

3771 CHANNEL DRIVE, WEST SACRAMENTO, CALIFORNIA



WEST SACRAMENTO

COLD STORAGE



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

LEASED

COLD
STORAGE

VIEW VIDEO

±175,000 SF
TEMPERATURE CONTROLLED
WAREHOUSE SPACE

WWW.3771CHANNELDRIVE.COM



PORT OF WEST SACRAMENTO

Colliers
INTERNATIONAL

SITE OVERVIEW



REFRIGERATION SYSTEM

- Evaporative Ammonia freezer / cooler system with water cooling tower
- ±109,800 SF of -10 degree freezer or cooler capable space
- ±39,184 SF of 34 degree cooler only space
- ±29,900 SF 34 degree cooler only cool dock
- New digital computer automated control system with remote monitoring / control
- Underfloor forced air ventilation system with automatic heaters

SITE SPECIFICATIONS

TEMPERATURE CONTROLLED	±178,884 SF ±4,768 SF office
POWER	12kv of tier 1 and 2 power
ZONING	M-3 industrial zone
SECURITY	Secure fenced perimeter on site with guard station
DOORS	30 each new 5 panel, vertical lift, insulated spring assist dock doors, "Food Grade" non-glass vision panels in all doors

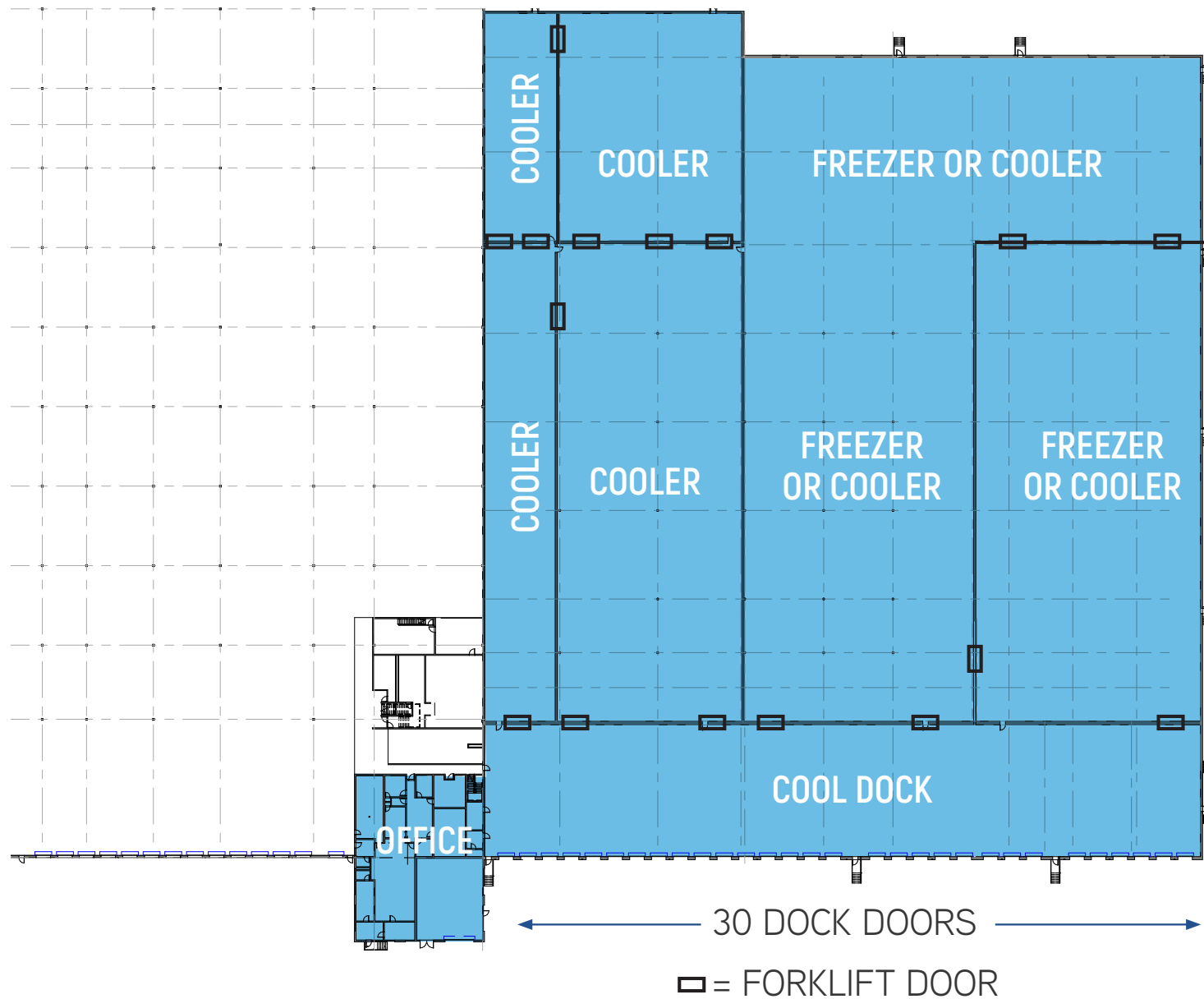
DOCK LEVELERS	40,000 lb mechanical dock levelers
FLOOR SLAB	6-8" concrete slab, ventilated
EMPLOYEE PARKING	Shared ±3.5 acre paved employee parking lot with ±472 spaces
CONSTRUCTION	Concrete tilt-up
HIGHWAYS	Immediate all points access VIA I-80, I-5, HWY 99 & HWY 50
POTENTIAL	Maritime, Up rail
FIRE SUPPRESSION	New cold storage equivalent ESFR



