



**NORCAL LOGISTICS
CENTER** | STOCKTON, CA

BUILDING 10 ±1,176,000 SF



BUILDING INFORMATION

- ±1,176,000 SF Divisible to ±354,778 SF
- Dimensions: ±2,059 x ±570'
- Parcel Acres: ±64.27 AC
- Office To Suit
- 40' Minimum Interior Ceiling Clearance
- ESFR Fire Suppression System
- 56' x 50' Column Spacing
- 60' Speed Bays
- 8" Engineered Slab
- 4,000 amps; 277/480 volts; 3 phase
- Designated Opportunity Zone

LOADING

- Cross-Load Design
- 166 9' x 10' Dock Door Positions (expandable to 199)
- Four (4) 12' x 14' Grade Level Doors
- 130' Truck Court with 60' Concrete Aprons
- 185' Truck Maneuvering Area

PARKING

- 961 Auto Parking Stalls
- 331 Trailer Parking Stalls

KEVIN DAL PORTO

Executive Managing Director
+1 209 601 2476
kevin.dalporto@cushwake.com
LIC #01212935

BLAKE RASMUSSEN

Executive Managing Director
+1 209 481 7044
blake.rasmussen@cushwake.com
LIC #01010250

JOHN MCMANUS

Executive Managing Director
+1 510 891 5817
john.mcmanus@cushwake.com
LIC #01129064



cushmanwakefield.com



NORCAL LOGISTICS CENTER | STOCKTON, CA

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The NorCal Logistics Center is a fully entitled 492-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 6.2 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 200 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 2.6 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 311,000
- 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

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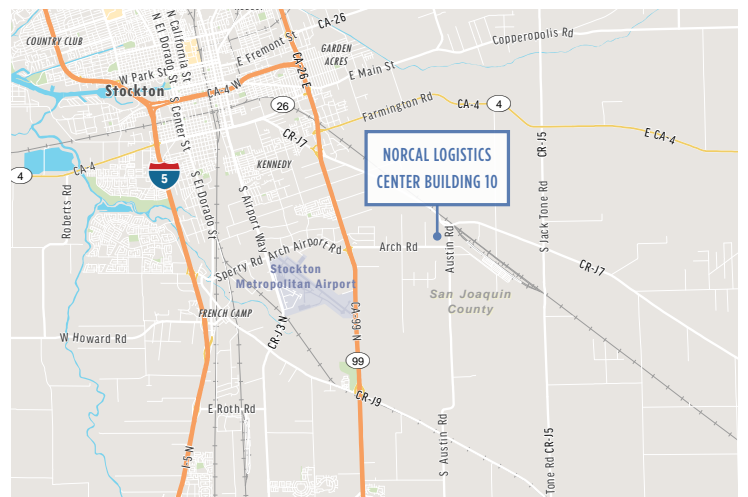
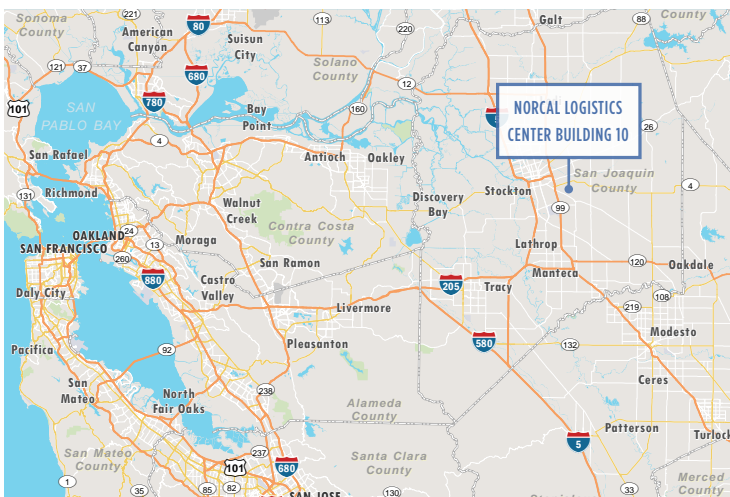


