



3100 52ND AVENUE

SACRAMENTO, CALIFORNIA 95823

LBA Logistics 

±161,789 SF FREEZER/COOLER WAREHOUSE FOR LEASE



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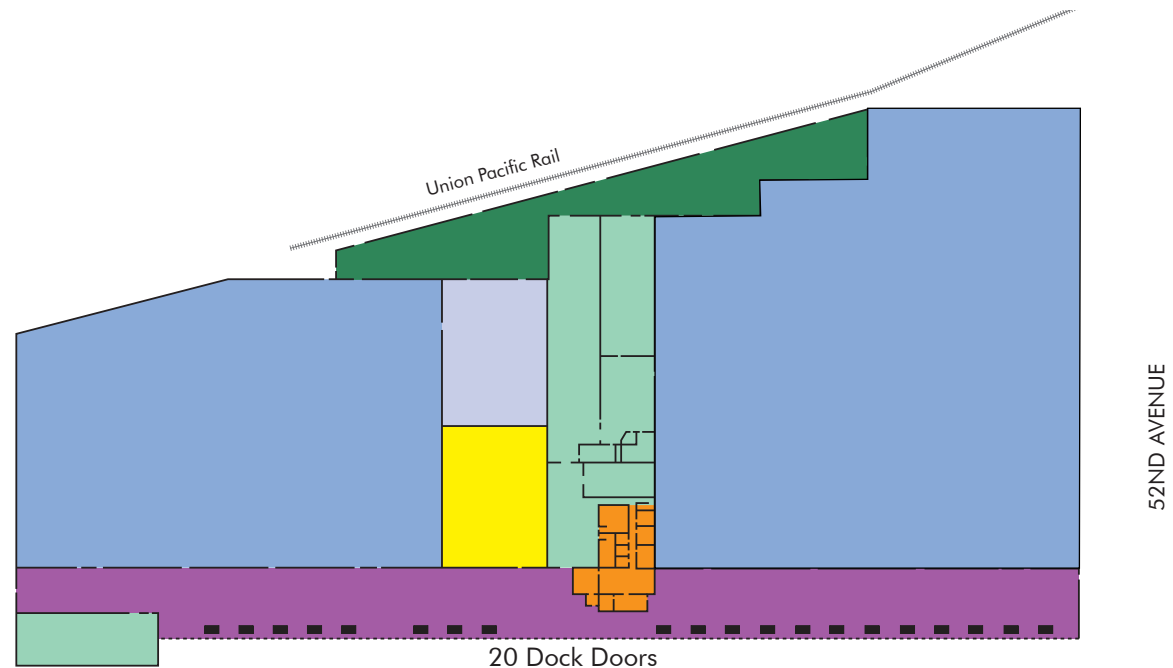









