

CT



# 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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A joint venture with:



**Diamond Realty  
INVESTMENTS, Inc.**



cushmanwakefield.com

# 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

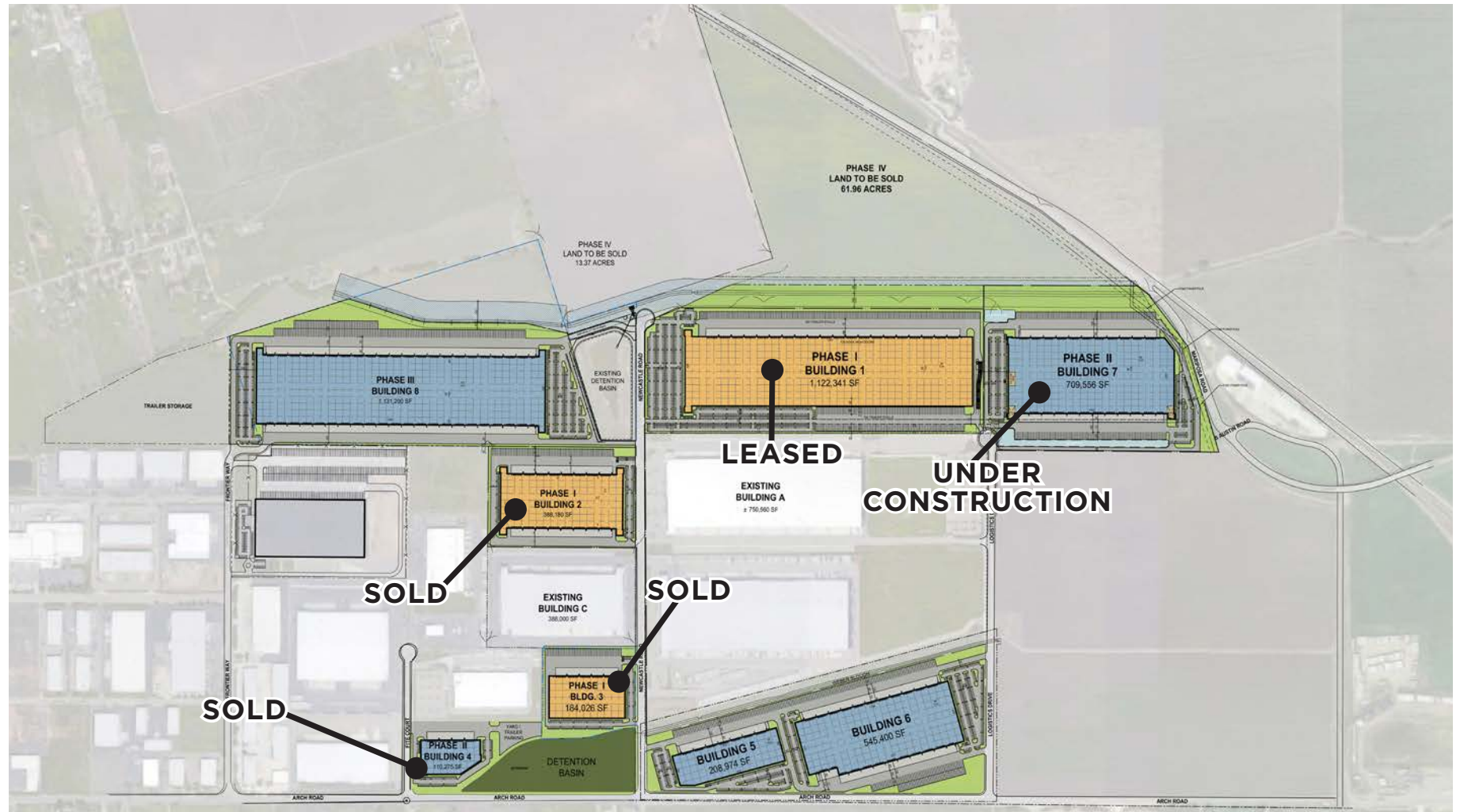
- Access to the Central Valley's large, diverse & skilled workforce
- 1 Million people within 30 mile drive
- City of Stockton population is 295,000
- Wide array of available and affordable housing opportunities



