

For Lease | ±410,543 SF Industrial

3771 CHANNEL DRIVE WEST SACRAMENTO



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LBALogistics 

Colliers

PROPERTY HIGHLIGHTS



EXCELLENT FREEWAY ACCESS

To I-80, I-5, Hwy 99 & Hwy 50



HIGH CLEAR HEIGHTS

32' - 38' Clear Height



EXTENSIVE LOADING

43 Dock Doors with 43 Pit Levelers,
3 Grade Level Doors



EXCESS TRAILER PARKING

Ample On-Site Parking Available



POWER SUPPLY

2,400 Amps | 480V | 3-Phase
Three 800amp Breakers*

**Subject to tenant verification*



HEAVY INDUSTRIAL ZONING

Zoning M-3, West Sacramento



ESFR FIRE SYSTEM

11 Branch ESFR (K25 Heads)
Spinkler System on Fire Pump



SITE PLAN



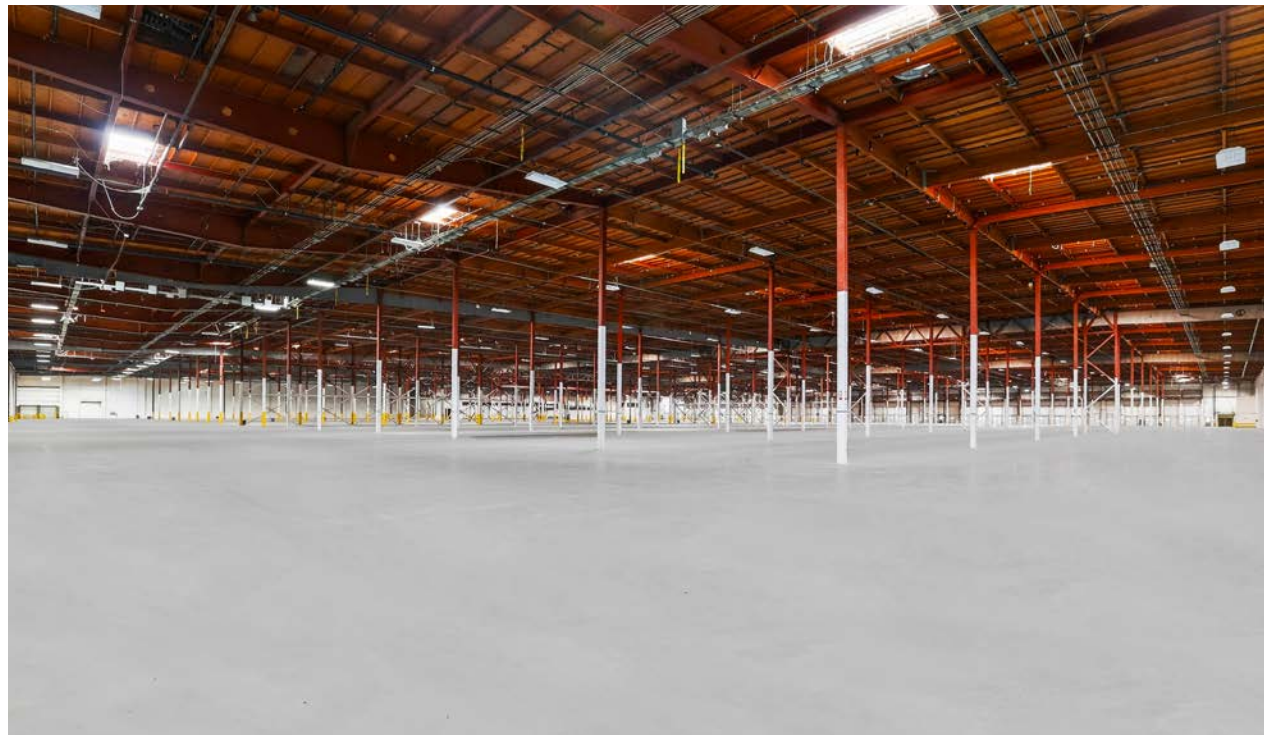
EMPLOYEE
PARKING

+382,968 SF
WAREHOUSE

+27,575 SF
2-STORY OFFICE
1ST FLOOR: **+14,109 SF**
2ND FLOOR: **+13,466 SF**

TRAILER
PARKING





REGIONAL ACCESS

Easy connectivity to I-5, I-80, HWY 99 & HWY 50

Minutes from Downtown & SMF International

Direct regional access to Greater Bay Area via I-80

SMF International Airport 18 miles

Port of Stockton 54 miles

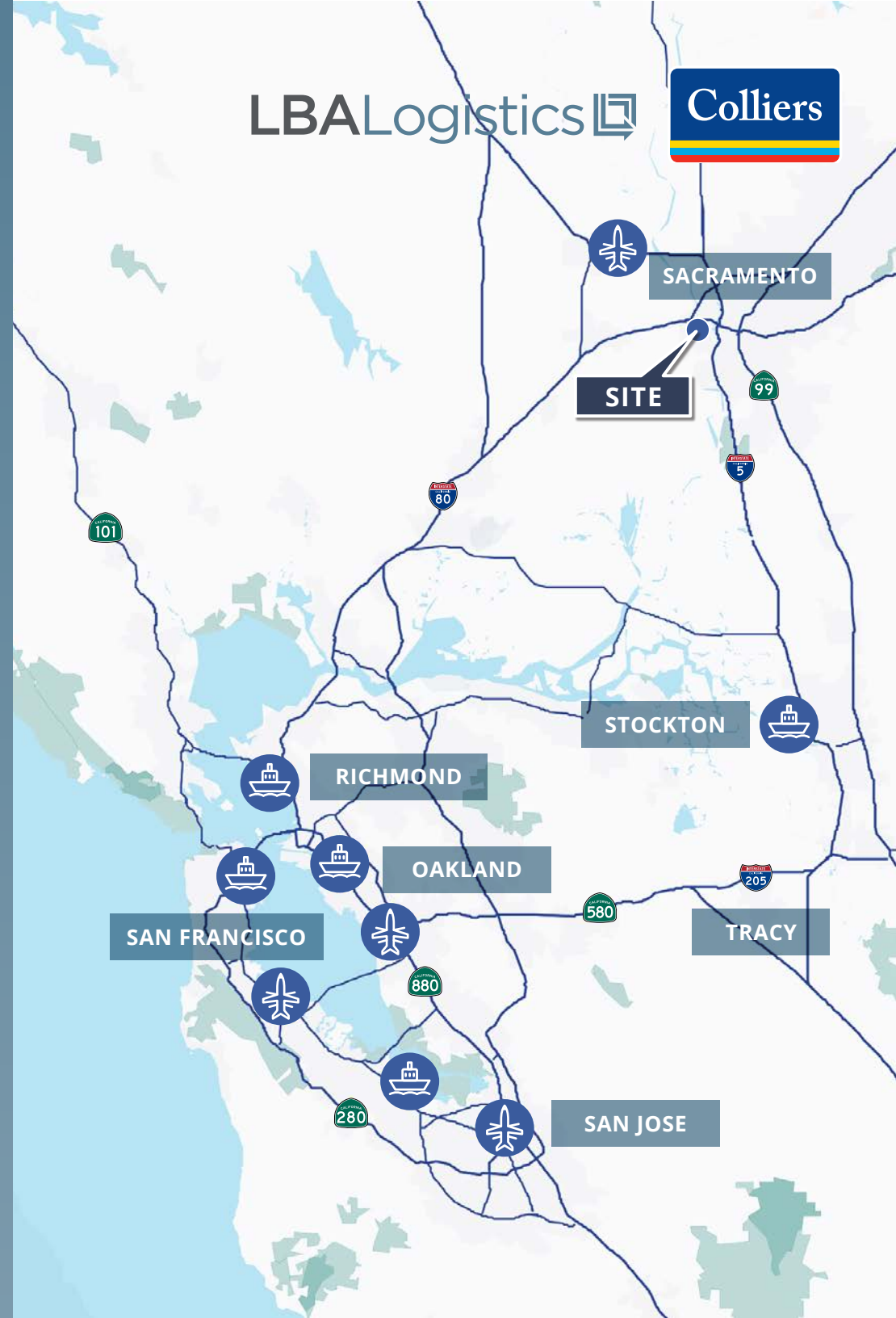
Port of Richmond 78 miles

Port of Oakland 85 miles

Oakland International Airport 94 miles

SFO International Airport 101 miles

SJO International Airport 112 miles



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