

# LogistiCenter<sup>sm</sup> at Arch Road

4800 Logistics Drive | Stockton, California 95215

Building 2 | ±504,000 SF For Lease | Q2 2023 Delivery

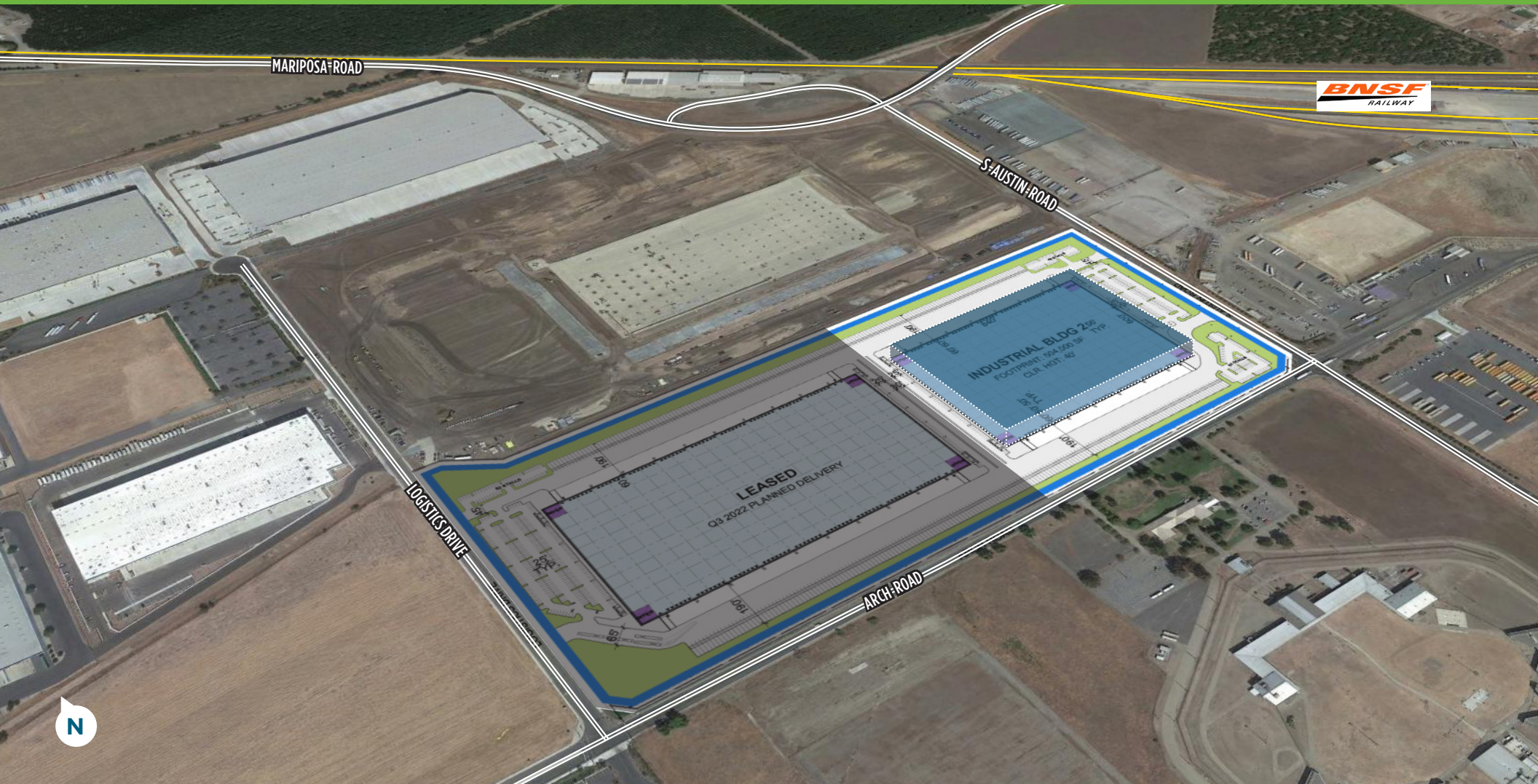


**BLAKE RASMUSSEN**  
Executive Managing Director  
+1 209 481 7044  
blake.rasmussen@cushwake.com  
LIC# 01010250

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

# PROJECT HIGHLIGHTS

- Building 2 - ±504,000 SF Available | Q2 2023 planned delivery
- Tenant-ready improvements
- Industrial Limited (IL) - City of Stockton zoning
- Zoning allows for a variety of uses - advanced manufacturing, distribution, warehousing + more
- ±.5 mile to BNSF and ±5 miles to Union Pacific intermodal facilities
- Direct access to Hwy 99, Hwy 4, and Interstate 5
- ±4 miles to Stockton Metropolitan Airport
- ±12 miles to the Port of Stockton