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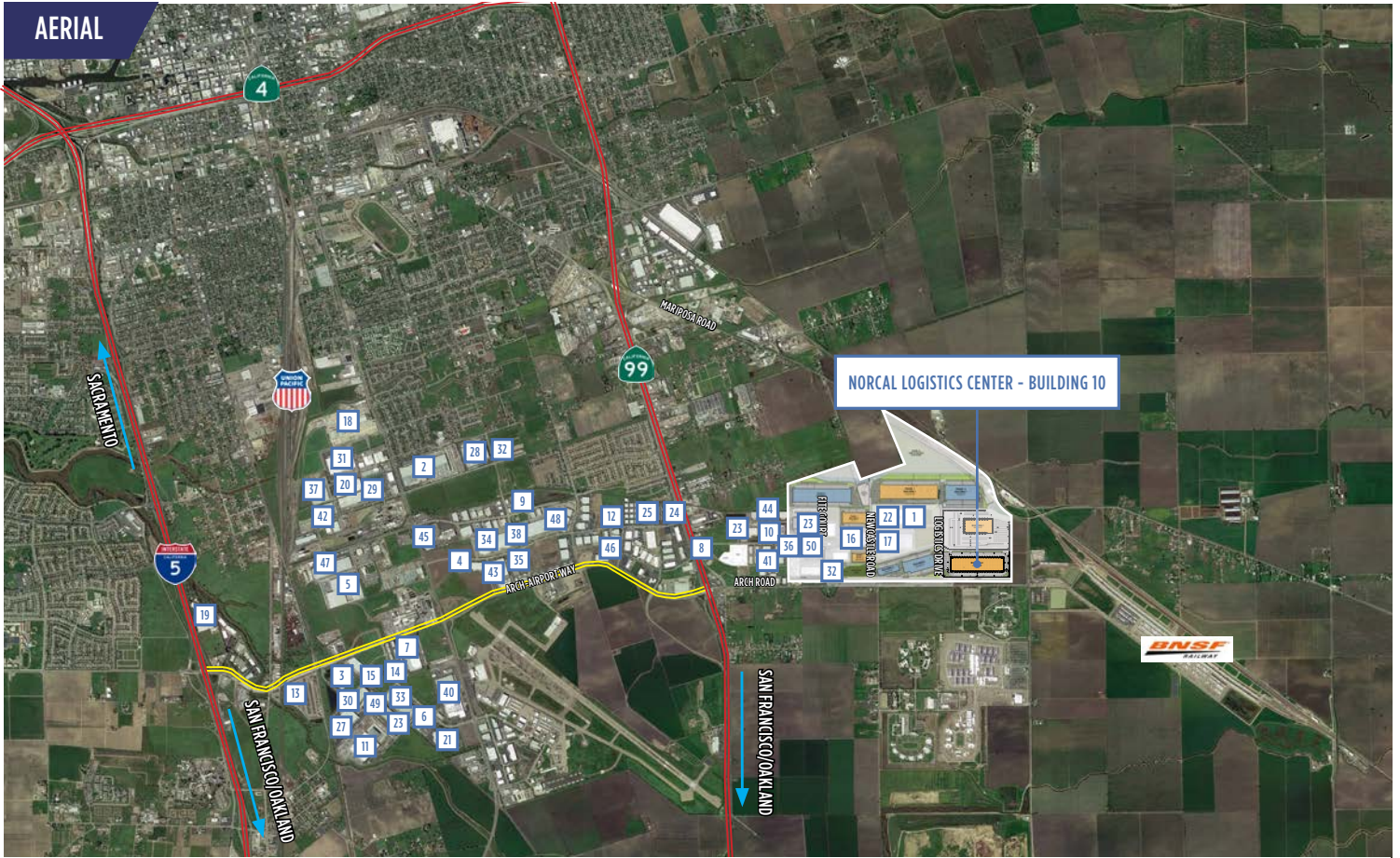
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SURROUNDING OCCUPANTS

