

3771 Channel Drive West Sacramento, CA

LBA Logistics 
lbachanneldrive.com



Immediate all points access



For Lease | ±13,161 SF 2nd Floor Office Space



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Floor Plan

Available

±13,161 SF (2nd floor office)

Layout

Large common lunch/
breakroom & exterior patio

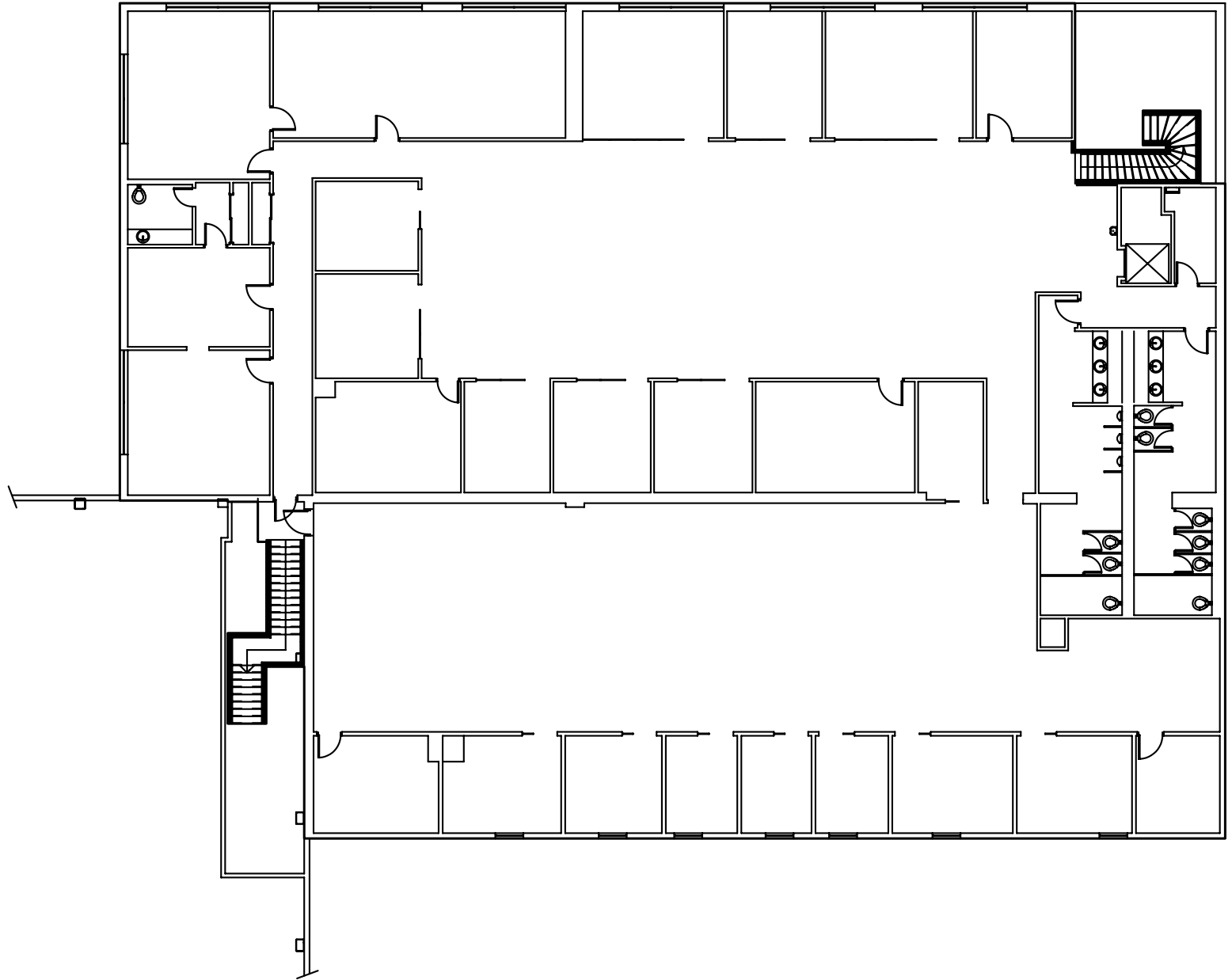
Secure private offices/large
open bull pen