# DEVELOPMENT TIMELINE



**SEP 2022**  
Pad Ready

**DEC 2022**  
Install Roof

**JUNE 2023**  
Spec TI

**2022**

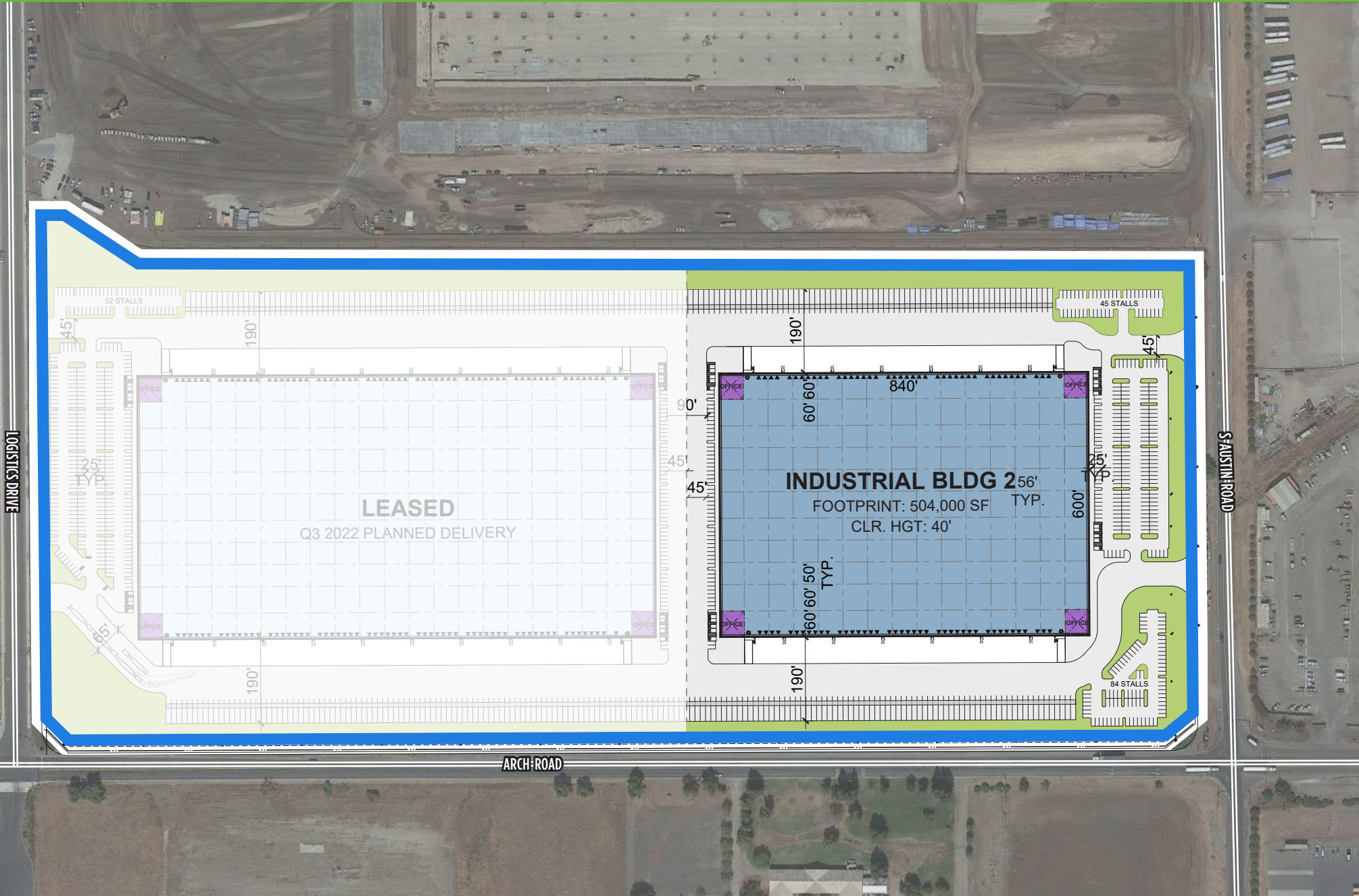
**2023**

**MAY 2022**  
Groundbreaking

**NOV 2022**  
Lift Walls

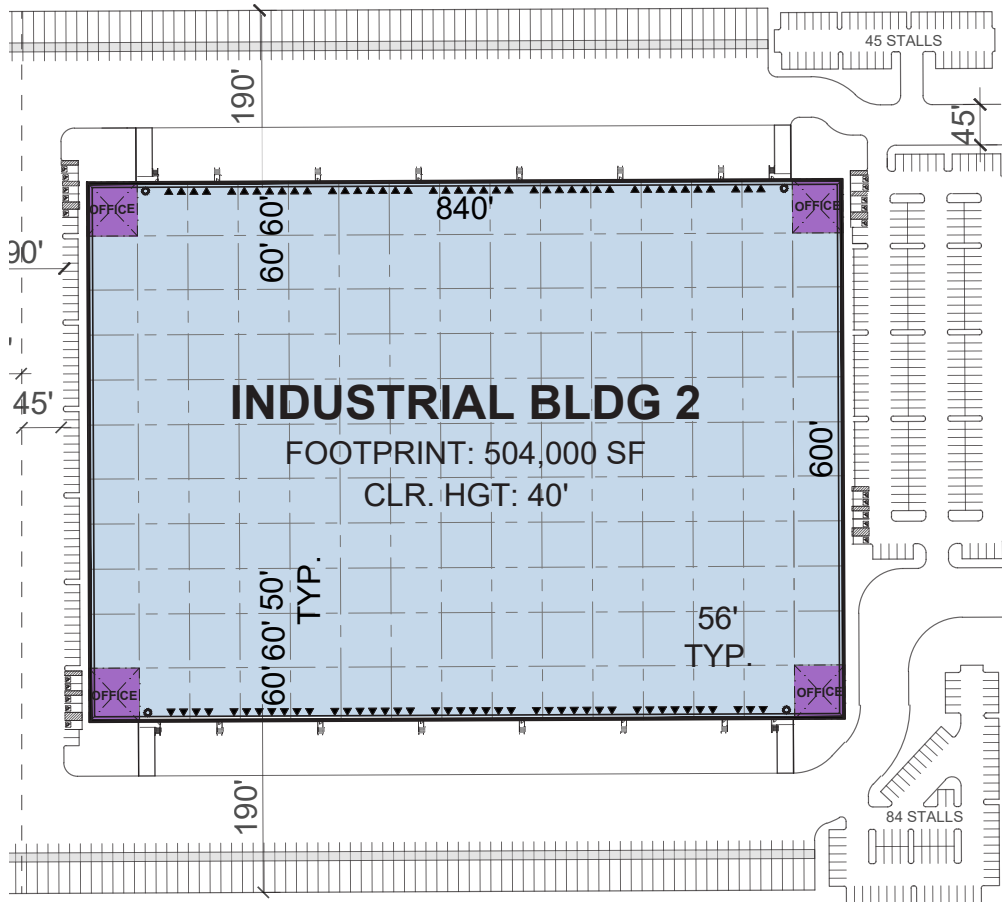
**MAY 2023**  
Substantially Comp

