

For Lease | ±410,543 SF Industrial

3771 CHANNEL DRIVE WEST SACRAMENTO



Tommy O. Ponder, SIOR
Executive Vice President
tommy.ponder@colliers.com
+1 916 563 3005
CA Lic. 01431506

George Vrame, SIOR
Senior Vice President
george.vrame@colliers.com
+1 916 563 3041
CA Lic. 02028936

Greig Lagomarsino, SIOR
Vice Chair
greig.lago@colliers.com
+1 510 433 5809
CA Lic. 01063817

Michael Goldstein, SIOR
Vice Chair
michael.goldstein@colliers.com
+1 209 475 5106
CA Lic. 01319234

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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)
Sprinkler System on Fire Pump



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SITE PLAN

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EMPLOYEE
PARKING

+382,968 SF
WAREHOUSE

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

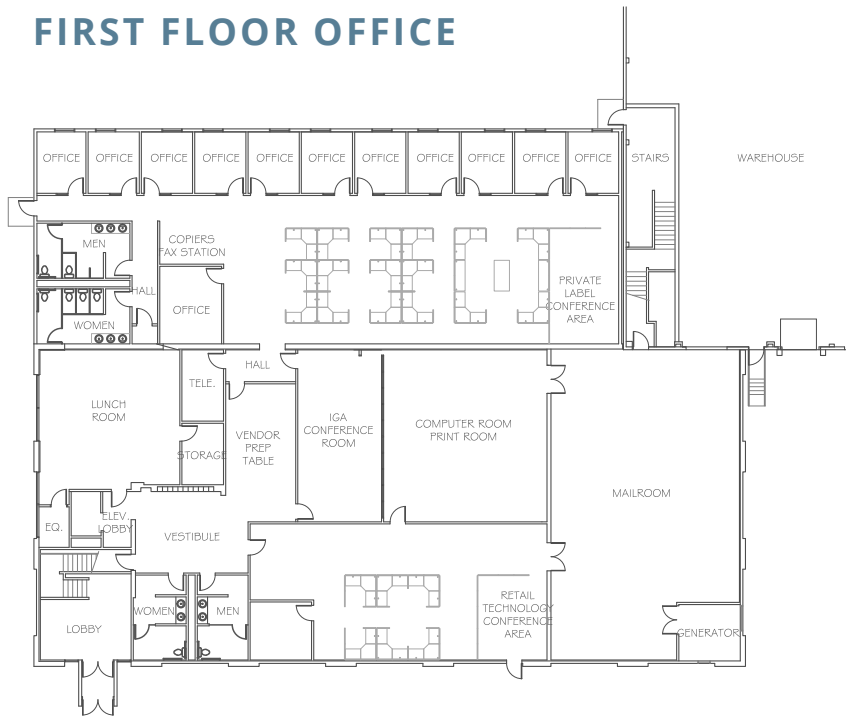
TRAILER
PARKING

FLOOR PLANS

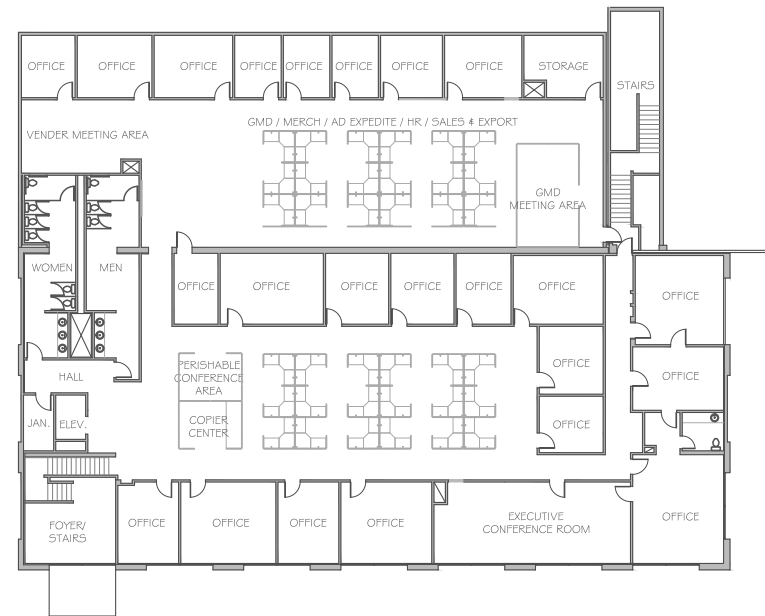
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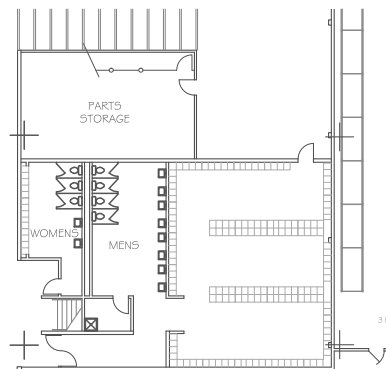
FIRST FLOOR OFFICE



