



NORCAL LOGISTICS CENTER

Stockton, CA



State-of-the-Art
Industrial Buildings

Fully Entitled
Master Planned
Industrial Park

An Eight Building
4.4 Million SF
Development

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PROPERTY HIGHLIGHTS

The NorCal Logistics Center is a fully entitled 342-acre industrial park located adjacent to the Burlington Northern Santa Fe intermodal facility and within close proximity to the Union Pacific intermodal yard. The park's location provides direct access to State highway 99, 120, and 4, along with Interstate 5, 205 and 580. Designed to accommodate approximately 4.4 million square feet of "state-of-the-art" e-commerce fulfillment, distribution and advanced manufacturing

facilities, the project is strategically located in the fastest growing region within California's Central Valley, with an established industrial base of more than 185 million square feet. Offering excellent accessibility to the major Northern California consumption centers of the San Francisco Bay Area and Sacramento, the NorCal Logistics Center can reach a population of ±10 million consumers within an approximate one-hour drive.



LOGISTICS

- STAA rated truck routes
- Close proximity to Two (2) Class 1 rail intermodals
- Direct connectivity to Interstate 5 via new Arch-Sperry connector
- Advanced overpass at Arch Road and Hwy 99
- 72 miles to the Port of Oakland
- 3.5 Miles to Stockton Metropolitan Airport and top-of-the-line air cargo capabilities



LABOR

- Access to the Central Valley's large, diverse & skilled workforce
- 1 Million people within 30 mile drive
- City of Stockton population is 295,000
- Wide array of available and affordable housing opportunities



INFRASTRUCTURE

- Ample electrical service for heavy manufacturing
- Abundant sewer and water capacity for wet and high employment uses
- Multiple data and telco service providers
- Off-site storm drainage for efficient site coverage



SITE PLAN

Phase 1

3 Buildings Totaling
±1,694,550 SF
 Available Q1 2018

Phase 2

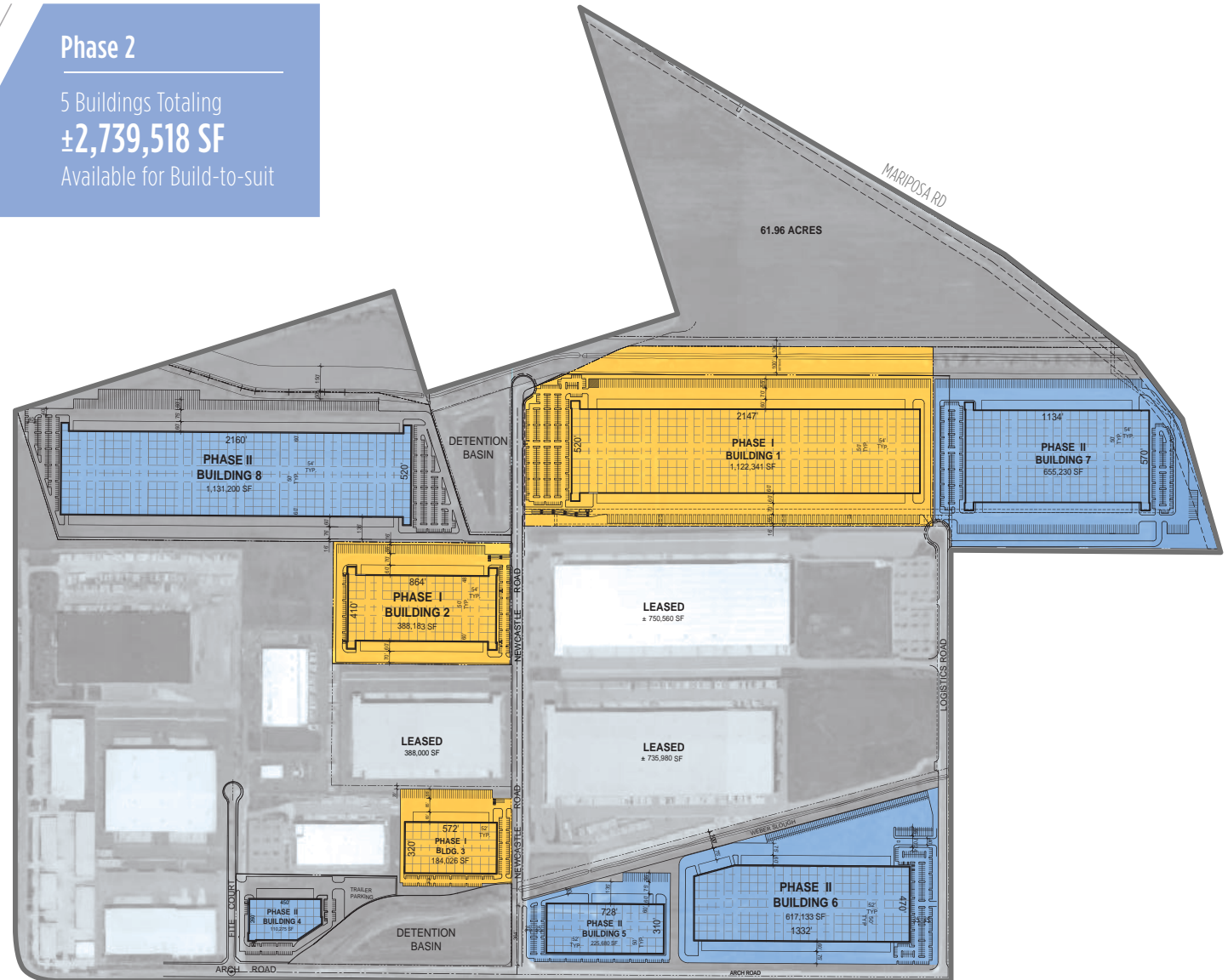
5 Buildings Totaling
±2,739,518 SF
 Available for Build-to-suit