# SITE MAP



# BUILDING 2

## SPECIFICATIONS



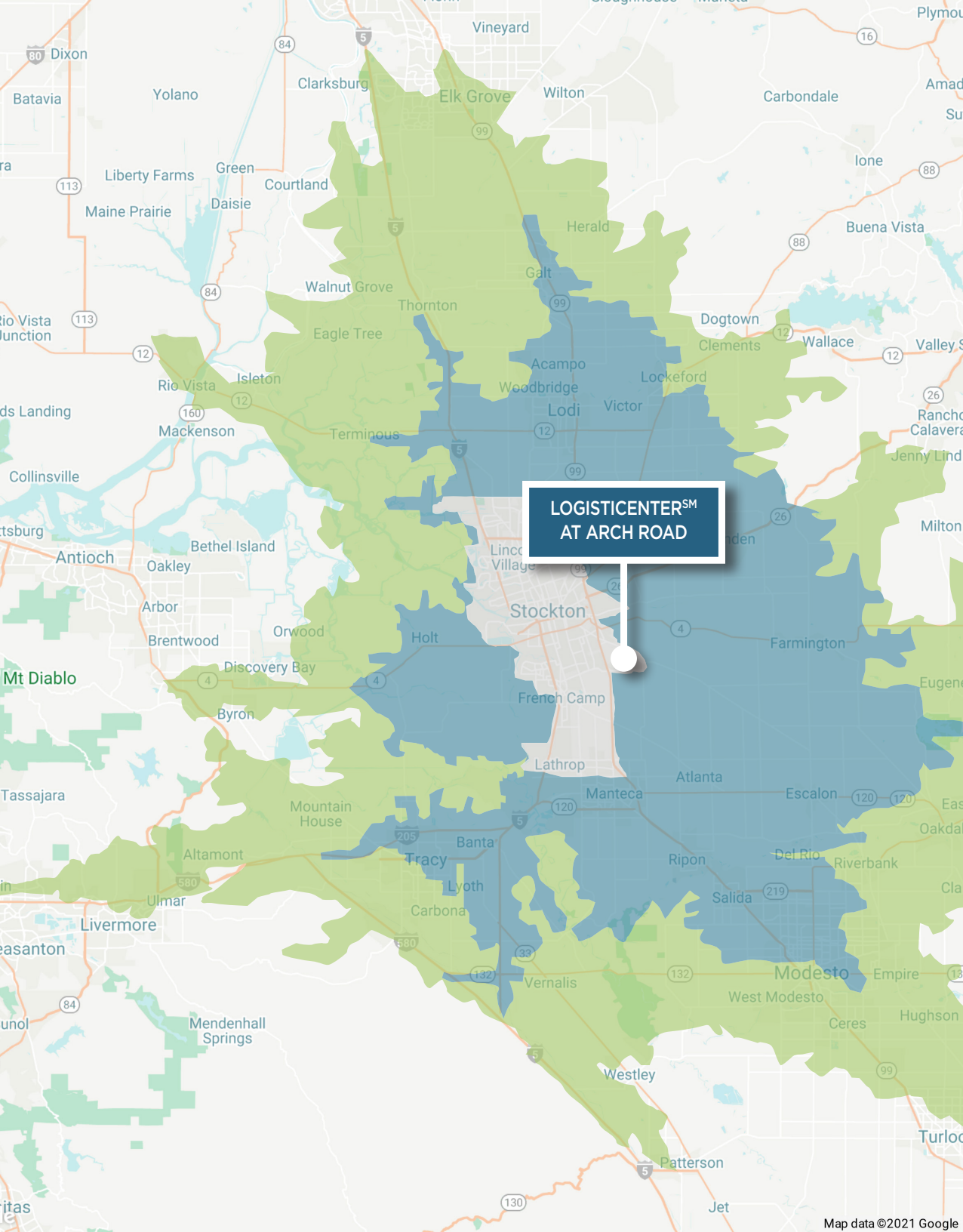
Building SF:	±504,000 SF
Building Dimensions:	840' x 600'
Office SF:	±3,000 SF
Column Spacing:	50' x 56'
Clear Height:	40'
Grade Level Doors:	4
Dock-High Doors:	84
Dock Equipment:	40k Lbs. Mechanical Pit Levelers @ Every 3rd Door
Power:	4,000 Amps, 277/480V, 3 Phase
Floor System:	8" Fully Reinforced Slab
Fire Suppression System:	ESFR
Ventilation:	140k CFM
Lighting:	LED @ 25 Footcandles 36" above FF
Skylights:	Yes
Roof System:	TPO
Concrete Truck Apron:	70'
Auto Parking:	407 Stalls
Trailer Parking:	139 Stalls
Water/Sewer/Storm:	Sanitary Sewer Line Water Line Storm Drain (City of Stockton)
Gas/Electrical Service:	PG&E
Telcom Service:	AT&T

