

LogistiCenterSM at Southport

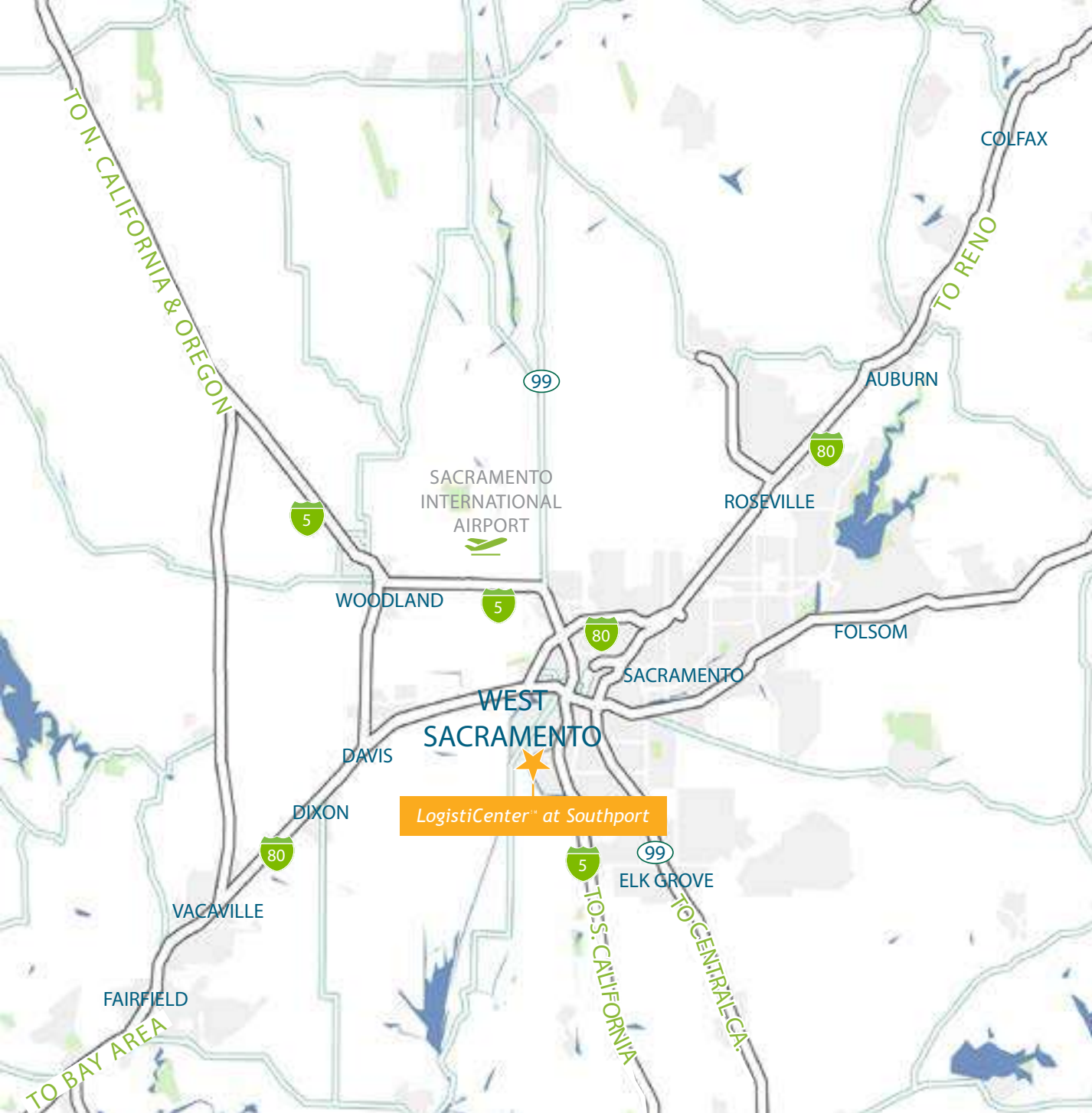
3520 Carlin Drive, West Sacramento 95691

±75,000 - ±379,161 SF For Lease

Q4 2020 Delivery



SCHAAL REALTY ADVISORS, LLC




NOT TO SCALE

PROJECT HIGHLIGHTS

LOCATION

- Immediate access to I-5, I-80 and Highway 99 and Highway 50 via multiple interchanges
- Convenient access to Sacramento International Airport and downtown Sacramento
- Direct access to greater Bay Area via I-80
- City of West Sacramento jurisdiction

PROJECT

- ±379,161 SF state-of-the-art distribution facility
- Divisible to ±75,000 SF
- Cross dock and front-loading configurations
- Office BTS
- 36' minimum clear height
- ESFR sprinkler system
- Ample trailer parking
- Secured site
- Generous truck queuing
- M2 Heavy Industrial Zone

NEIGHBORING COMPANIES



BUILDING SPECIFICATIONS

- ±379,161 SF Class A Industrial Project
- Tilt-up concrete panel construction
- Cross dock and front loading unit configurations
- Divisible to ±75,000 SF
- 36' clear height
- Column Spacing: 56'x50' typical column spacing; 60'x50' loading bay
- ESFR fire protection system
- ±4,000 Amps, 277/480 V, 3-Phase
- 7" reinforced slab
- 45 Mil TPO Roof
- 58 dock doors (9'x10') & 4 grade/drive-in doors (12'x14')
- ±135' truck court, includes 60' concrete dock apron
- Parking spaces: 222
- Trailer Parking: 106 stalls