SITE FEATURES

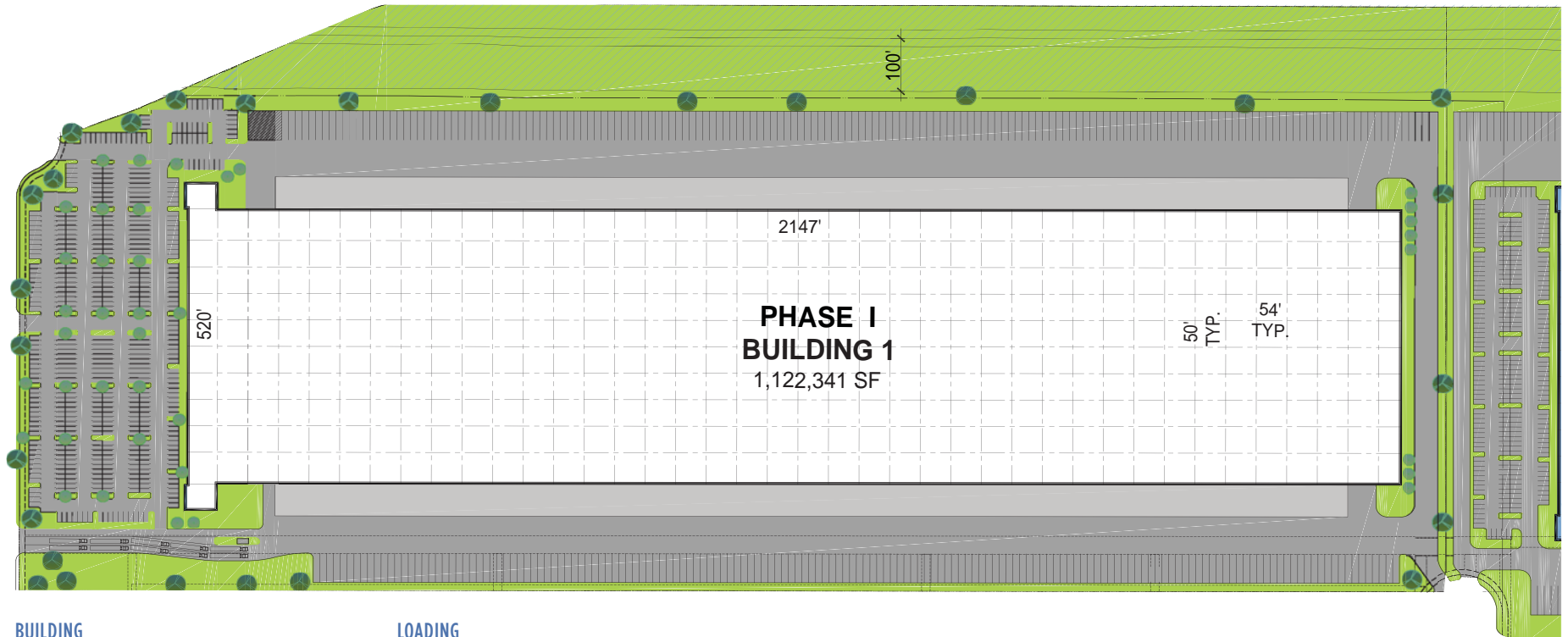
- 342-Acre Master-Planned Industrial Park
- Flexible Parcel Configurations
- Accommodate 100k SF to 2m SF
- Zoned IL, City of Stockton
- Permit Ready Sites
- Level Site Topography
- On-site & Off-Site Improvements Completed
- Signalized Intersection
- Multiple Access Points
- New Roads and Infrastructure