# LOCATION NEIGHBORING TENANTS



# LOCATION ACCESS MAP





# DEMOGRAPHICS

## WITHIN A 45-MINUTE DRIVE

	30-MIN DRIVE	45-MIN DRIVE
TOTAL POPULATION	801,707	1,510,401
TOTAL HOUSEHOLDS	251,631	473,385
MILLENNIAL POPULATION % (AGE 25-39)	23.1%	21.8%
GEN X POPULATION % (AGE 40-55)	17.1%	17.1%
MEDIAN HOUSEHOLD INCOME	\$61,707	\$67,769
AVG. CONSUMER EXPENDING PER HOUSEHOLD ON GOODS	\$47,939	\$50,983
HOUSEHOLD INCOME > \$100,000	72,605	155,482
MANUFACTURING WORKERS	26,895	54,309
WAREHOUSE/DISTRIBUTION WORKERS	21,817	36,658

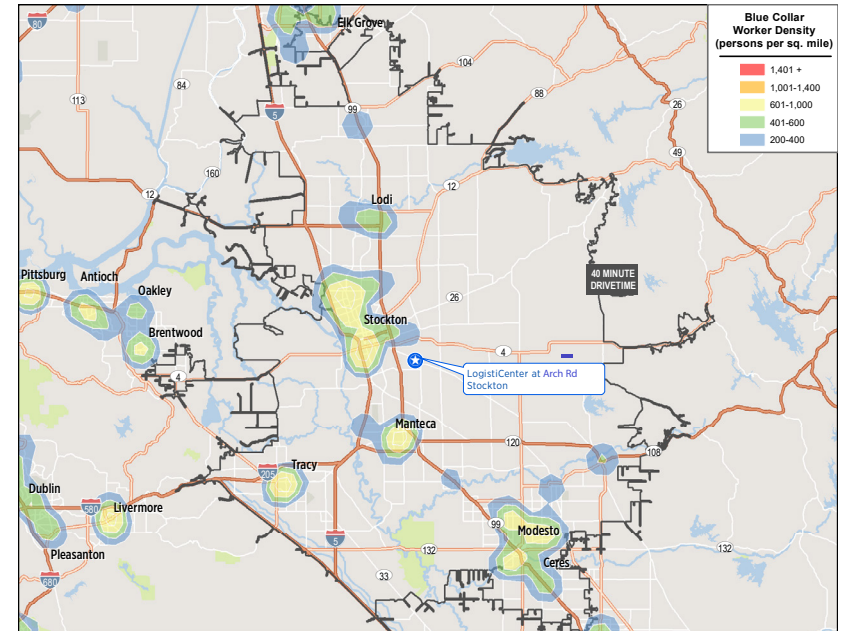
● 15-MIN DRIVE
 ● 30-MIN DRIVE
 ● 45-MIN DRIVE



