

SITE OVERVIEW





SITE SPECIFICATIONS

OFFICE	±13,161 SF available
AMENTIES	Large common lunch / breakroom & exterior patio
POWER	12kv of tier 1 and 2 power
ZONING	M-3 industrial zone

SECURITY	Secure fenced perimeter on site with guard station
EMPLOYEE PARKING	Shared ±3.5 acre paved employee parking lot with ±472 spaces
HIGHWAYS	Immediate all points access VIA I-80, I-5, HWY 99 & HWY 50

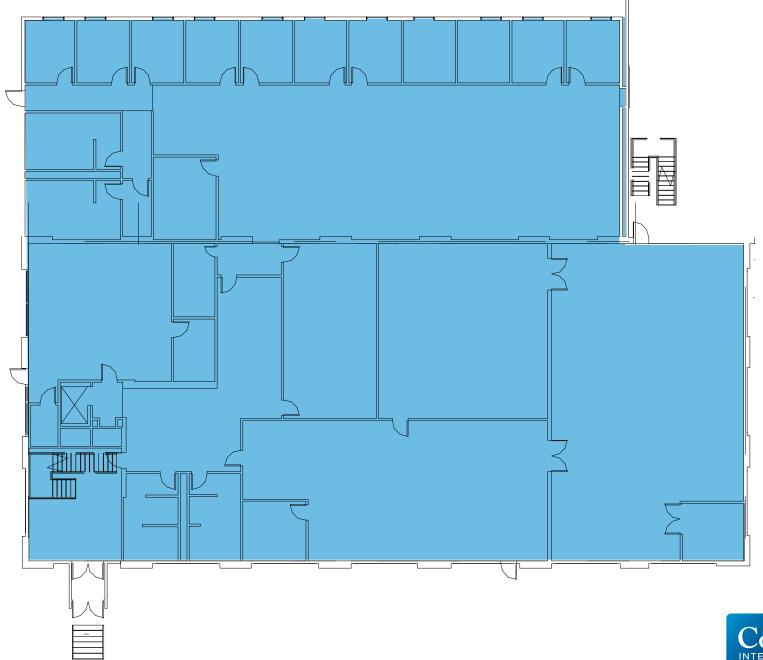
ADDITIONAL AVAILABLE SPACE

TEMPERATURE CONTROLLED	±175,000 SF ±25,344 SF office
EXPANSION AREA / BUILD-TO-SUIT	±10 acres
MAINTENANCE SHOP	±12,950 SF maintenance facility with up to ±8 Acres



OFFICE FLOOR PLAN

2ND FLOOR





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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



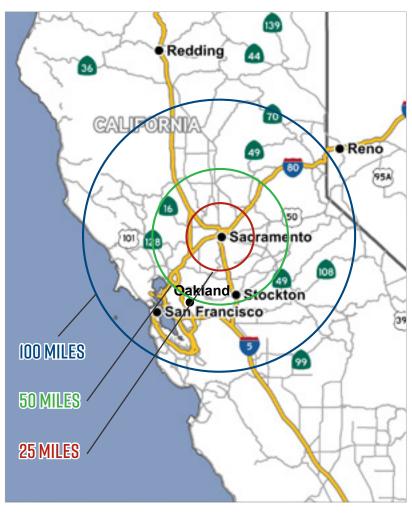
IMMEDIATE ALL POINTS ACCESS VIA I-80, I-5, HWY 99 & HWY 50



STAA TRUCK ROUTES



LOCATION OVERVIEW









4 MAJOR

AIRPORTS















PROPERTY PHOTOS











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