SERVICE PROVIDERS

- Sewer: City of Stockton
- Water: City of Stockton
- Storm: Off-site Retention
- Gas: Pacific Gas & Electric
- Electricity: Pacific Gas & Electric
- Telco: Multiple



BUILDING 1 - ±1,122,341 SF (EXPANDABLE TO ±2M SF)



BUILDING

- ±1,122,341 SF Available Q1 2018
- Expandable to ±2 million SF
- Divisible to ±350,000 SF
- Dimensions: ±2,147' x ±520'
- Parcel Acres: ±62.66
- Office to suit
- 36' minimum interior ceiling clearance
- ESFR fire suppression system
- 50' x 54' column spacing
- 60' speed bays
- 7" DuctileCrete Engineered Slab
- 4,000 amps; 277/480 volts; 3 phase

LOADING

- Cross-Load Design
- Two hundred and fifty (250) 9' x 10' dock door positions
- Four (4) 12' x 14' grade level doors
- 185' truck court with 70' concrete aprons

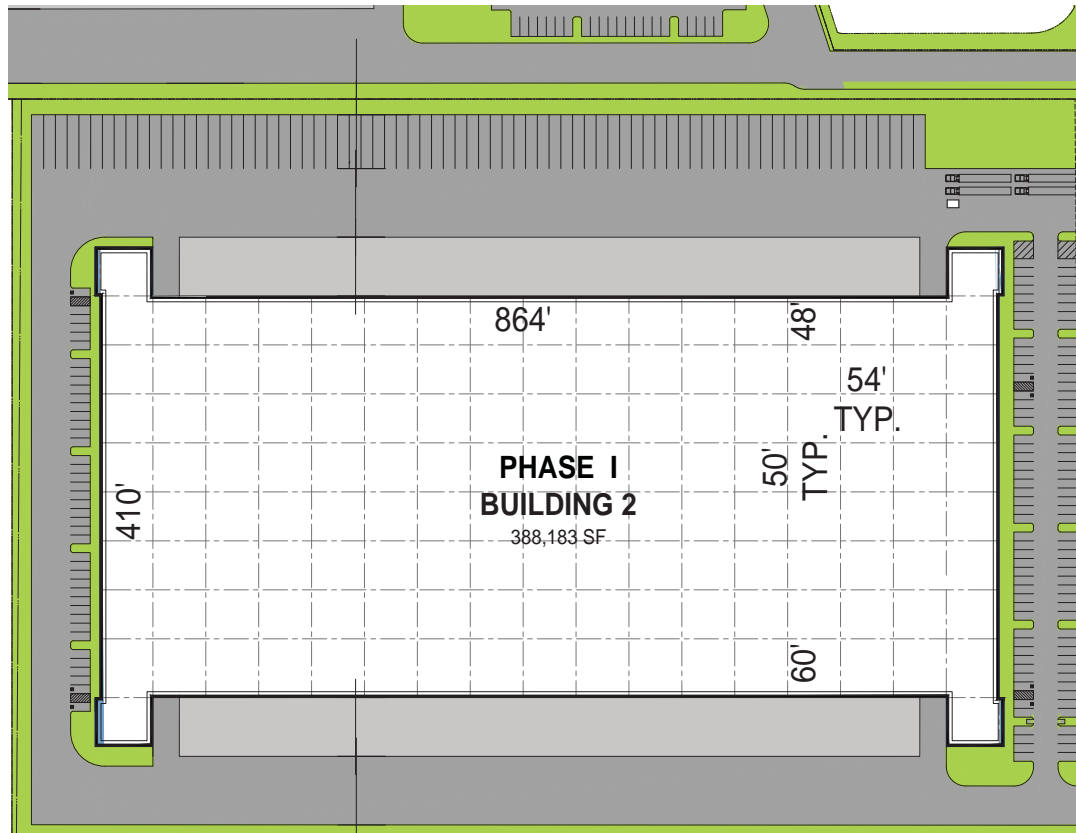
PARKING

- 467 Auto parking stalls
- 269 trailer parking stalls



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BUILDING 2 - ±388,183 SF



BUILDING

- ±388,183 SF Available Q1 2018
- Divisible to ±125,000 SF
- Dimensions: 410' x 864'
- Parcel Acres: ±18.9
- Office to suit
- 36' minimum interior ceiling clearance
- ESFR fire suppression system
- 50' x 54' column spacing
- 60' speed bays
- 7" DuctileCrete Engineered Slab
- 4,000 amps; 277/480 volts; 3 phase

