

3771 CHANNEL DRIVE, WEST SACRAMENTO, CALIFORNIA



# NORCAL LOGISTICS

WEST SACRAMENTO



IMMEDIATE ALL POINTS  
ACCESS VIA I-80, I-5,  
HWY 99 & HWY 50

[VIEW VIDEO](#)

±623,000 EXPANDABLE TO  
±820,000 SF  
49 ACRE SITE



PORT OF WEST SACRAMENTO

**Colliers**  
INTERNATIONAL



# PROPERTY OVERVIEW



## PROPERTY SPECIFICATIONS

SQUARE FOOTAGE	±623,000 expandable to ±820,000 SF
SITE SIZE	±50 acres
BUILDING DIMENSIONS	Warehouse: 662' 11" x 543' 4" Cold Storage: 397' 6" x 445' Office: 138' 11" x 105' 3"
CONSTRUCTION	Concrete tilt-up
TWO STORY OFFICE	±30,000 SF
WAREHOUSE	±393,000
TEMPERATURE CONTROLLED	±200,000
MAINTENANCE SHOP	±13,000

DOCK DOORS	±73 (9'x10') doors
COLUMN SPACING	Typical 44'x 40'
CLEAR HEIGHT	34' - 38'
POWER	12kv of tier 1 and 2 power
LIGHTING	New LED
ZONING	M-3 industrial zone
SECURITY	Secure fenced perimeter on site with guard station
SKYLIGHTS	# 1%

TRAILER PARKING	±8 acres of concrete trailer parking for ±300 trailers
EMPLOYEE PARKING	±3.5 acre paved employee parking lot with ±472 spaces
EXPANSION AREA	±10 acres
HIGHWAYS	immediate all points access VIA I-80, I-5, HWY 99 & HWY 50
POTENTIAL	Maritime, Up rail
FIRE SUPPRESSION	ESFR

# WHY WEST SACRAMENTO



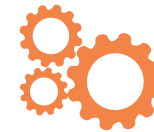
## PREMIERE BUSINESS ENVIRONMENT

- 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
- Expedited building permit process
- 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
- Power: PG&E, 12KV Power Tier 1 and 2



