

TWO (2) BUILDINGS TOTALING ±873,908 SF
ON ±47.42 ACRES



CLASS-A NEW CONSTRUCTION
Centrally Located, Excellent Labor, Lower Drayage Cost



SAN JAOQUIN RIVER



ConGlobal

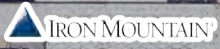


WILBUR AVENUE

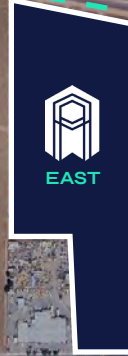
amazon

BNSF RAILROAD

amazon



amazon



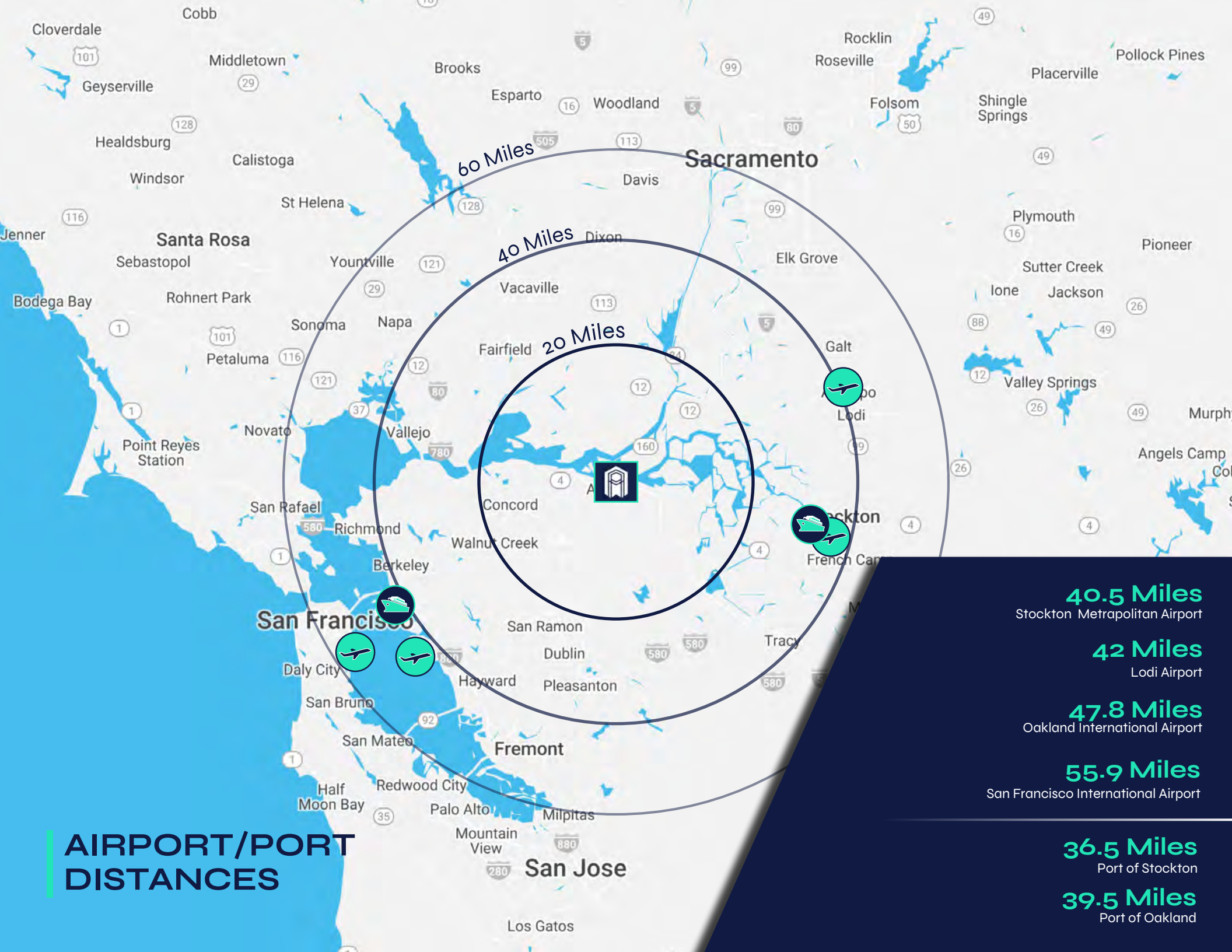
MAIN STREET



E. 18TH STREET



AERIAL MAP



AIRPORT/PORT DISTANCES

40.5 Miles
Stockton Metropolitan Airport

42 Miles
Lodi Airport

47.8 Miles
Oakland International Airport

55.9 Miles
San Francisco International Airport

36.5 Miles
Port of Stockton

39.5 Miles
Port of Oakland

EAST BUILDING PROPERTY HIGHLIGHTS



±431,797 SF (Divisible)