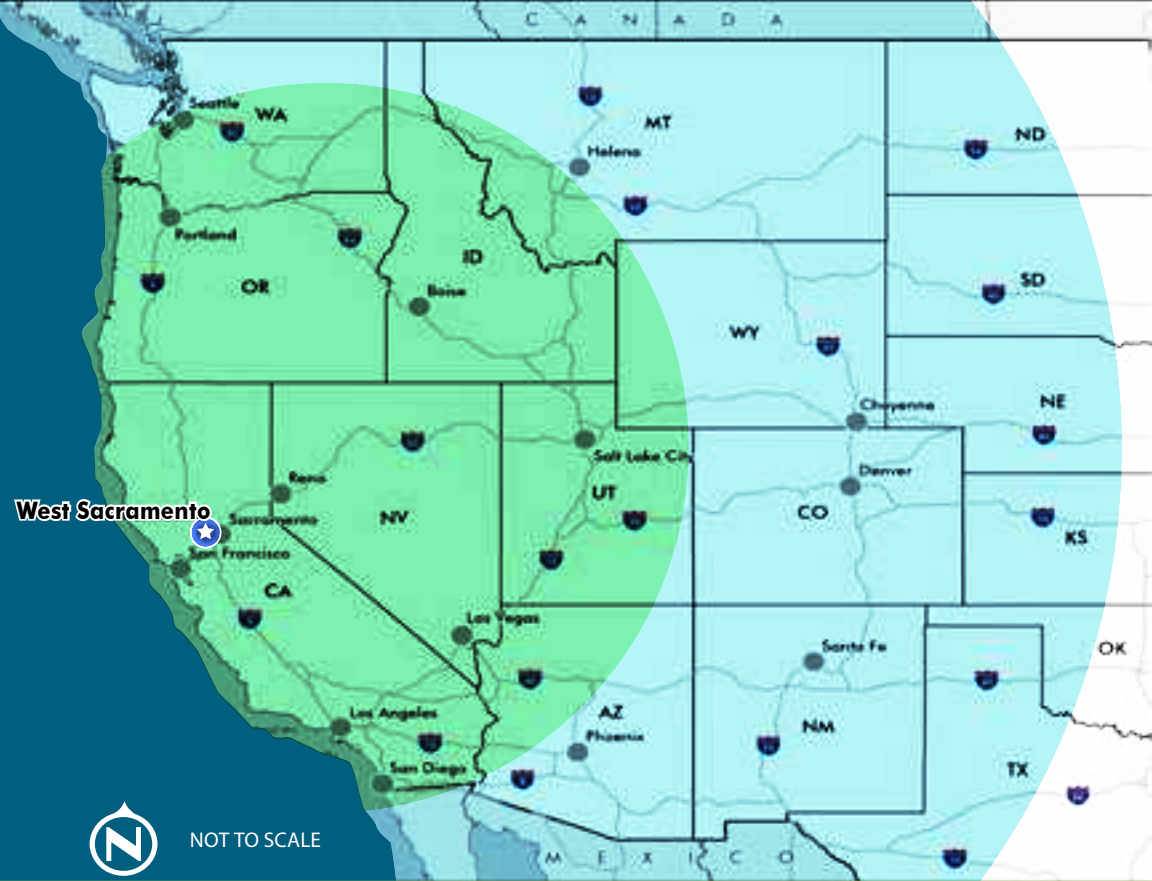
BUILDING

CLEAR HEIGHT + COLUMN SPACING



LOCATION & TRANSPORTATION

- I-80 interchange is ± 3 miles from subject property
- I-5 interchange is ± 4 miles from subject property
- Sacramento International Airport is ± 15 miles from subject property
- Proximity to Distribution Hubs
 - FedEx Freight - 5.5 Miles
 - FedEx Ship Center - 16 Miles
 - FedEx Ground - 15 Miles
 - UPS Freight Service Center - 5 Miles
 - UPS Customer Center - 3 Miles
 - UPS Air Cargo - 19 Miles
 - US Post Office - 4 Miles



One Day Truck Service
 Two Day Truck Service

Transit Analysis From Sacramento, CA

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Stockton, CA	47	---, 45 min	Salt Lake City, UT	654	9 hrs, 33 min
San Francisco	87	1 hr, 24 min	Seattle, WA	753	12 hrs, 1 min
Reno, NV	136	2 hrs, 19 min	Helena, MT	1,016	15 hrs, 25 min
Los Angeles, CA	383	5 hrs, 53 min	Cheyenne, WY	1,088	16 hrs, 15 min
San Diego, CA	509	7 hrs, 56 min	Santa Fe, NM	1,143	17 hrs, 20 min
Boise, ID	558	8 hrs, 45 min	Denver, CO	1,168	17 hrs, 50 min
Portland, OR	579	9 hrs, 7 min			

SACRAMENTO

BUSINESS FACTS

LOCATION

- Ideal Western U.S. distribution point
- Great access to all transportation systems
- Business friendly local government
- Infrastructure supports food/beverage related uses

UTILITIES

- Water: City of West Sacramento
- Sewer: Sacramento County Regional Sanitation
- Power: PG&E
- Natural Gas: PG&E
- Storm: City of West Sacramento

MARKET INFORMATION

- Ample skilled labor force
- Affordable housing nearby
- Near UC Davis, University of the Pacific and California State University - Sacramento
- Manufacturing, transportation and warehousing jobs are all on a growth track





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Click Here to Watch Video

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