## 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



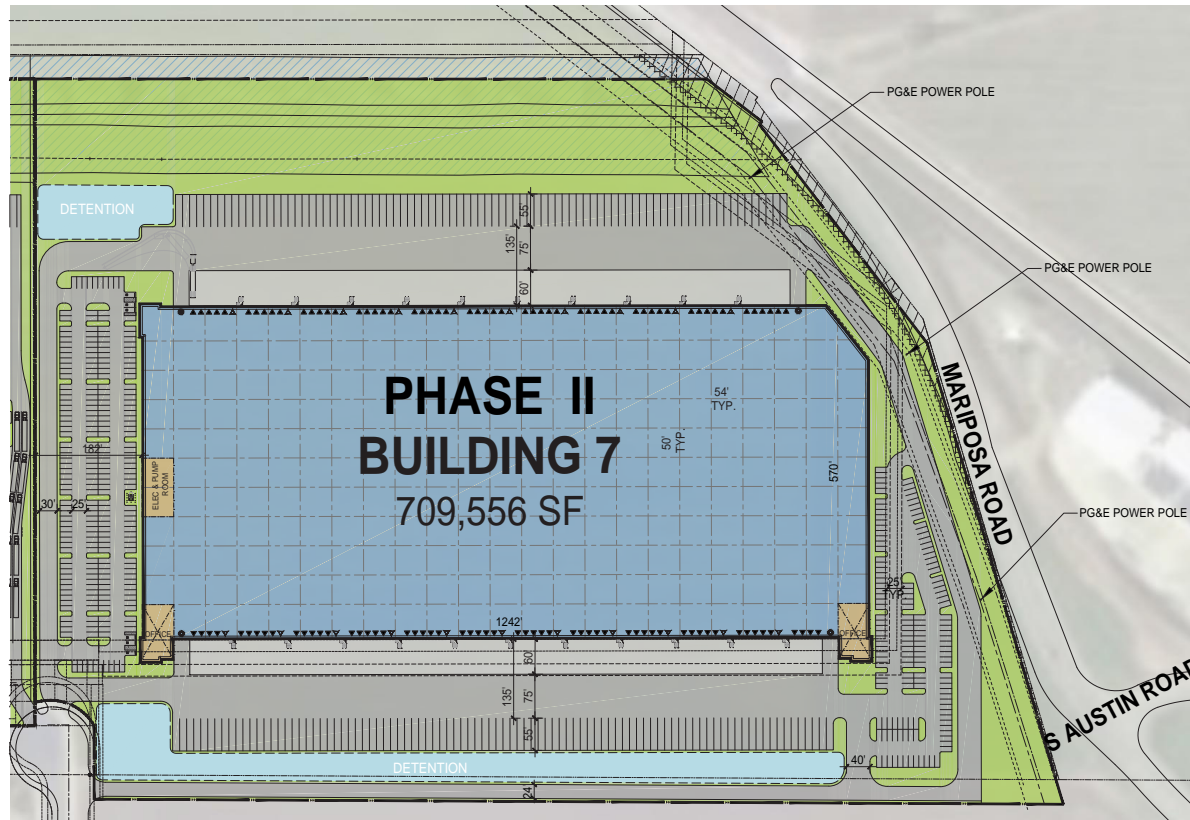
## SITE FEATURES

- 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 7 ±709,556 SF



## BUILDING

- ±709,556 SF Available Q3 2019
- Divisible to ±354,778 SF
- Dimensions: ±1,242 x ±570'
- Parcel Acres: ±42.48
- 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