LOADING

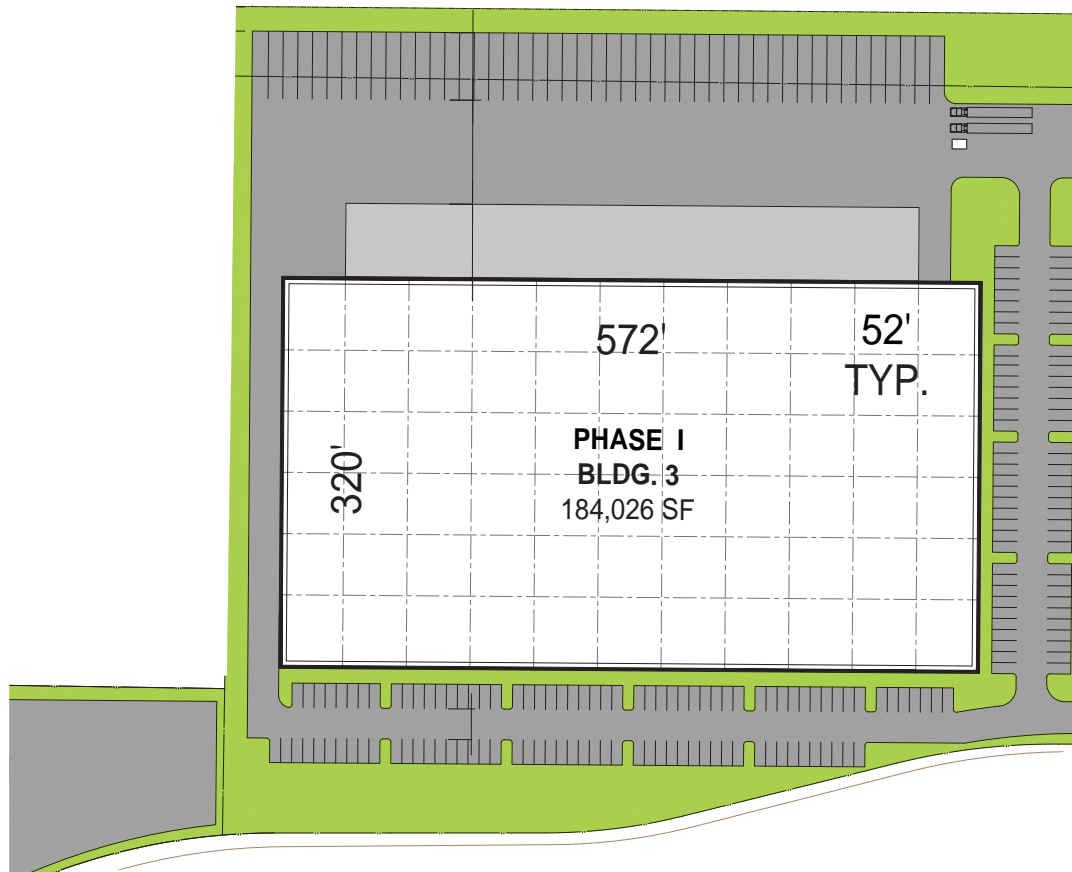
- Cross-Load Design
- Ninety-six (96) 9' x 10' dock door positions
- Four (4) 12' x 14' grade level doors
- North: 185' truck court w/ 60' concrete apron
- South: 130' truck court w/ 60' concrete apron

PARKING

- 199 Auto parking stalls
- 51 trailer parking stalls

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BUILDING 3 - ±184,026 SF



BUILDING

- ±184,026 SF Available Q1 2018
- Divisible to ±75,000 SF
- Dimensions: 320' x 572'
- Parcel Acres: ±10.33
- Office to suit
- 30' minimum interior ceiling clearance
- ESFR fire suppression system
- 52' x 50' column spacing
- 60' speed bays
- 6" DuctileCrete Engineered Slab
- 1,500 amps; 277/480 volts; 3 phase

LOADING

- Cross-Load Design
- Thirty (30) 9' x 10' dock door positions
- Two (2) 12' x 14' grade level doors
- 185' truck court with 60' concrete aprons

PARKING

- 140 Auto parking stalls
- 52 trailer parking stalls

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BUILD-TO-SUIT OPPORTUNITIES - ±2.7 MILLION SF

BUILDING 8

- Size: +/-1,131,200 SF
- Site Acres: 55.43 AC
- Dock Doors: 252
- Grade Doors: 4
- Employee Parks: 484
- Trailer Parking: 200

BUILDING 7

- Size: +/-655,230 SF
- Site Acres: 37.99 AC
- Dock Doors: 120
- Grade Doors: 4
- Employee Parks: 427
- Trailer Parking: 225