ADDITIONAL AVAILABLE SPACE

EXPANSION AREA / BUILD-TO-SUIT	±10 acres
MAINTENANCE SHOP	±12,950 SF maintenance facility with up to ±8 Acres
OFFICE	±13,161 SF of upstairs office

COLD STORAGE FLOOR PLAN



WHY WEST SACRAMENTO



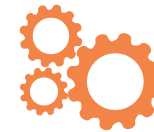
PREMIERE BUSINESS ENVIRONMENT

- 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**

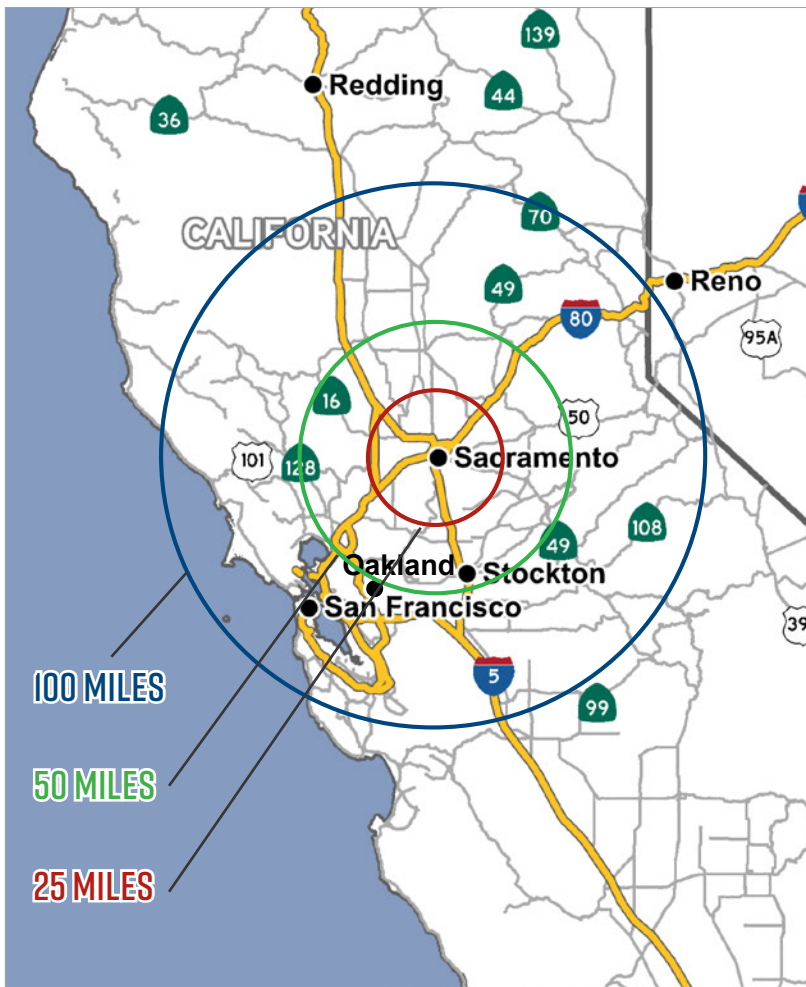


**STAA
TRUCK
ROUTES**

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LOCATION OVERVIEW



3 MARITIME PORTS



4 MAJOR AIRPORTS



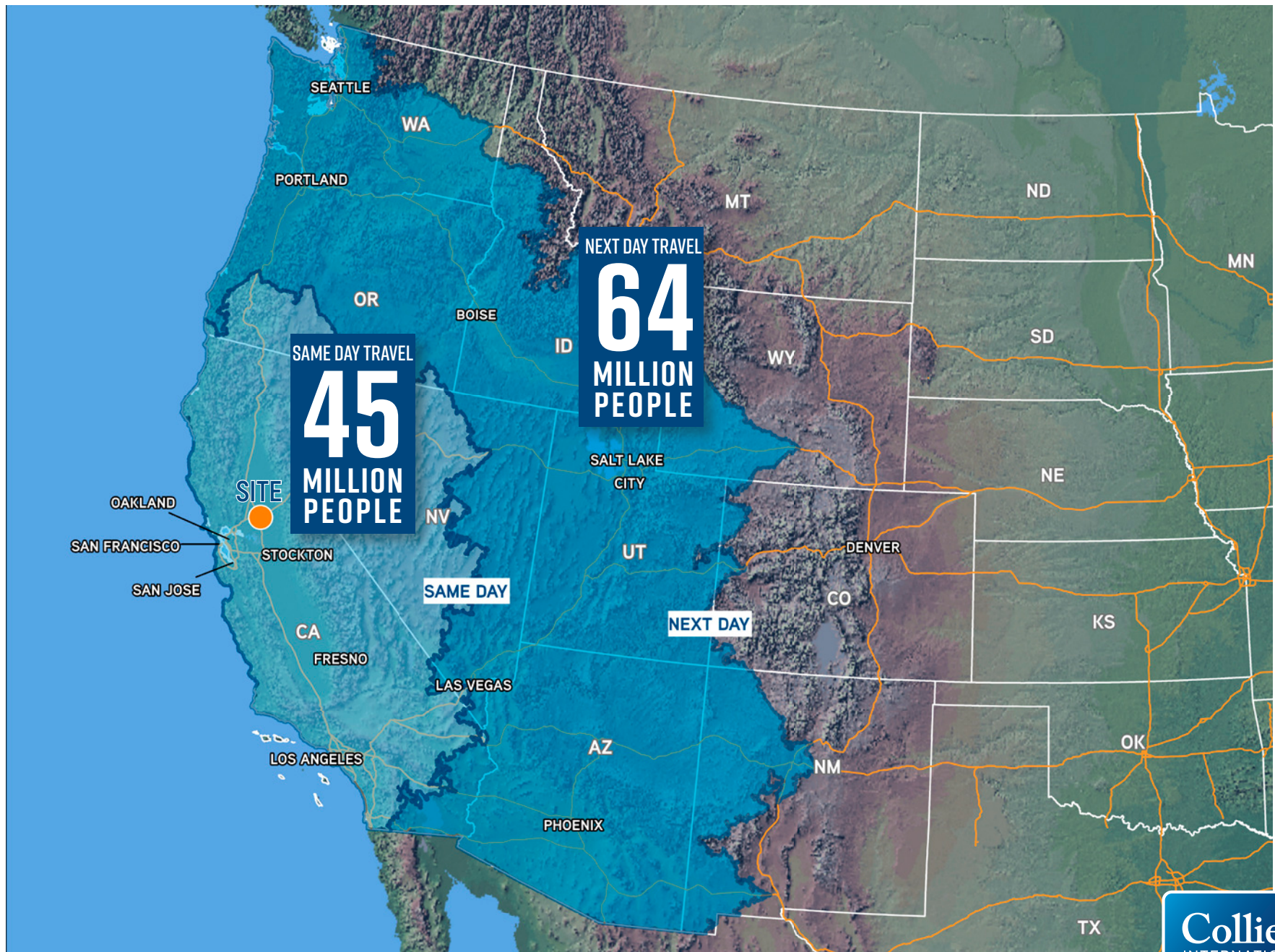
MAJOR HIGHWAYS



**3771 CHANNEL DRIVE
WEST SACRAMENTO, CA**



ACCESS TO MARKETS



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)