Employee Parking

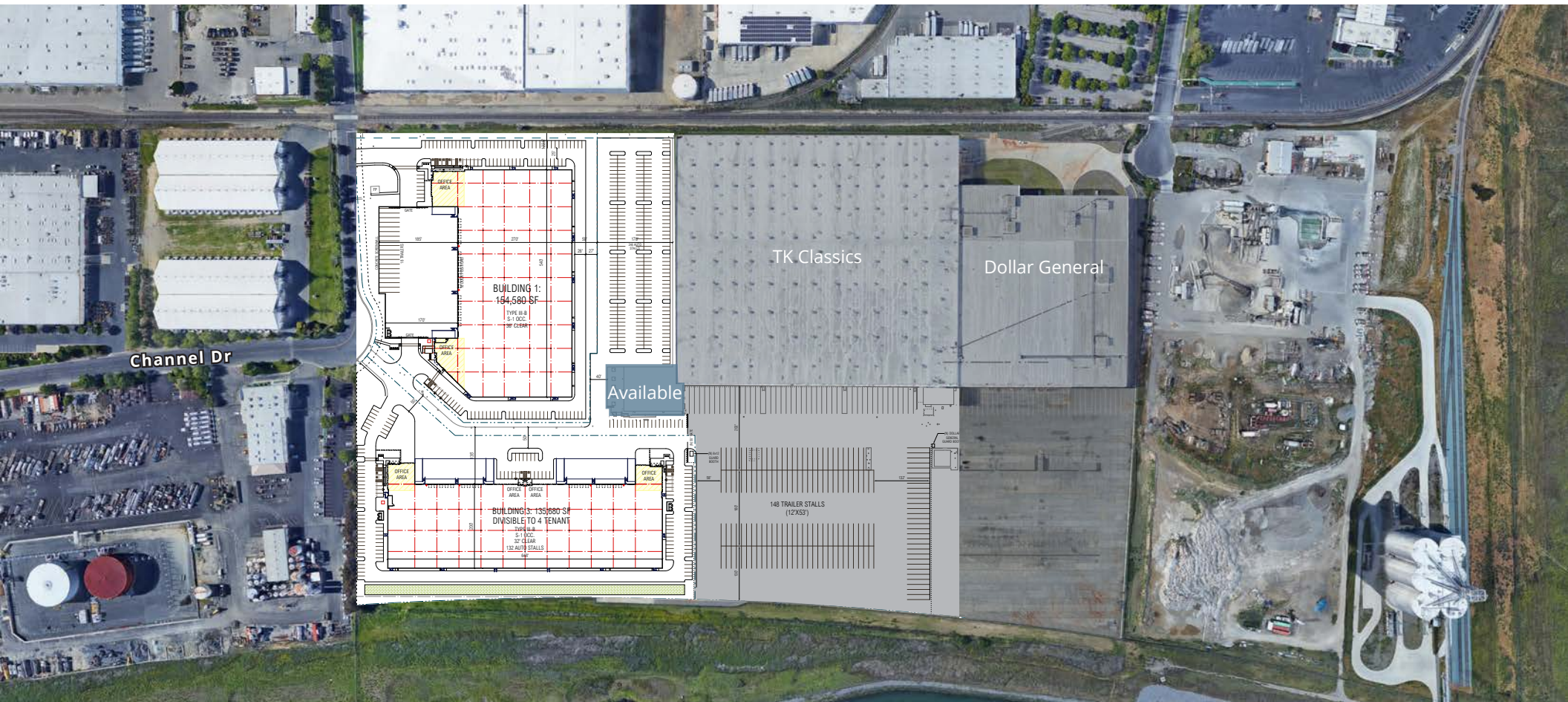
Shared ±3.5 acre paved
employee parking lot

Highway Access

Immediate all points access
via Interstates 5/80 and
Highways 50/99



Site Plan



Why West Sacramento



Close to San Francisco and Sacramento international airports



For back office, contractors, call center, etc.