BUILDING 6

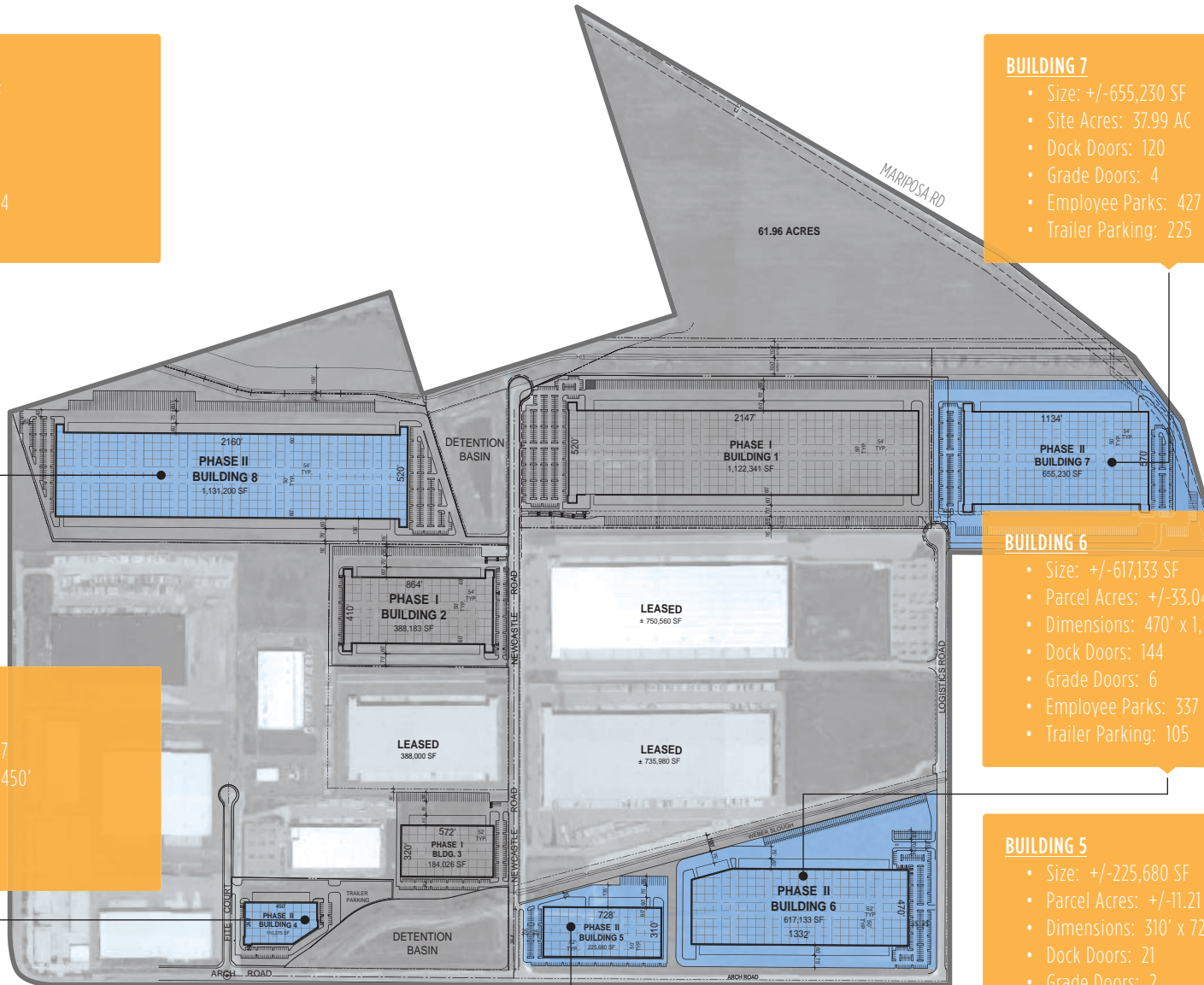
- Size: +/-617,133 SF
- Parcel Acres: +/-33.04
- Dimensions: 470' x 1,332'
- Dock Doors: 144
- Grade Doors: 6
- Employee Parks: 337
- Trailer Parking: 105