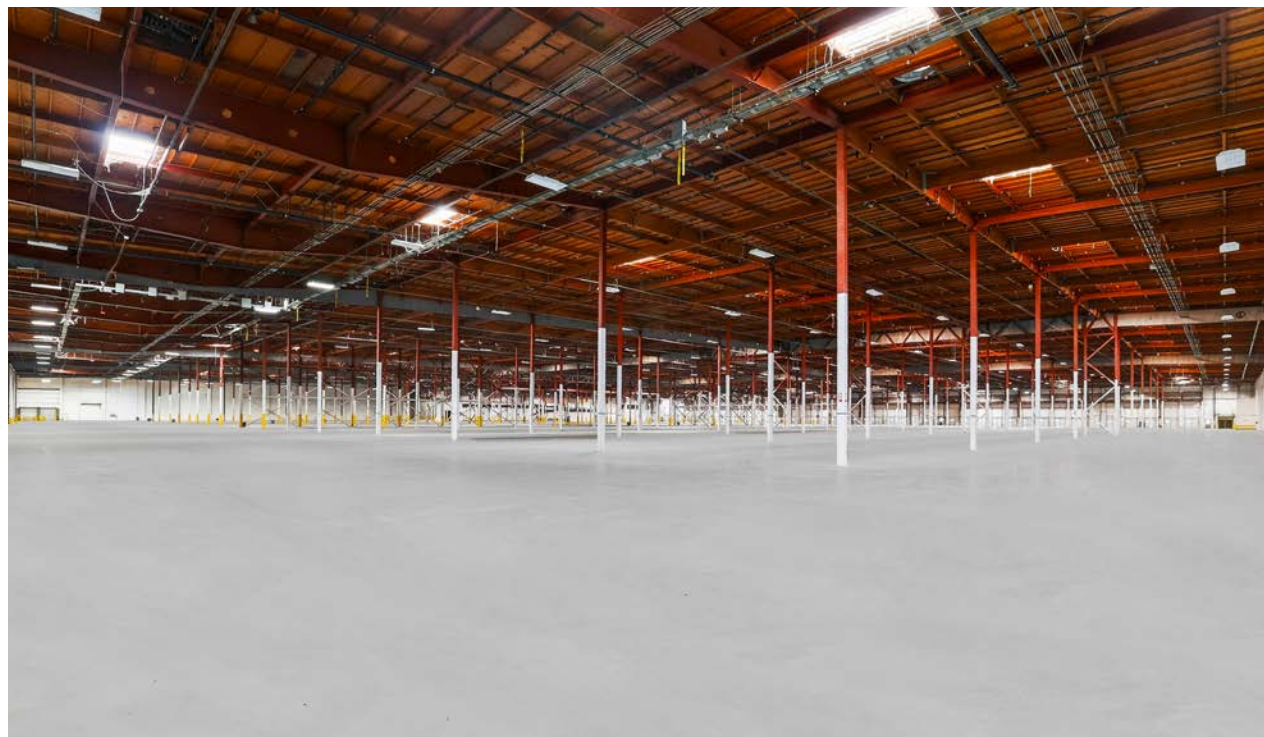
SECOND FLOOR OFFICE



FIRST FLOOR SERVICE CORE







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
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Port of Stockton	54 miles
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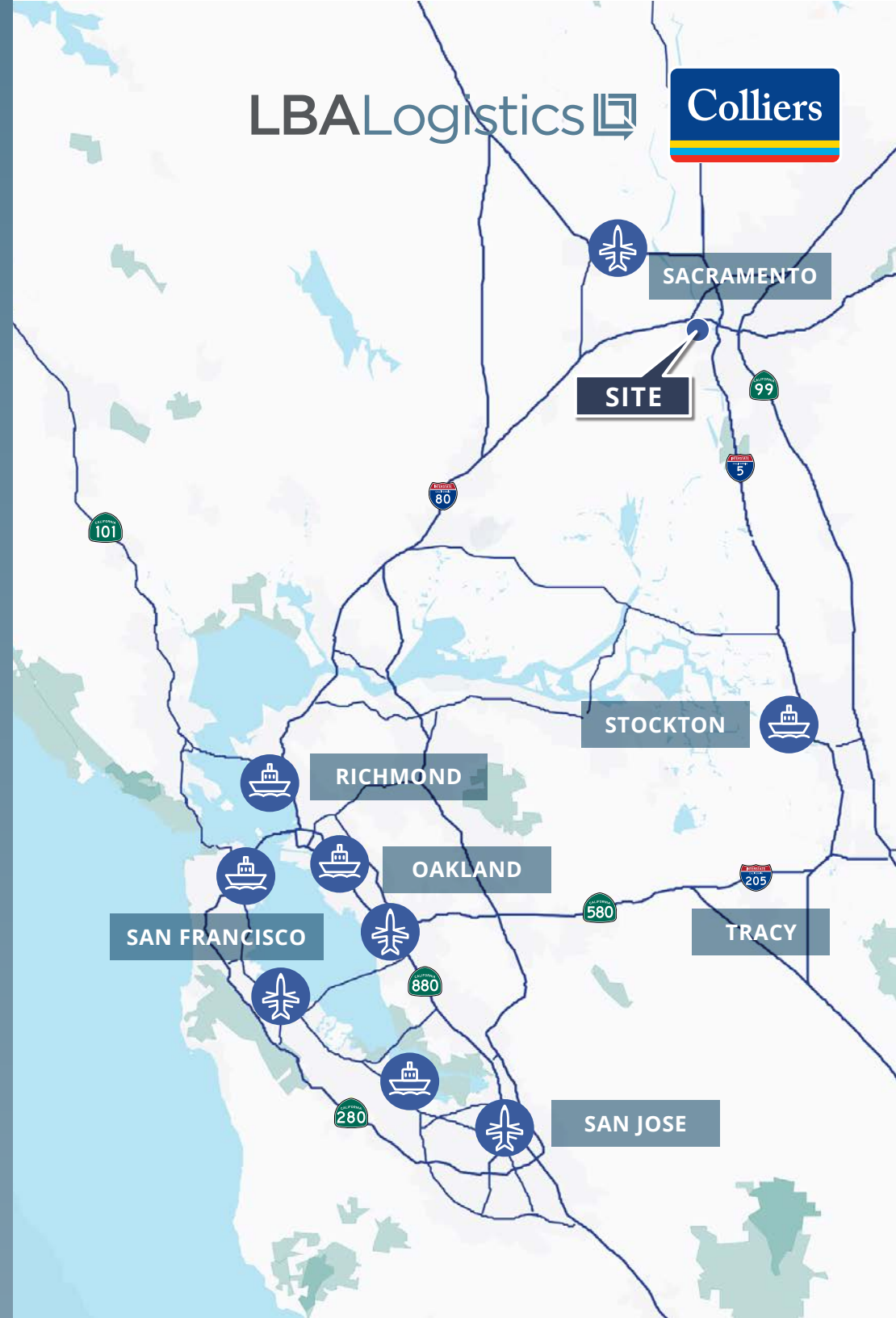
Port of Richmond	78 miles
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Port of Oakland	85 miles
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Oakland International Airport	94 miles
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SFO International Airport	101 miles
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SJO International Airport	112 miles
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