**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**

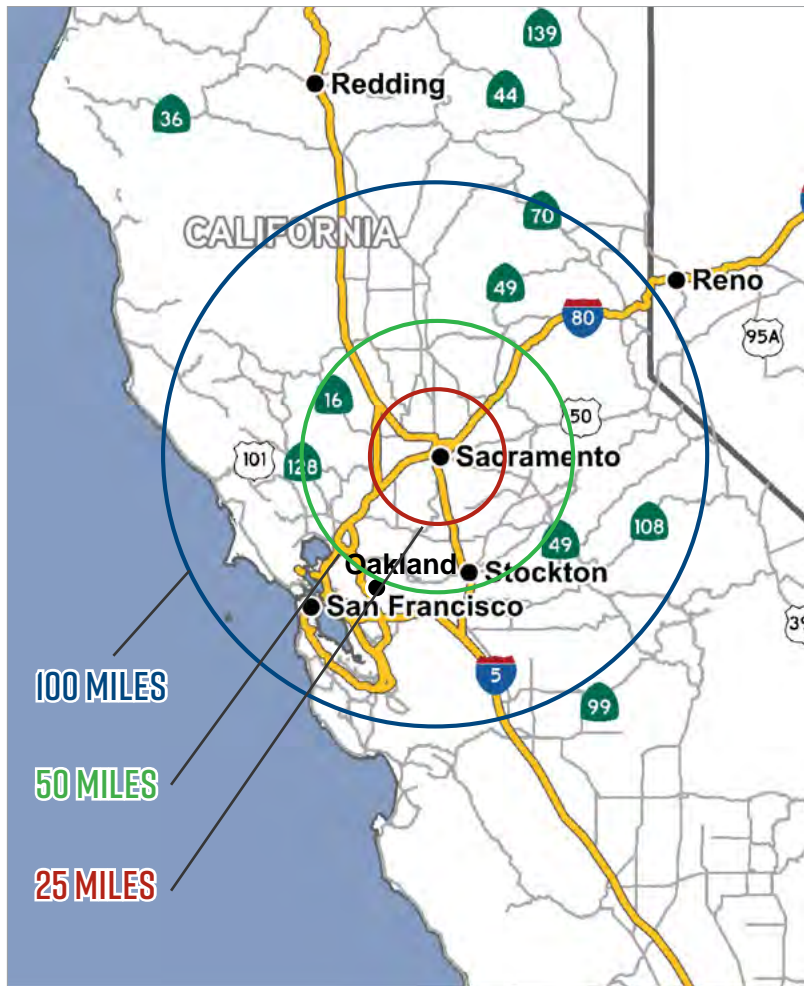


**STAA  
TRUCK  
ROUTES**





# LOCATION OVERVIEW



3 MARITIME  
PORTS



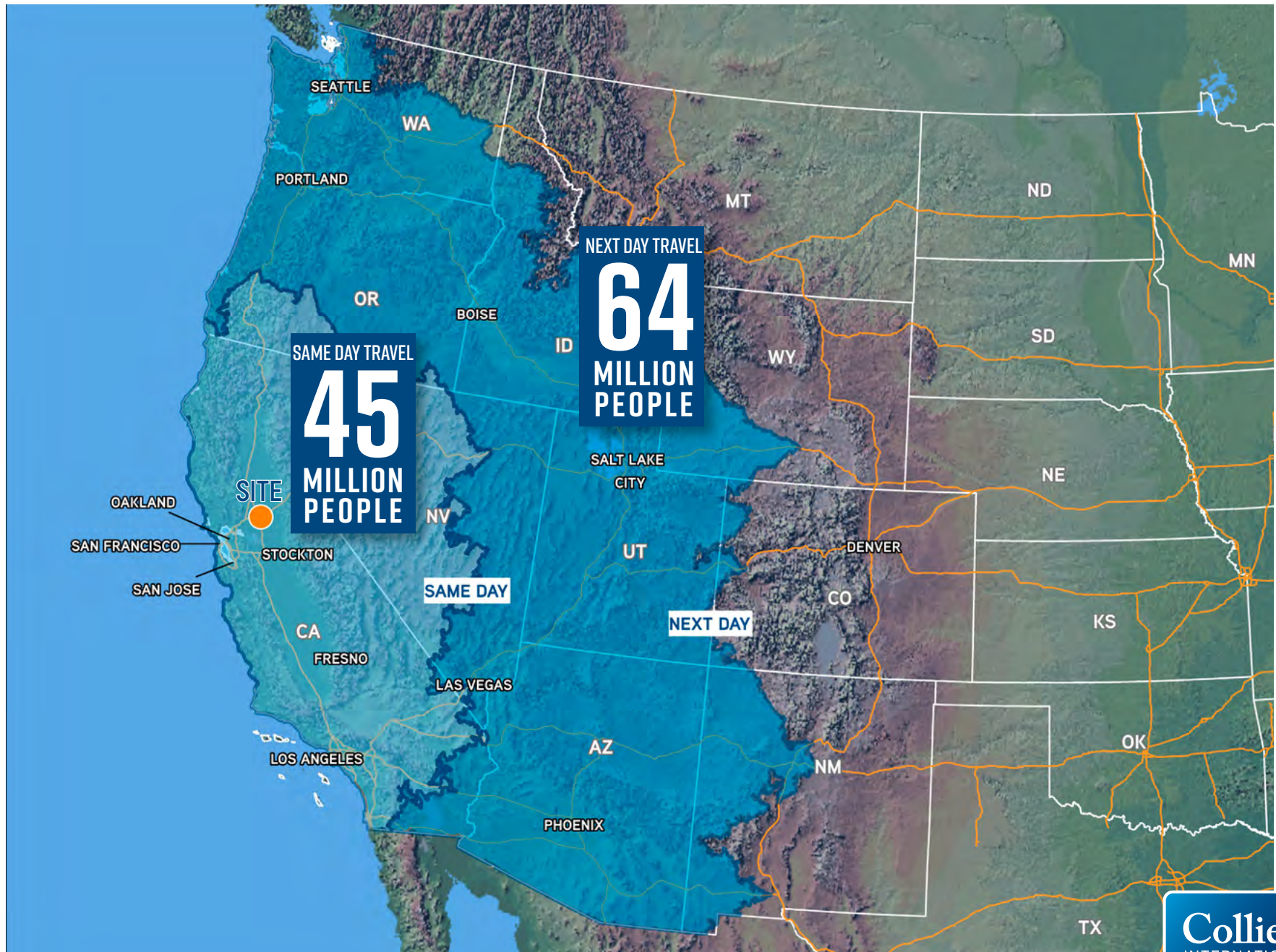
4 MAJOR  
AIRPORTS



MAJOR  
HIGHWAYS



# ACCESS TO MARKETS



Numbers based on 8 hour days at approximately 60 mph

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INTERNATIONAL



# POWERED BY CONNECTIVITY



## PORTS

MILES (APPROX)

PORT OF STOCKTON	±55 MILES
PORT OF OAKLAND	±78 MILES
PORT OF LA	±410 MILES
PORT OF PORTLAND	±590 MILES
PORT OF SEATTLE	±755 MILES



## LOCAL & REGIONAL

DRIVE TIMES (APPROX)

STOCKTON	±50 MINS
OAKLAND	±1 HR 55 MINS
RENO	±2 HRS 15 MINS
SAN FRANCISCO	±2 HRS 20 MINS
FRESNO	±2 HRS 50 MINS
SAN JOSE	±2 HRS 55 MINS
LOS ANGELES	±6 HRS 5 MINS



## WESTERN U.S.

DRIVE TIMES (APPROX)