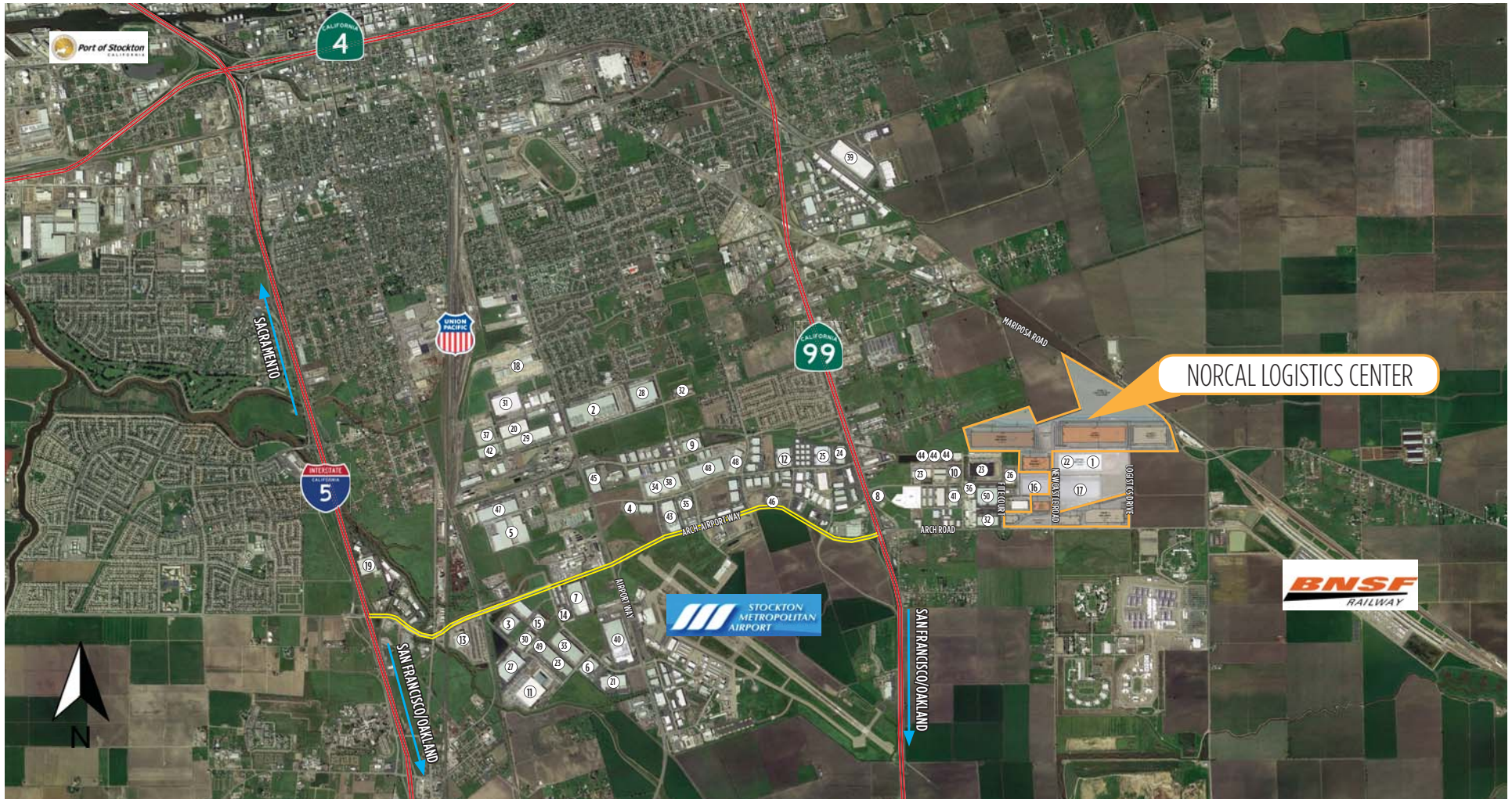
BUILDING 5

- Size: +/-225,680 SF
- Parcel Acres: +/-11.21
- Dimensions: 310' x 728'
- Dock Doors: 21
- Grade Doors: 2
- Employee Parks: 173
- Trailer Parking: 24

BUILDING 4

- Size: +/-110,275 SF
- Parcel Acres: +/-8.47
- Dimensions: 260' x 450'
- Dock Doors: 23
- Grade Doors: 2
- Employee Parks: 92





SURROUNDING OCCUPANTS

- | | | | | |
|----------------------------|------------------------|------------------------------|-------------------------|-----------------------------|
| 1. Allen Distribution | 11. Dollar Tree | 21. International Window Co. | 31. O'Reilly Auto Parts | 41. Southwest Traders, Inc. |
| 2. Bed Bath & Beyond | 12. Dorfman Pacific | 22. Kehe Distributors | 32. Pace Supply | 42. Spears Mfg. Co. |
| 3. BMW | 13. Eagle Roofing | 23. KraftHeinz | 33. PACTIV | 43. Staples |
| 4. Boboli | 14. FedEx | 24. Le Tote | 34. Prime Distribution | 44. Sysco Food Service |
| 5. C & S Wholesale Grocers | 15. Feralloy | 25. Lifestyle Solutions | 35. PrimeSource | 45. TCP Lighting |
| 6. Cal Sheet | 16. FoxHead | 26. Martin-Brower | 36. PRISM Logistics | 46. Terex |
| 7. Coastal Pacific Foods | 17. General Mills | 27. Medline Industries | 37. Quaker Oates | 47. The Wine Group |
| 8. Collins Electric | 18. GoldenState Lumber | 28. Menlo Logistics | 38. Raley's | 48. Trader Joe's |
| 9. Crown Bolt | 19. Honda | 29. Niagra Water | 39. Sears | 49. Victory Packaging |
| 10. DBI Beverage | 20. Hormel | 30. Niagra Water | 40. Simpson Strong-Tie | 50. Weber Distribution |