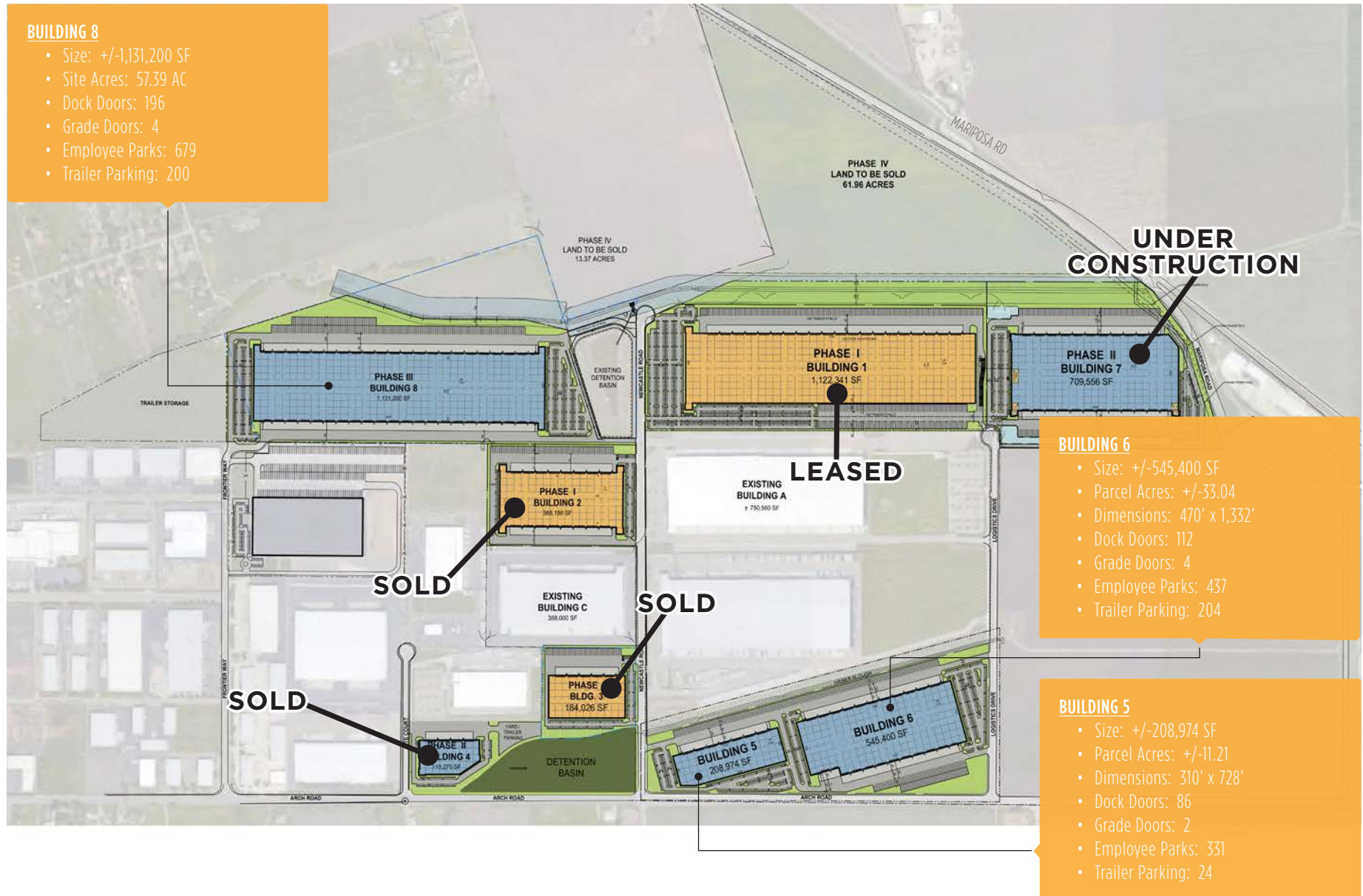
## LOADING

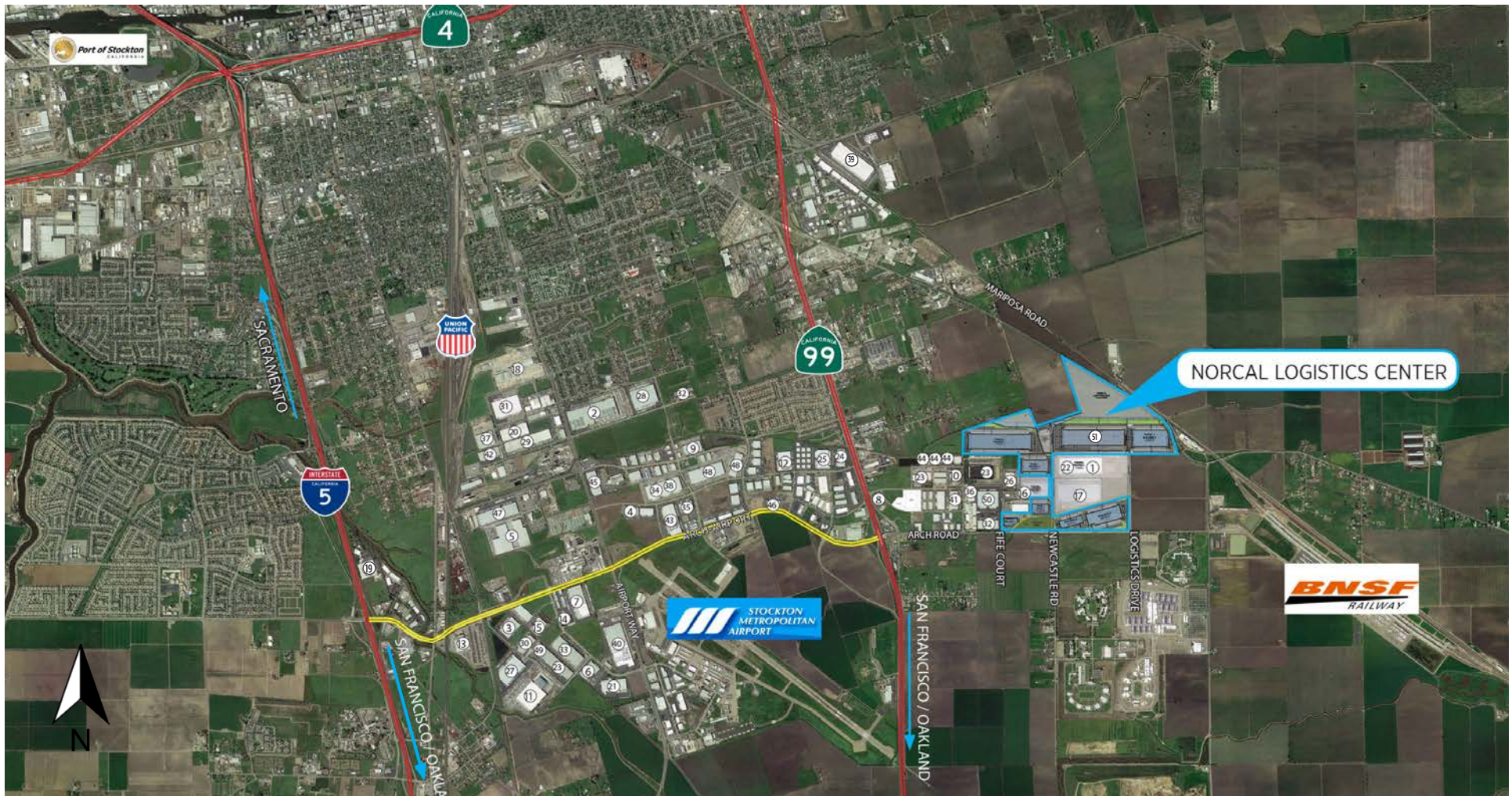
- Cross-Load Design
- One hundred and fourteen (114) 9' x 10' dock door positions
- Four (4) 12' x 14' grade level doors
- 135' truck court with 60' concrete aprons

## PARKING

- 392 Auto parking stalls
- 181 trailer parking stalls

# BUILD-TO-SUIT OPPORTUNITIES - ±1.8 MILLION SF





## SURROUNDING OCCUPANTS

1. Allen Distribution
2. Bed Bath & Beyond
3. BMW
4. Boboli
5. C & S Wholesale Grocers
6. Cal Sheet
7. Coastal Pacific Foods
8. Collins Electric
9. Crown Bolt

