

Renovations Recently Completed

Colliers



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LBA Logistics

±154,466 SF
For Lease

PROPERTY HIGHLIGHTS

- › ±28' clear height
- › .33gpm/2,000 SF with potential to upgrade to ESFR
- › 1600 amps, 277/480V, 3 phase (to be verified)
- › ±7.05 acres (site area)
- › R-19 under roof deck
- › ±154,466 SF total building size
- › ±2,865 SF total office
- › ±2,100 SF first floor office
- › ±755 SF second floor office
- › 100% concrete dock and truck maneuvering area
- › ±145' loading/maneuvering area
- › Separately fenced truck court
- › Building dimensions: 300'x527'
- › 60'x30' column spacing
- › 16 dock high doors
- › 12 grade level doors
- › Pit levelers on all dock doors
- › Class "A" TPO roof (60 ML) with white roof with 10-year NDL warranty
- › 109 skylights
- › LED high-bay fixtures with occupancy sensors
- › 134 spaces
- › Abundant yard space along south and east sides of the building

Recent Renovations

- › New TPO roof
- › New exterior building paint
- › Extensive office renovations
- › New paint and floor coverings throughout office
- › New LED high-bay fixtures with occupancy sensors
- › New dock levelers on all doors
- › New dock high doors
- › New grade level doors