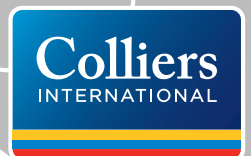
STOCKTON	±50 MINS
OAKLAND	±1 HR 55 MINS
RENO	±2 HRS 15 MINS
SAN FRANCISCO	±2 HRS 20 MINS
FRESNO	±2 HRS 50 MINS
SAN JOSE	±2 HRS 55 MINS
LOS ANGELES	±6 HRS 5 MINS



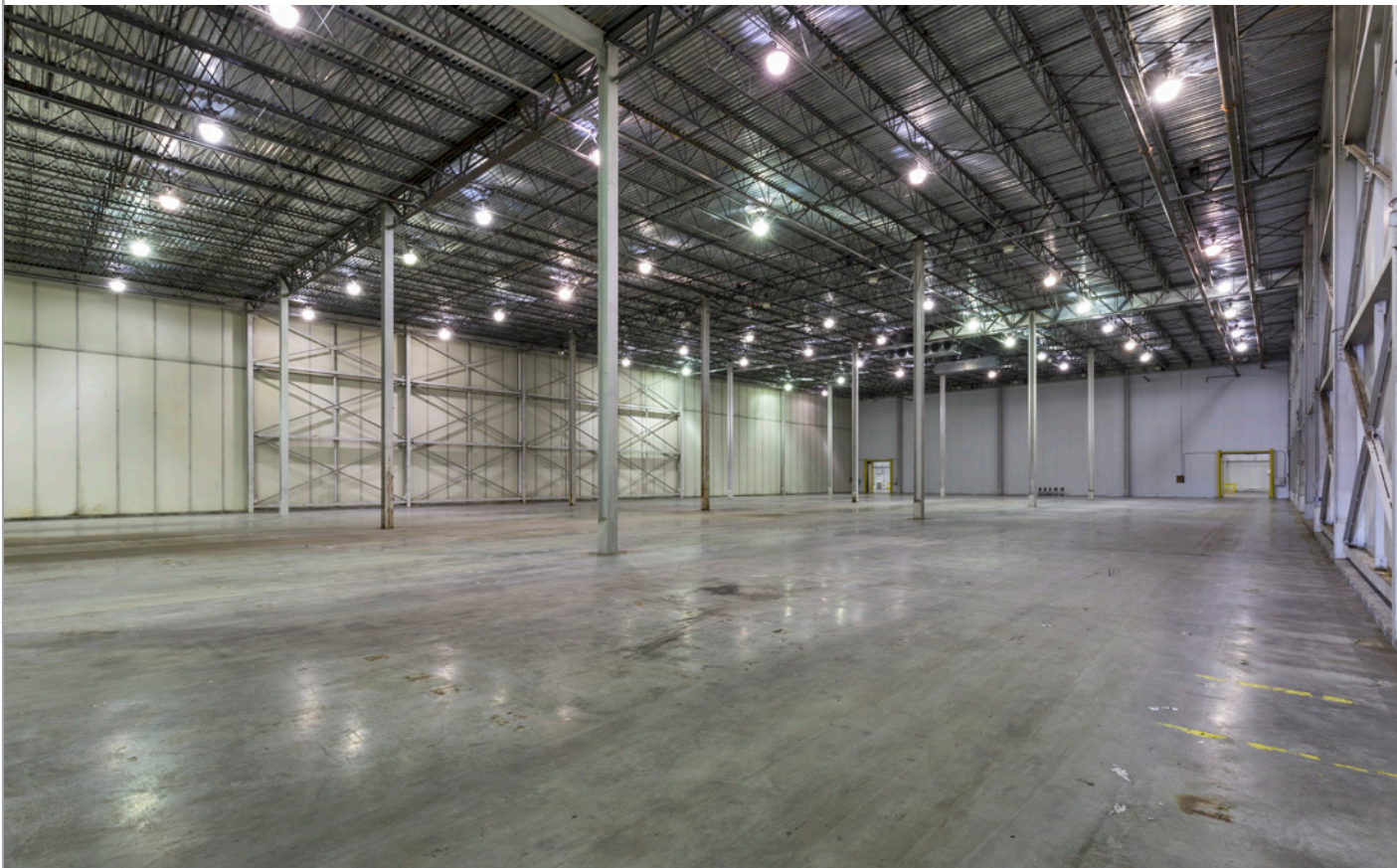
WESTERN U.S.

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



PROPERTY PHOTOS



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