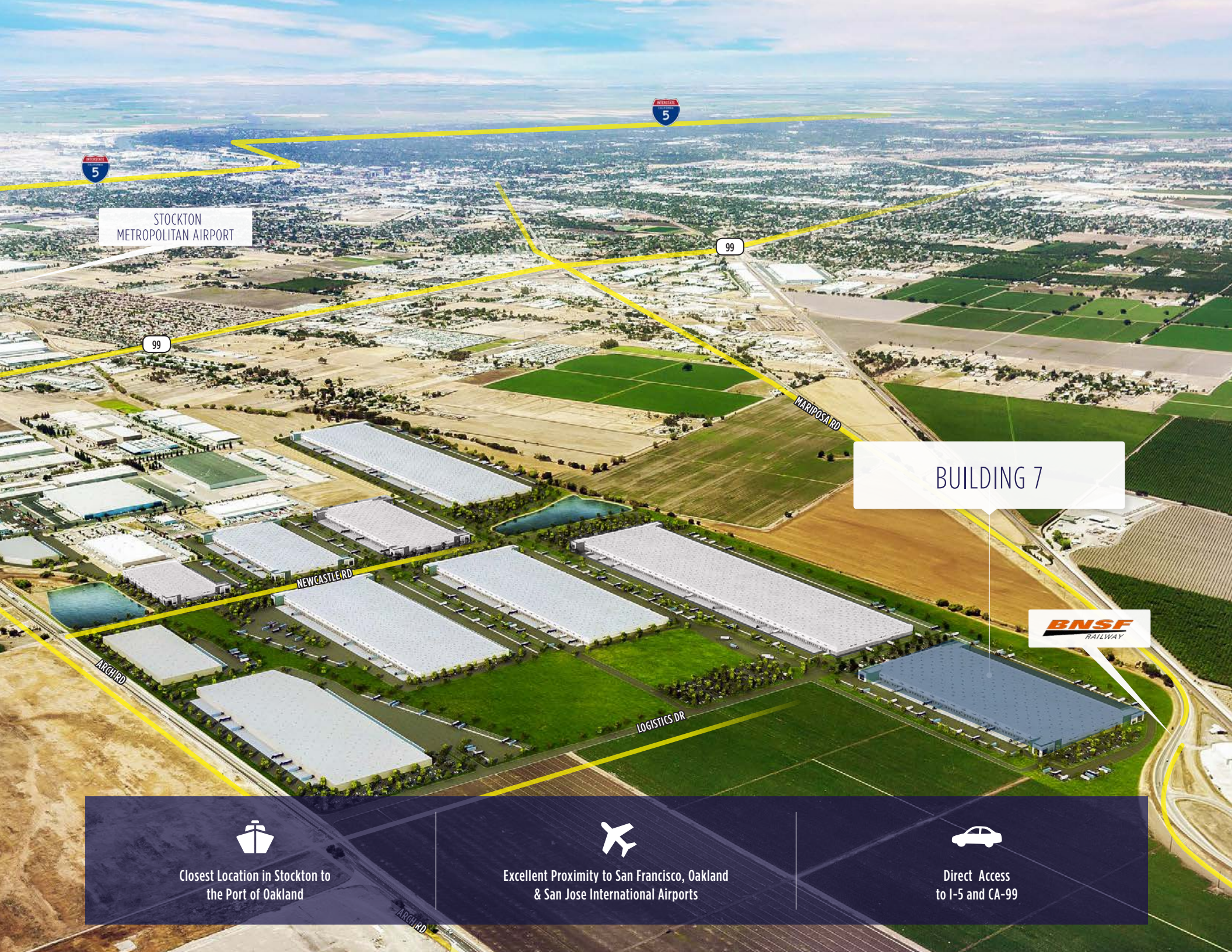
10. DBI Beverage
11. Dollar Tree
12. Dorfman Pacific
13. Eagle Roofing
14. FedEx
15. Feralloy
16. FoxHead
17. General Mills
18. GoldenState Lumber

19. Honda
20. Hormel
21. International Window Co.
22. Kehe Distributors
23. KraftHeinz
24. Le Tote
25. Lifestyle Solutions
26. Martin-Brower
27. Medline Industries

28. Menlo Logistics
29. Niagra Water
30. Niagra Water
31. O'Reilly Auto Parts
32. Pace Supply
33. PACTIV
34. Prime Distribution
35. PrimeSource
36. PRISM Logistics

37. Quaker Oates
38. Raley's
39. Sears
40. Simpson Strong-Tie
41. Southwest Traders, Inc.
42. Spears Mfg. Co.
43. Staples
44. Sysco Food Service
45. TCP Lighting