STOCKTON
METROPOLITAN AIRPORT

99

99

BUILDING 2

BUILDING 1

BUILDING 3

MARIPOSAS RD

NEWCASTLE RD

ARCH RD

LOGISTICS DR



Closest Location in Stockton to
the Port of Oakland

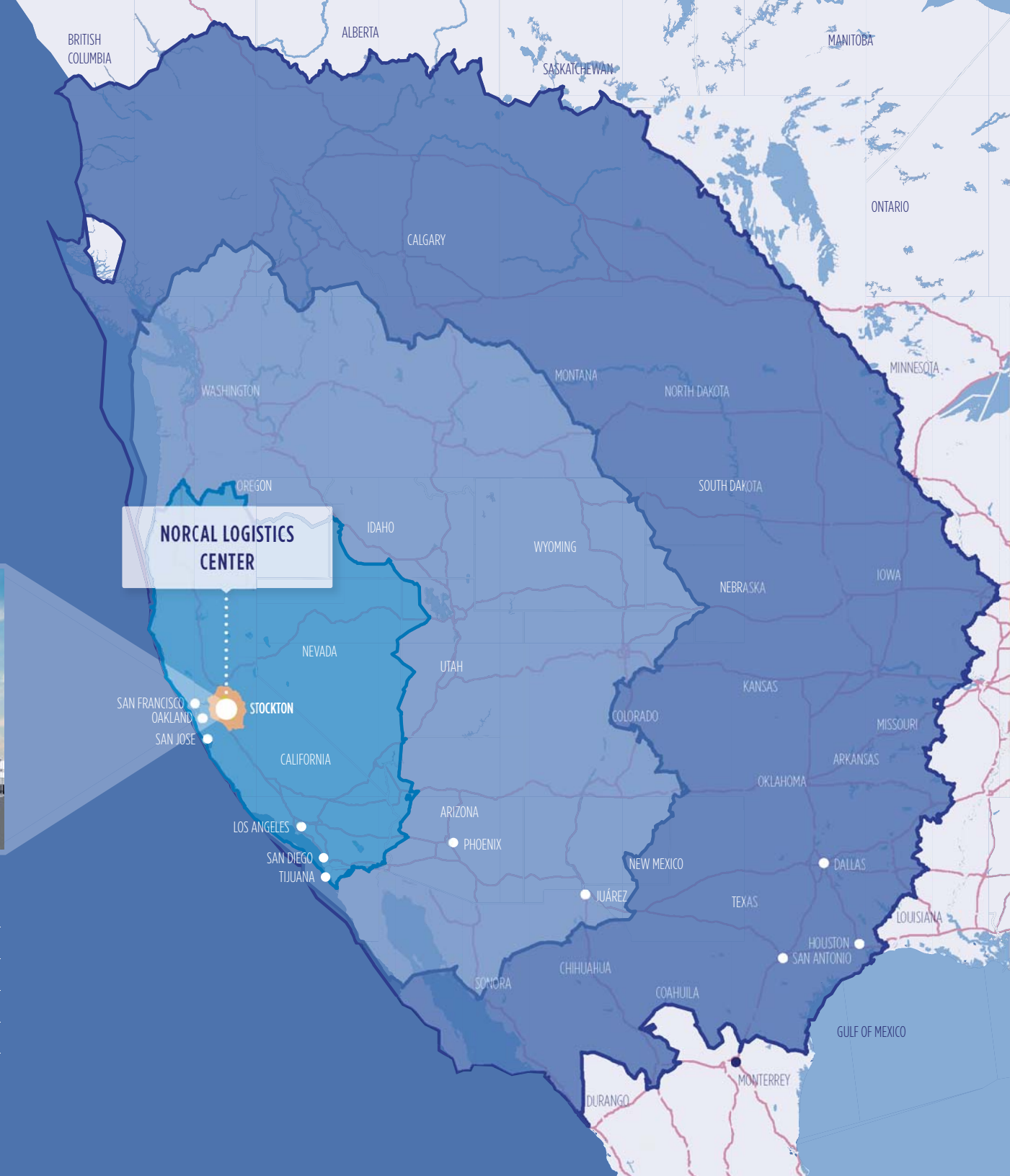


Excellent Proximity to San Francisco, Oakland
& San Jose International Airports



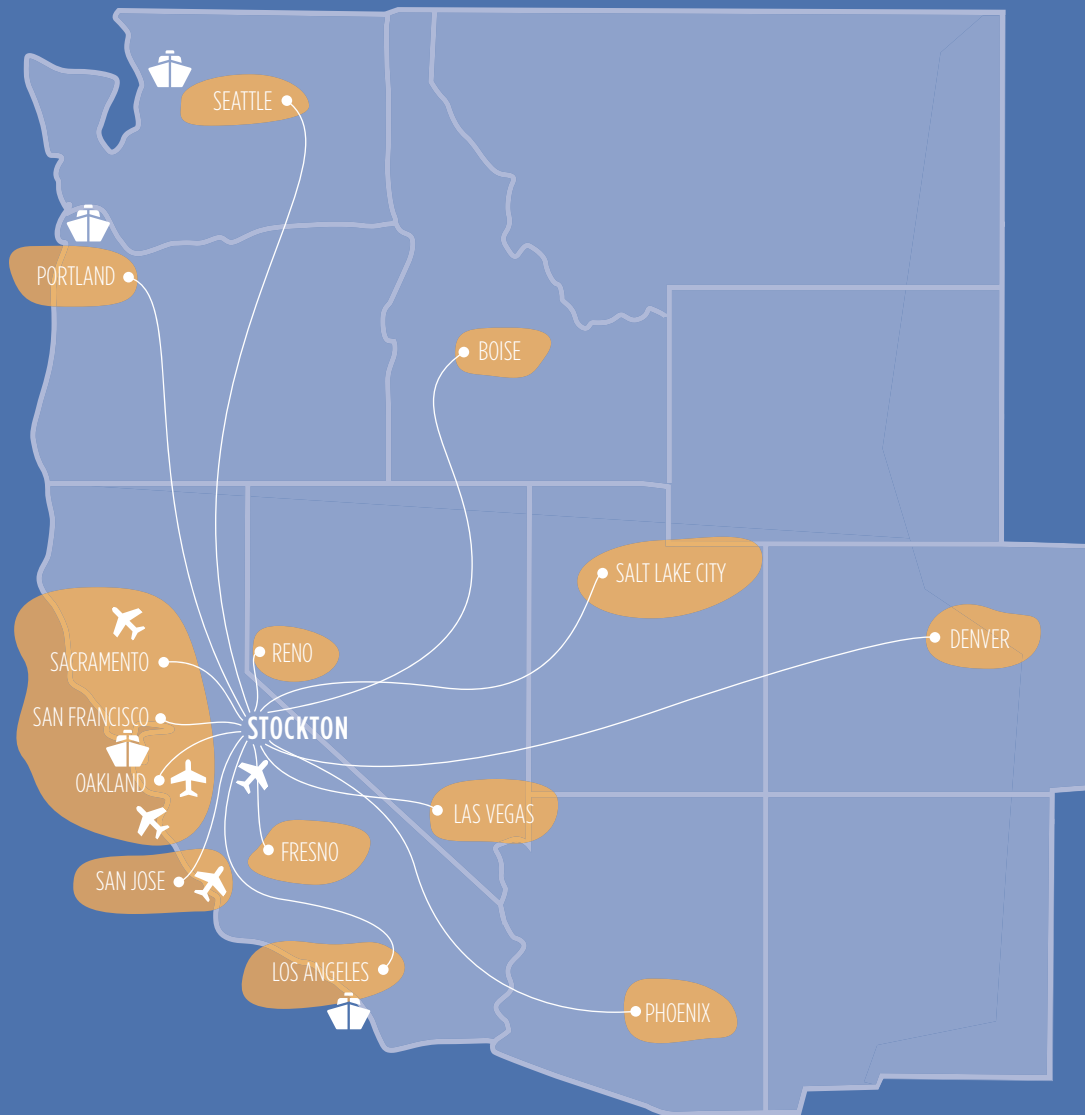
Direct Access
to I-5 and CA-99

ACCESS TO MARKETS



DRIVE TIMES		POPULATION
●	30 Minutes	361,528
●	60 Minutes	2,827,651
●	Same Day	44,230,998
●	Next Day	74,456,733
●	2 Day	128,007,655

PROXIMITY & ACCESSIBILITY



PROXIMITY FROM NORCAL LOGISTICS

CITY	MILES
Oakland	74
San Jose	80
San Francisco	83
Sacramento	49
Fresno	127
Los Angeles	343
Las Vegas	519
Portland	628
Phoenix	708
Salt Lake City	699
Seattle	801
Denver	1,266
Reno	182
Boise	603

ACCESSIBILITY TO AIRPORTS

AIRPORTS	MILES
Oakland	67
San Francisco	82
Sacramento	59
Stockton	4
San Jose	79

ACCESSIBILITY TO PORTS

PORTS	MILES
Oakland	75
LA/Long Beach	365
Portland	641
Seattle	801

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