- | | | | | |
|----------------------------|------------------------|------------------------------|-------------------------|-----------------------------|
| 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. Kraft Heinz | 33. PACTIV | 43. Staples |
| 4. Pearl Crop | 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. Reyes Holdings | 36. PRISM Logistics | 46. Terex |
| 7. Coastal Pacific Foods | 17. General Mills | 27. Prism Team Services | 37. Quaker Oates | 47. Allen Distribution |
| 8. Collins Electric | 18. GoldenState Lumber | 28. XPO Logistics | 38. Raley's | 48. Trader Joe's |
| 9. Crown Bolt | 19. Honda | 29. Niagra Water | 39. Sears | 49. Animal Supply |
| 10. Reyes Holdings | 20. Hormel | 30. Niagra Water | 40. Simpson Strong-Tie | 50. Weber Distribution |

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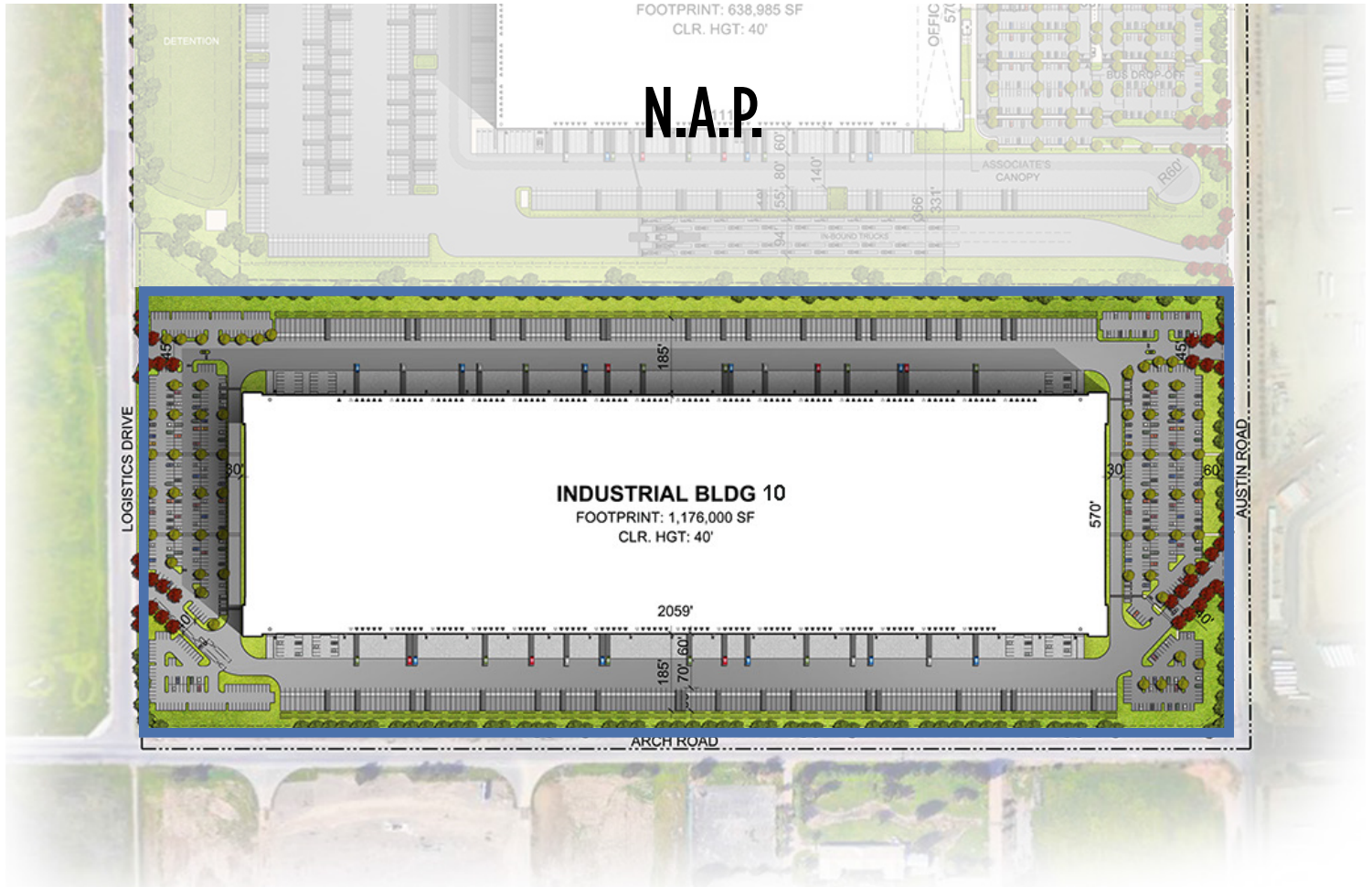
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N.A.P.