46. Terex
47. The Wine Group
48. Trader Joe's
49. Victory Packaging
50. Weber Distribution
51. E-Commerce



STOCKTON  
METROPOLITAN AIRPORT

99

99

MARIPOSA RD

BUILDING 7



NEWCASTLE RD

ARGUARD

LOGISTICS DR



Closest Location in Stockton to  
the Port of Oakland

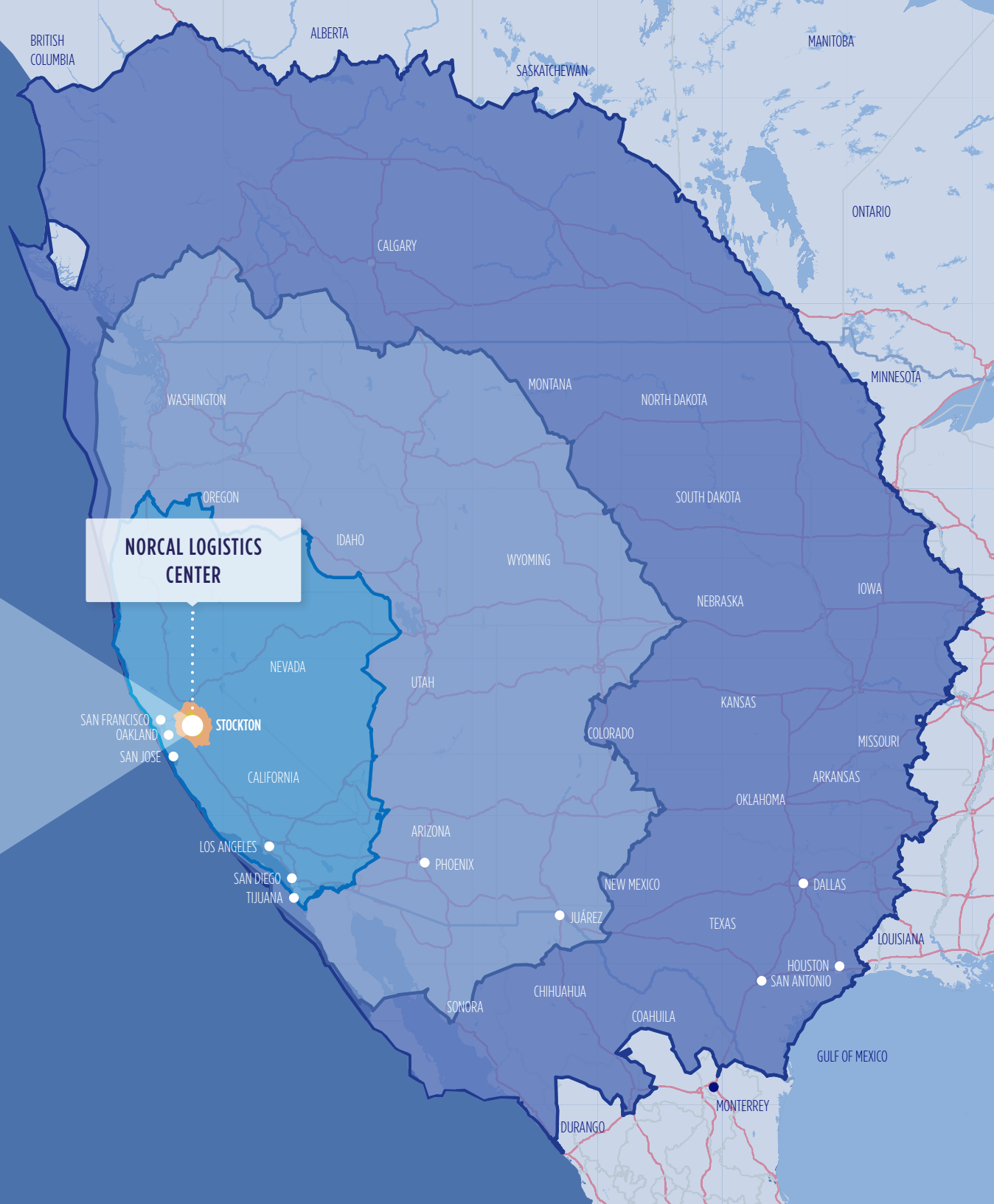


Excellent Proximity to San Francisco, Oakland  
& San Jose International Airports