Access to large & versatile labor pool



Immediate all points access VIA I-80, I-5, HWY 99 & HWY 50



STAA truck routes



Premiere Business Environment

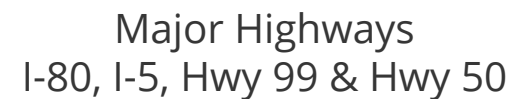
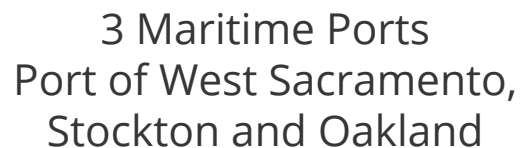
- › Ideal logistics and distribution solutions to Western U.S.
- › Transportation network of major interstates, deep water shipping channel, Port of Sacramento, and Sacramento International Airport
- › Streamlined approval processes, tax credits and deductions and a city project team to facilitate occupancy
- › 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
- › 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

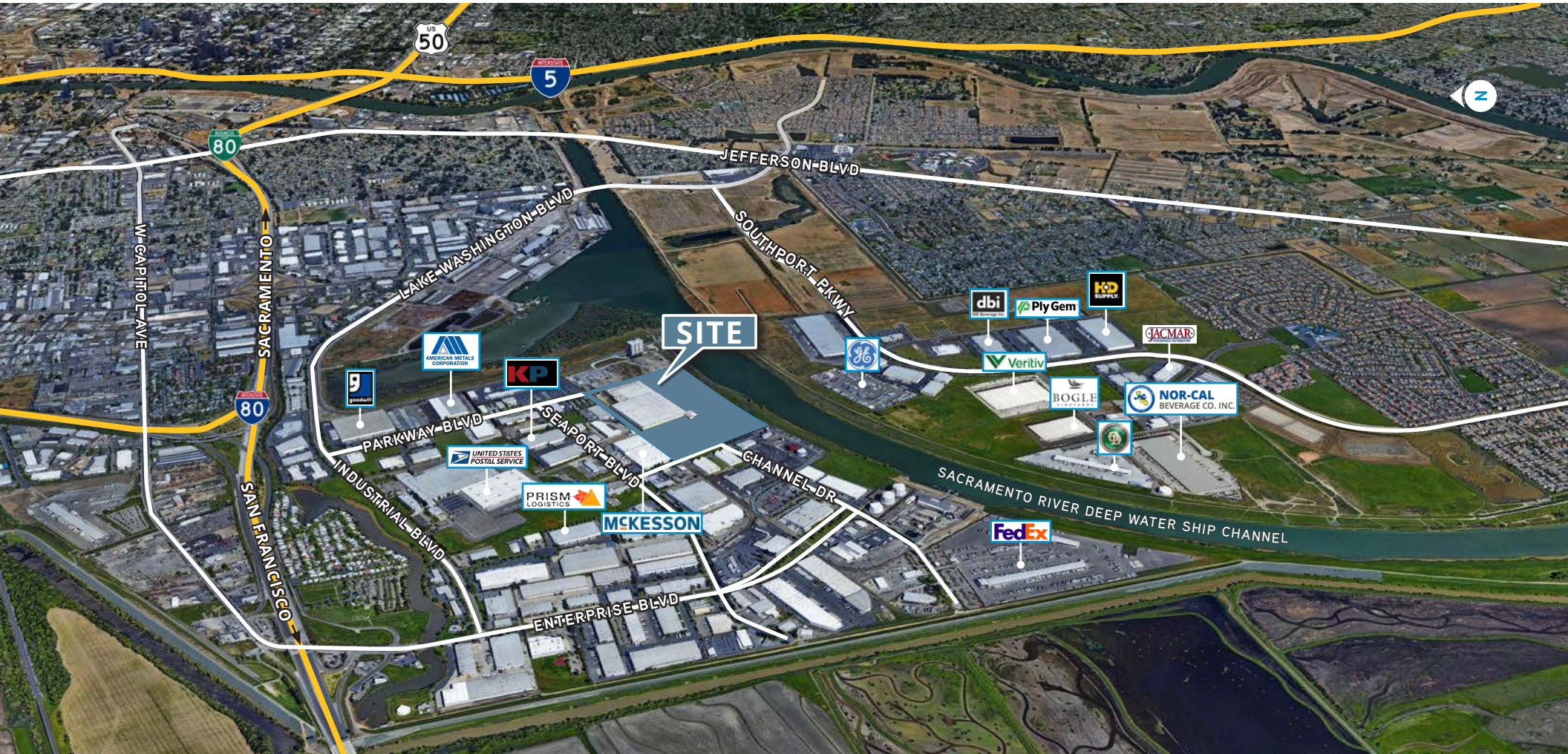


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