INDUSTRIAL BLDG 10
FOOTPRINT: 1,176,000 SF
CLR. HGT: 40'

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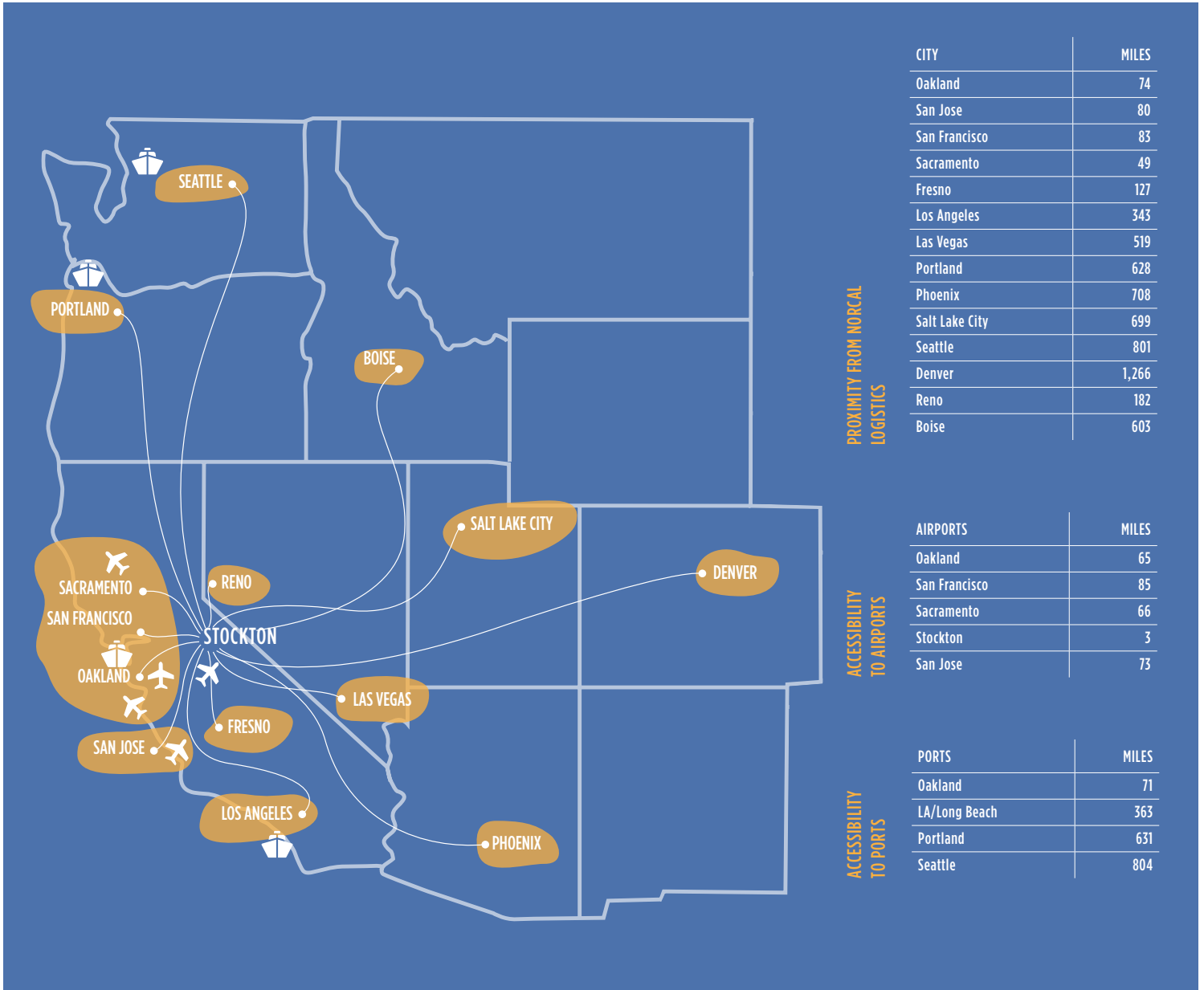
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PROXIMITY & ACCESSIBILITY