Direct Access  
to I-5 and CA-99

# ACCESS TO MARKETS



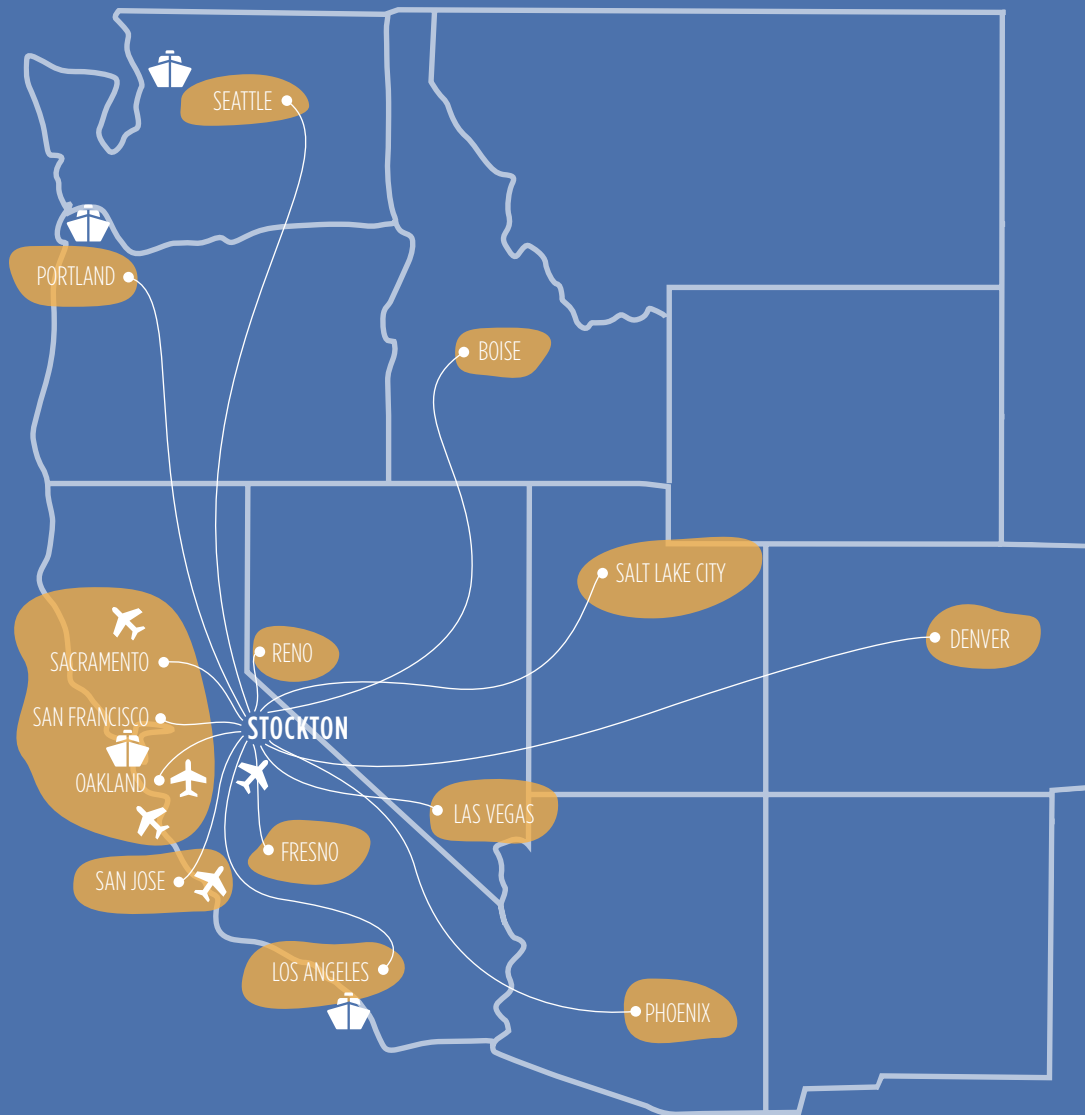
## DRIVE TIMES

- 30 Minutes
- 60 Minutes
- Same Day
- Next Day
- 2 Day

## POPULATION

|            |
|------------|
| 769,454    |
| 2,522,814  |
| 47,938,472 |
| 77,164,263 |
| 92,271,216 |

# 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   |



# NORCAL LOGISTICS CENTER

Stockton, CA



[cushmanwakefield.com](http://cushmanwakefield.com)  
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