# LABOR MARKET ANALYSIS

## WAREHOUSE WORKER TARGETED DEMOGRAPHIC POOL - 2020

- Large, highly concentrated population with an above average projected growth over the next five years
- Substantial warehouse worker labor pool of approximately 46,000 individuals within a 10-mile radius
- A positive labor supply/demand balance - with approximately 15,000 more laborers than warehouse jobs within a 40-minute drive time
- Sizable unemployed population of over 90,000 - which may suggest better new job absorption potential
- Moderate market affluence with a higher percentage of households earning less than \$35,000 per year



Location	Population			Blue-Collar Worker Labor Pool				Current Unemployment		Area Affluence
	40-minute Drivetime	Projected 5-Year Change, All Ages	% Within 10 Miles	40-minute Drivetime	Supply/Demand Balance (if > 0, supply > demand)	Individuals Within 10 Miles	Moving Workers by Residence	Rate	Total	% of Households Earning < \$35k
Logisticcenter at Arch Road	1,259,800	4.2%	32%	127,216	15,486	46,905	18,378	17%	91,889	26%
Sacramento	2,208,794	4.5%	40%	178,377	-7,877	73,716	24,549	15%	160,416	23%
Fresno	1,213,341	3.6%	57%	75,827	-5,451	57,471	13,916	15%	81,817	31%
Tracy	1,334,063	4.6%	12%	137,869	4,842	15,435	19,624	16%	97,406	23%
Patterson	785,019	3.6%	4%	81,986	-259	3,404	12,117	17%	59,260	25%
Fairfield	1,241,034	2.8%	20%	118,055	16,170	26,316	13,737	15%	95,464	17%
Vacaville	1,209,252	3.5%	23%	95,816	1,074	25,316	11,591	15%	78,301	20%
U.S. Average	--	3.5%	--	--	--	--	--	4.2%	7,183,750	23.9%

# DRAYAGE COST

## WITHIN COMPARATIVE MARKET

### DRAYAGE FROM PORT OF OAKLAND

	AVERAGE DRAYAGE PER CONTAINER FROM PORT OF OAKLAND	COST DIFFERENCE VS. LOGISTICENTER AT ARCH RD
FAIRFIELD, CA	\$435.00	-\$107.50
TRACY, CA	\$447.50	-\$95.00
VACAVILLE, CA	\$462.50	-\$80.00
SACRAMENTO, CA	\$537.50	-\$5.00
LOGISTICENTER AT ARCH ROAD	\$542.50	--
PATTERSON, CA	\$602.50	+\$60.00
FRESNO, CA	\$842.50	+\$300.00