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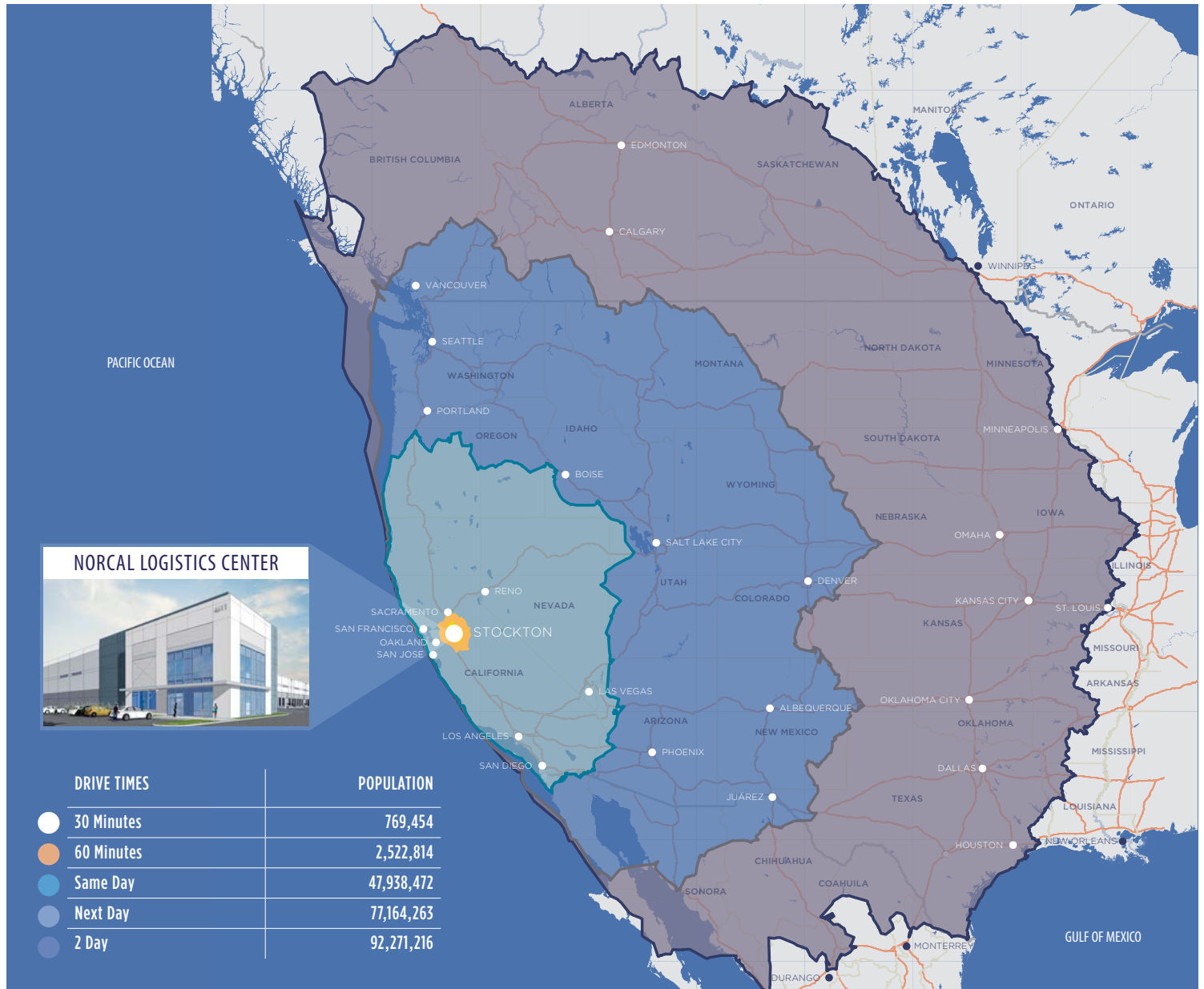
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ACCESS TO MARKETS



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