LAS VEGAS, NV	±8 HRS 20 MINS
BOISE, ID	±8 HRS 45 MINS
PORTLAND, OR	±9 HRS 20 MINS
SALT LAKE CITY, UT	±9 HRS 30 MINS
PHOENIX, AZ	±11 HRS 10 MINS
SEATTLE, WA	±12 HRS 30 MINS
DENVER, CO	±17 HRS 30 MINS



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# BUILD-TO-SUIT OPPORTUNITY

BUILDING CONCEPT IMAGE

## PROPERTY SPECIFICATIONS

Proposed speculative development or build-to-suit

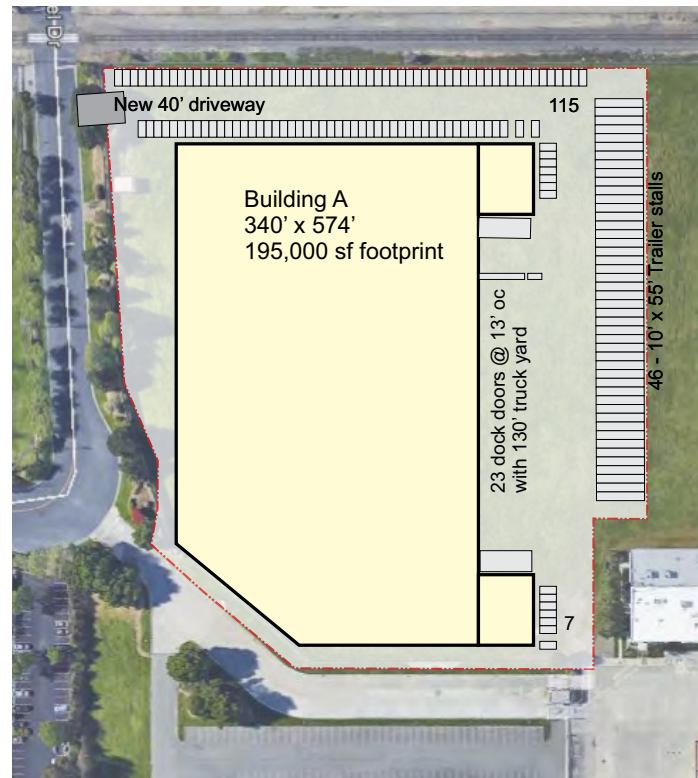
### BUILD-TO-SUIT OPTION 1

TRAILER STALLS	46 - 10' x 55' stalls
DOCK DOORS	23
SQUARE FOOTAGE	±195,000 SF
DIMENSIONS	340' x 574'
CLEAR HEIGHT	36'
TRUCK YARD	130'
FIRE SUPPRESSION	ESFR

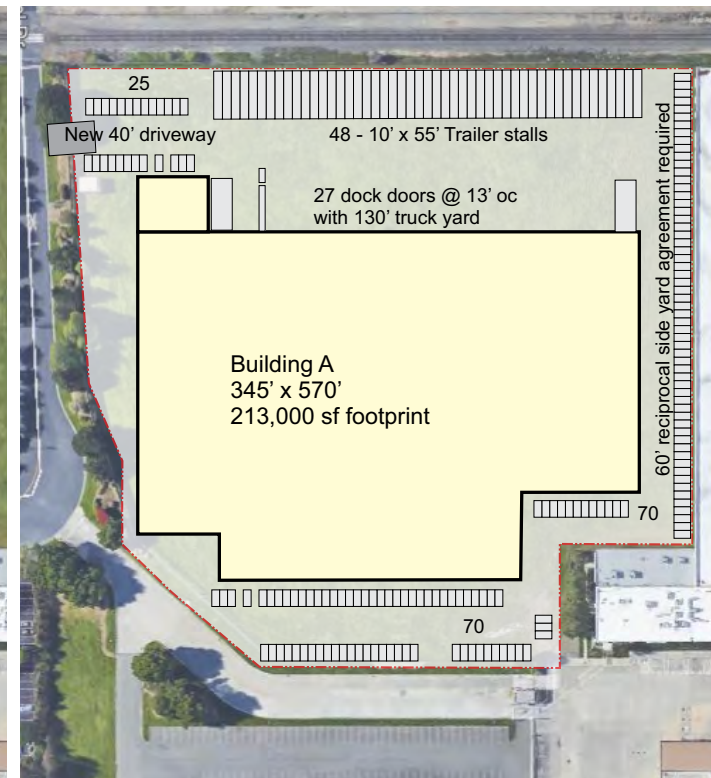
### BUILD-TO-SUIT OPTION 2

TRAILER STALLS	48 - 10' x 55' stalls
DOCK DOORS	27
SQUARE FOOTAGE	±213,000 SF
DIMENSIONS	345' x 570'
CLEAR HEIGHT	36'
TRUCK YARD	130'
FIRE SUPPRESSION	ESFR

## BUILD-TO-SUIT OPTION 1



## BUILD-TO-SUIT OPTION 2





# PROPERTY PHOTOS



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