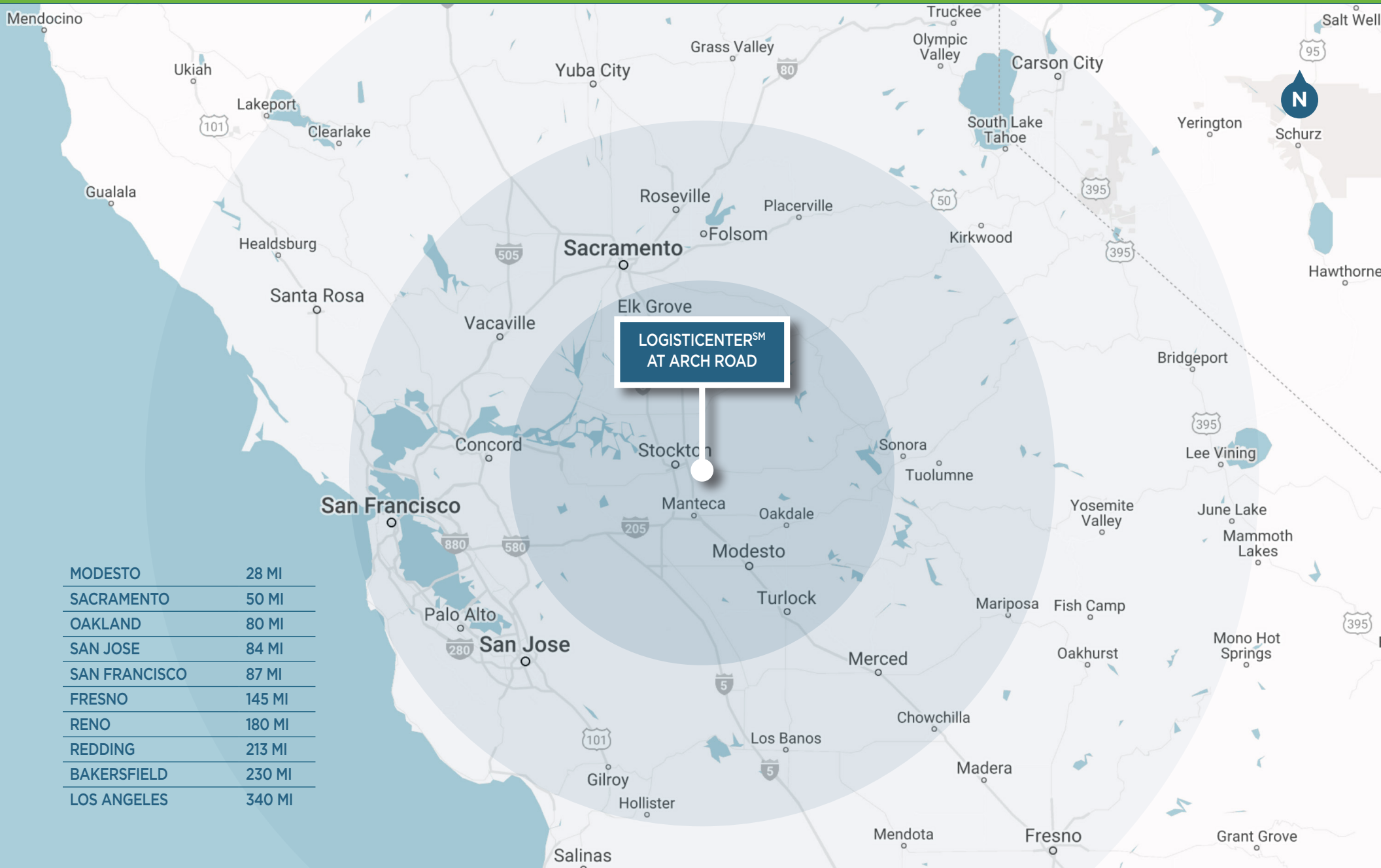
*Rate quotes exclude fuel surcharges, chassis, detention, tolls, terminal/gate fees, port congestion, etc.*

### AREA INFRASTRUCTURE

- PORTS
- INTERMODAL FACILITIES
- FedEx/UPS LOCATIONS



# LOCATION REGIONAL MARKET MAP



# ACCESS TO MARKETS

## PORTS

STOCKTON	8.4 MI
OAKLAND	74.5 MI
LONG BEACH	365 MI
SEATTLE	805 MI

## AIRPORTS

STOCKTON	4.3 MI
SACRAMENTO	63 MI
OAKLAND	68 MI
SAN JOSE	76 MI
SAN FRANCISCO	88 MI

## DELIVERY TIME / POPULATION

SAME DAY ●	45,925,208
NEXT DAY ●	77,037,078
TWO DAY ●	138,070,457



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[kevin.dalporto@cushwake.com](mailto:kevin.dalporto@cushwake.com)

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