FOOD PROPERTIES
GROUP



SQUARE FOOTAGE ITEMIZATION

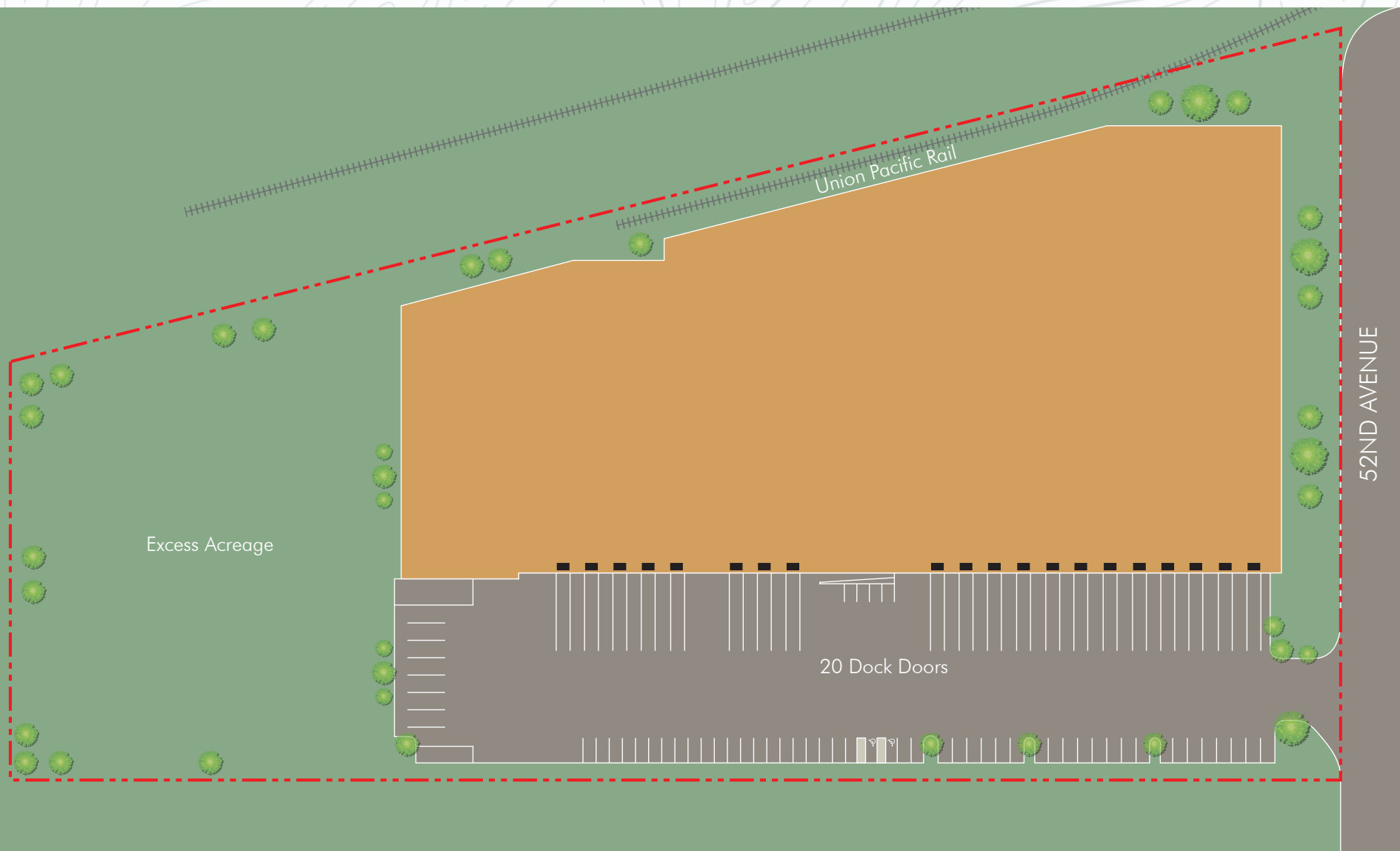
- **Total Building:** ± 161,789 SF
- **Freezer:** 94,039 SF
- **Convertible:** 5,106 SF
- **Refrigerated Storage:** 4,829 SF
- **Refrigerated Dock:** 22,003 SF
- **Rail Dock (Ambient):** 9,333 SF



- | | | | |
|--|----------------------|---|------------------------|
|  | Frozen Storage |  | Rail Dock |
|  | Refrigerated Storage |  | Support Areas |
|  | Convertible Storage |  | Office / Welfare Areas |
|  | Refrigerated Dock | | |



