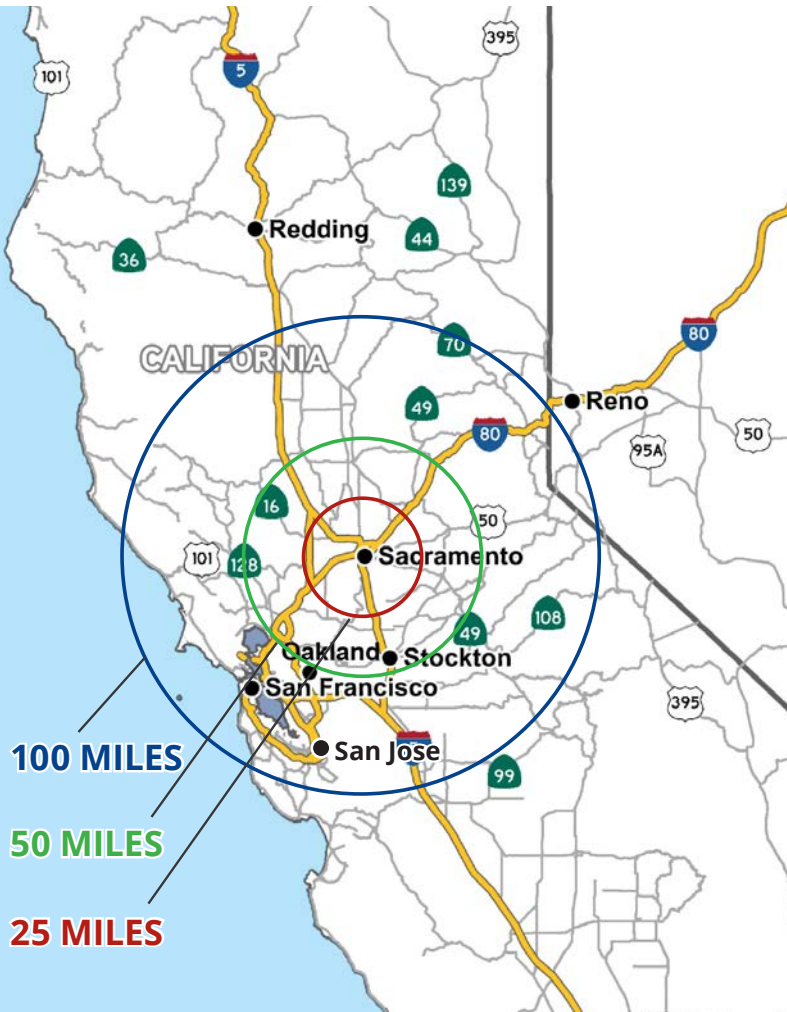
3 Maritime Ports
Port of West Sacramento,
Stockton and Oakland



4 Major Airports
SMF, OAK, SFO and SJC



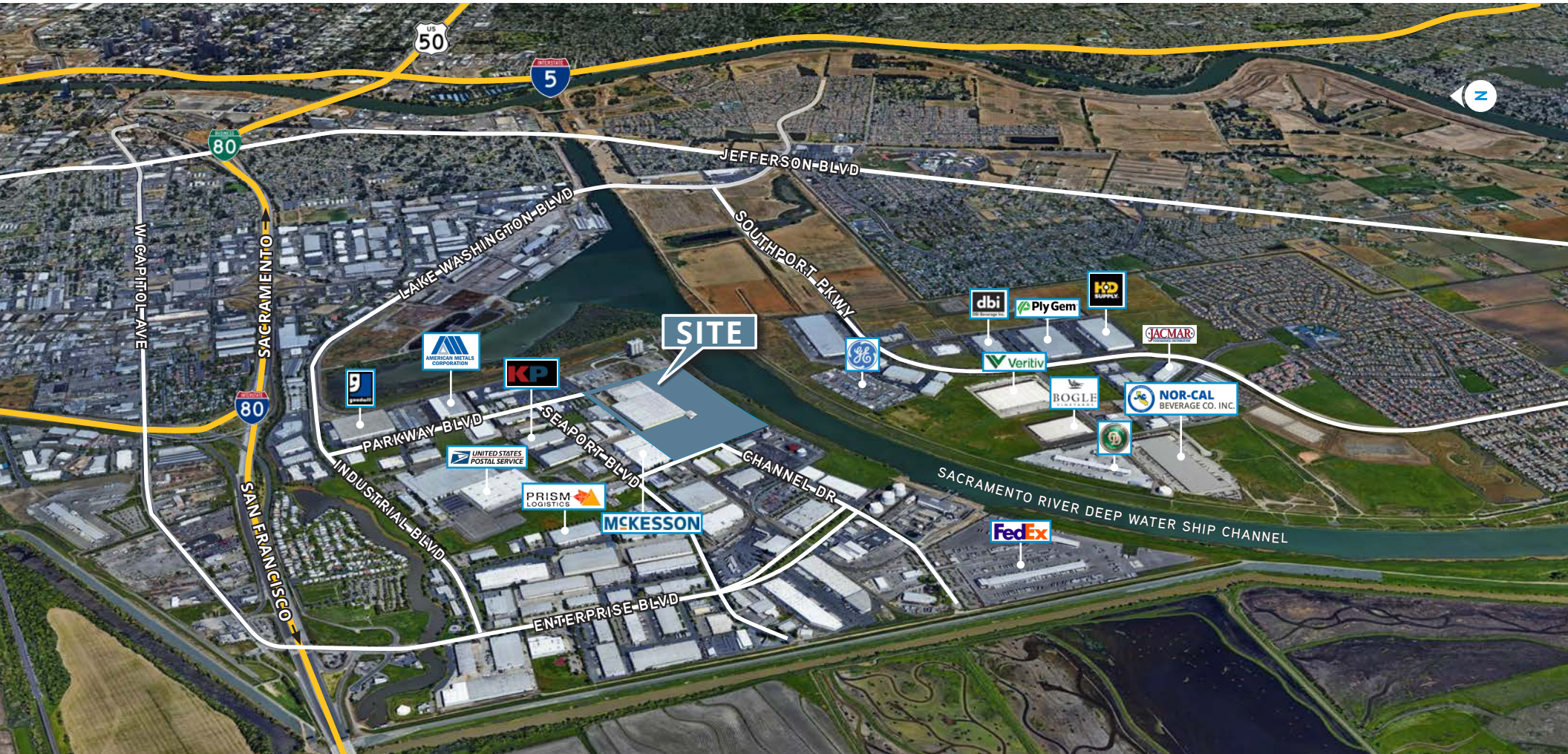
Major Highways
I-80, I-5, Hwy 99 & Hwy 50



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