SITE PLAN



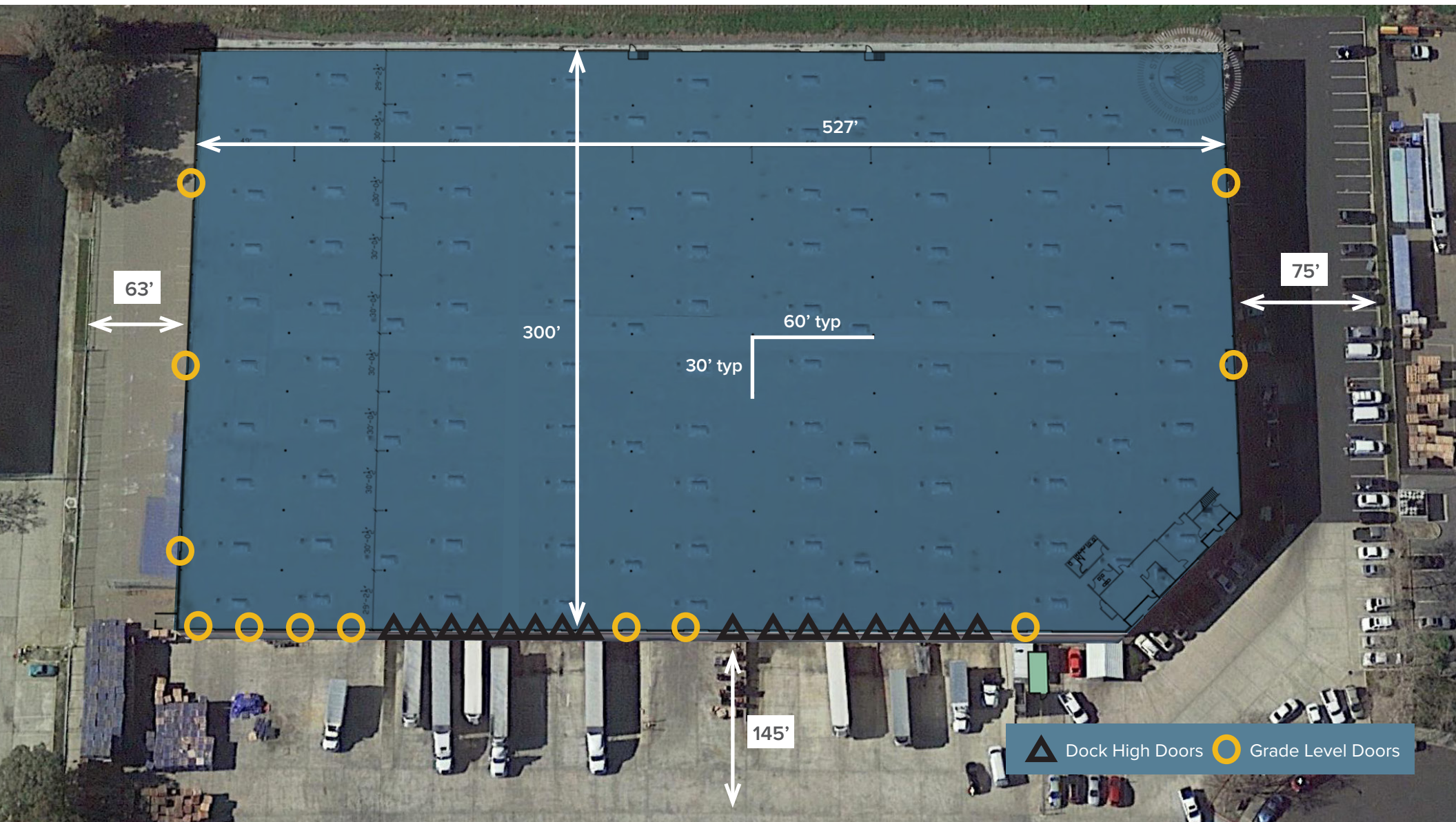
16 Dock High
Doors



12 Grade
Level Doors



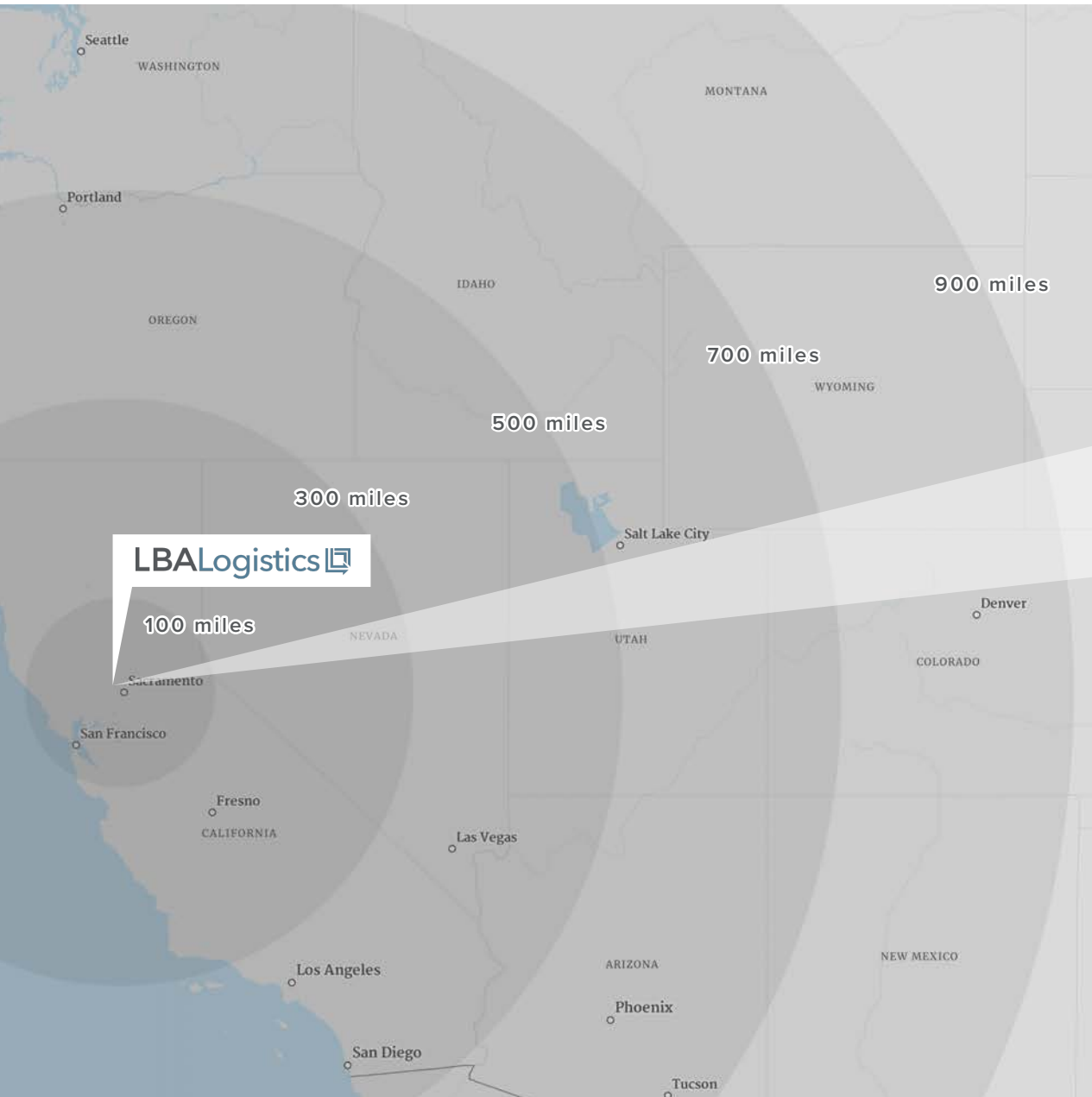
All Concrete Truck/
Maneuvering Area



SITE LOCATION



ACCESS TO MAJOR CITIES

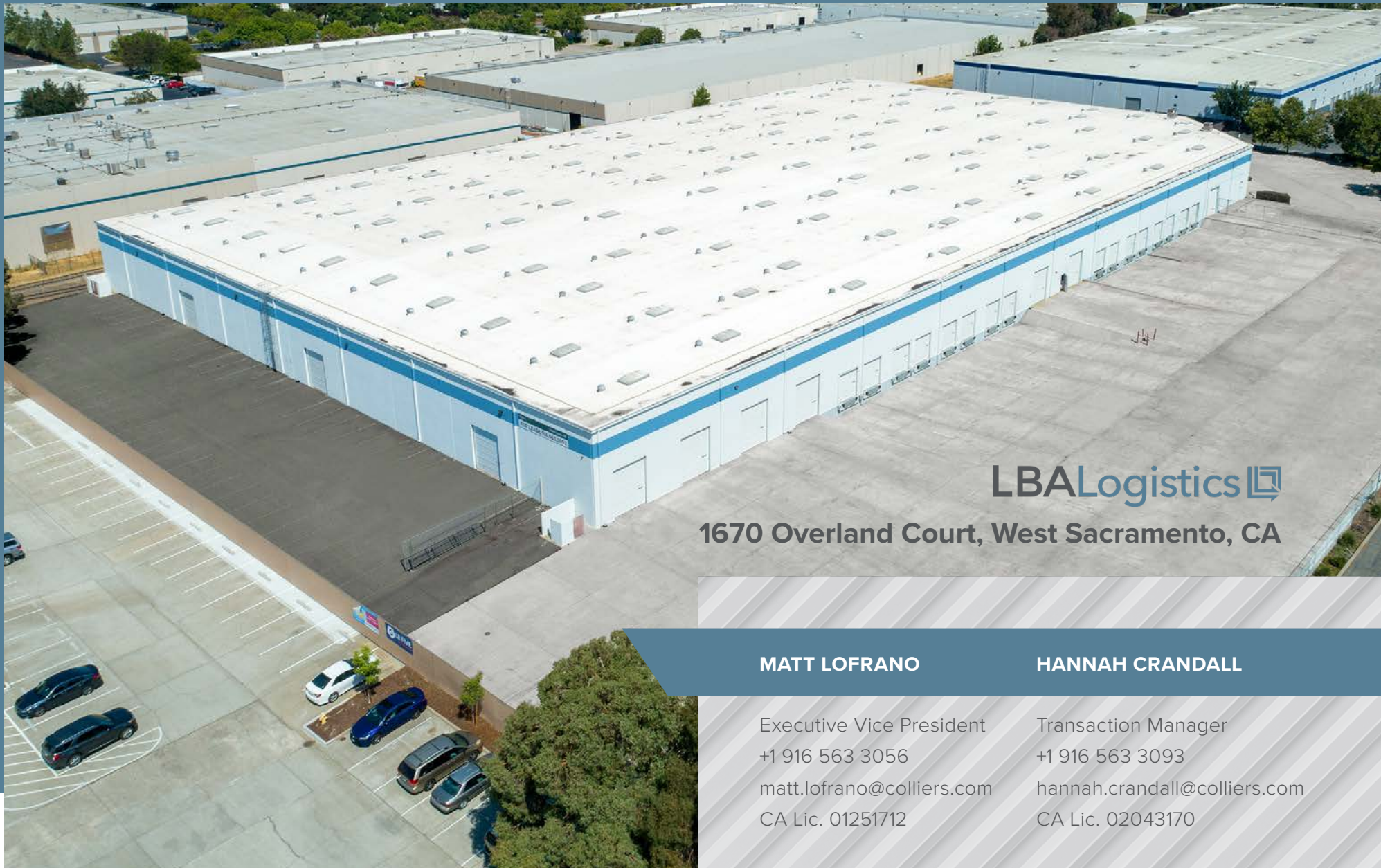


Distance to Western Regional Cities

Reno, NV	137 miles
Boise City, ID	558 miles
Las Vegas, NV	566 miles
Portland, OR	581 miles
Salt Lake City, UT	655 miles
Phoenix, AZ	757 miles
Seattle, WA	754 miles
Denver, CO	1,174 miles

Distance to California Port Locations

Port of Oakland	78 miles
San Francisco	82 miles
Fresno	179 miles
Los Angeles	411 miles



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