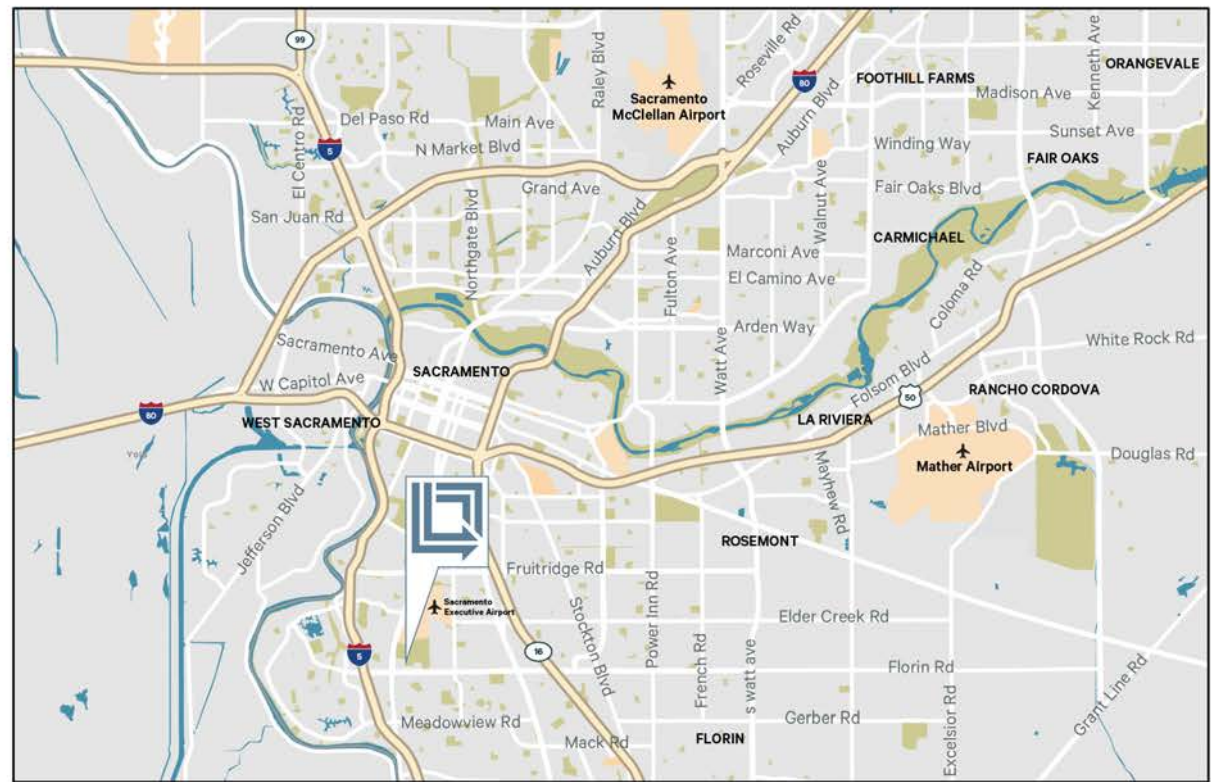
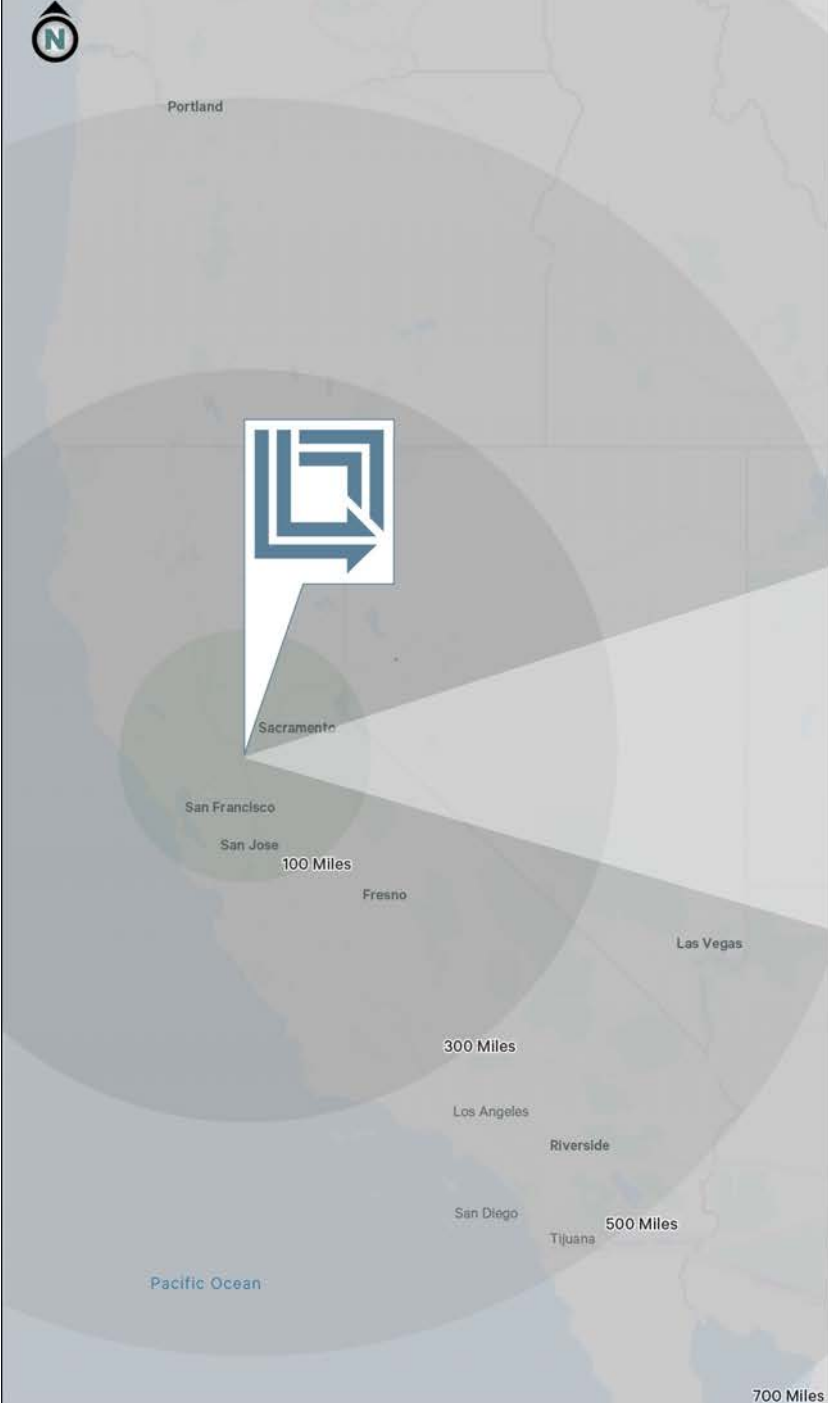
SITE PLAN



CONSTRUCTION

- **Significant Upgrades and System Automation 2023**
- **Constructed: 1979 & 1987**
- **Ceiling Height: 24' - 26'**
- **Dock Doors: 20**
- **Ammonia Refrigeration**
- **Underfloor System Throughout**
- **Sprinklers Throughout**
- **Racking Available**
- **Union Pacific Rail Service Possible**





CITY	MILES	AIRPORTS	MILES
Davis	20.7 mile	Sacramento	19.5 miles
Sacramento	7.8 miles	Stockton	48.7 miles
Oakland	87.2 miles	Oakland	96.1 miles
San Francisco	93.2 miles	San Francisco	103 miles
San Jose	124 miles	San Jose	122 miles
Reno	137 miles		
Fresno	165 miles	PORTS	MILES
Los Angeles	382 miles	Port of Stockton	49 miles
Portland	589 miles	Port of Oakland	93.6 miles
Salt Lake City	654 miles	Port of LA/Long Beach	408 miles
Seattle	762 miles	Port of Portland	600 miles
Phoenix	754 miles	Port of Seattle	122 miles



CORPORATE NEIGHBORS



Sacramento City Police Dept.



Painters Union





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