Footprint: ±421,797 SF



363'D x 1,083' W

Dimensions



±24.77

Acres



Up to 10,000 SF

Office



402 (±49 EV)

Auto Parking



140

Trailer Parking



36'

Clear Height



106 (Cross Loaded)

Dock High



4

Grade Level



135', 185' Total

Truck Court



60' D X 56' W

Columns



4,000 Amps

Power



LED 30' Candles

Lighting



ESFR

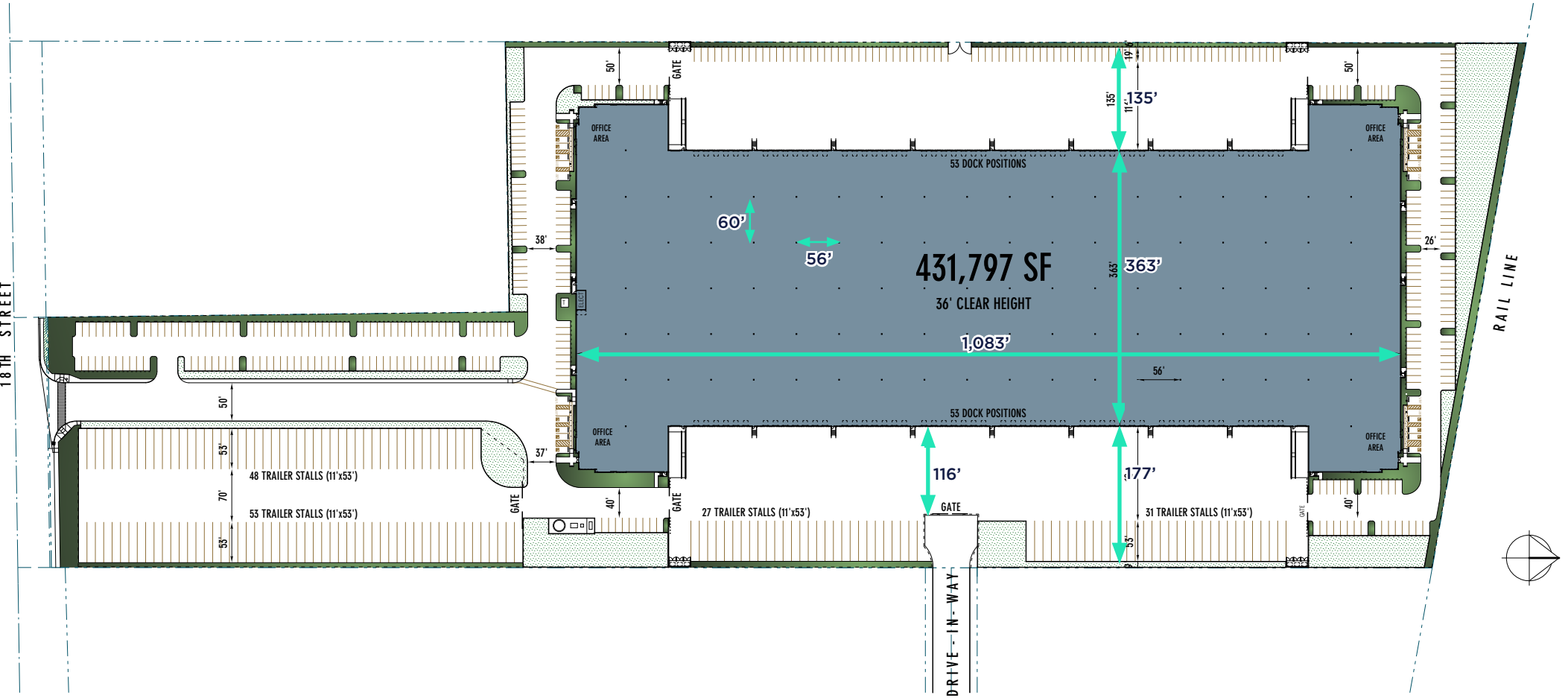
Sprinklers



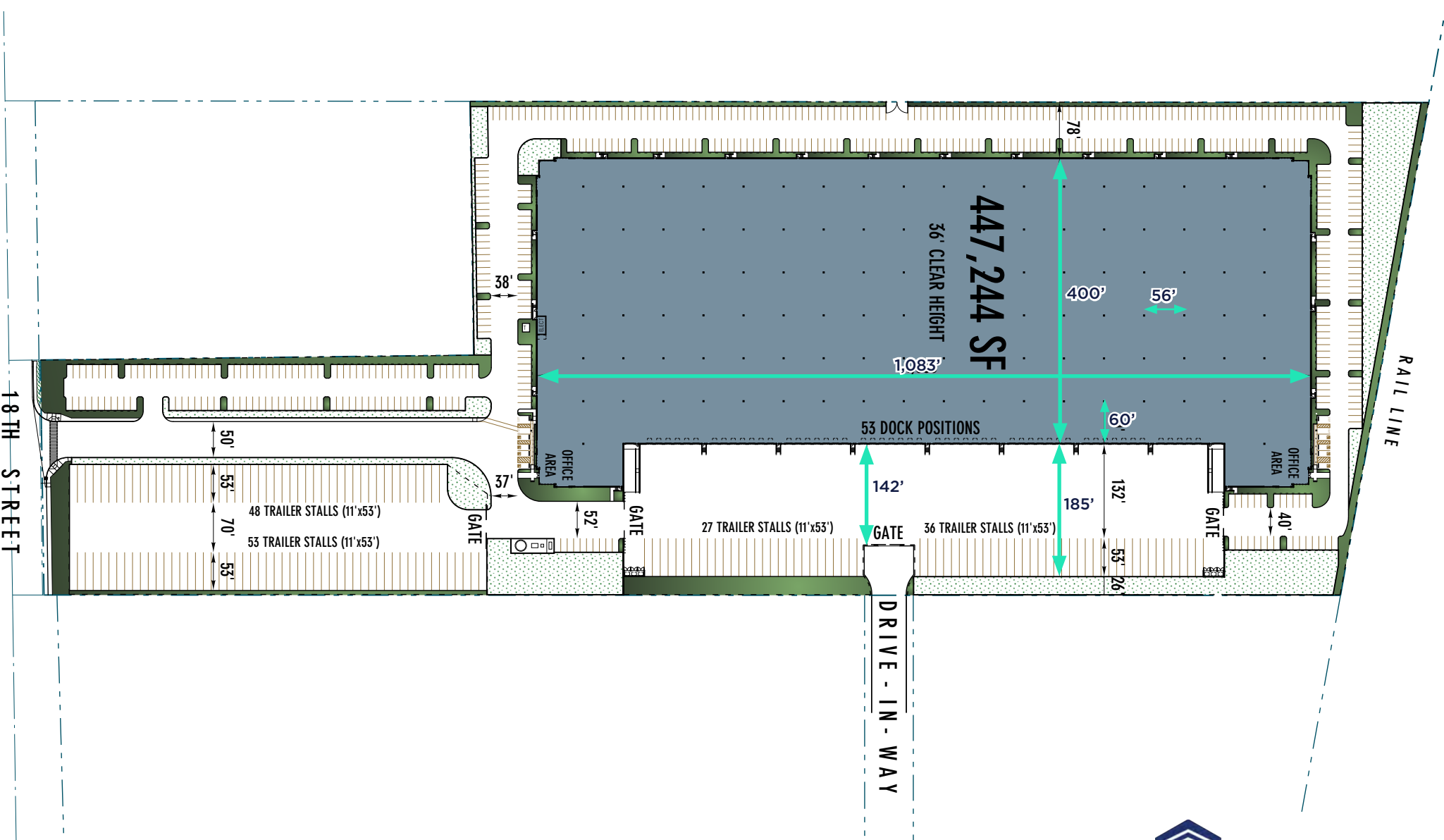
Superior Local Labor

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EAST BUILDING SITE PLAN - CROSS DOCK



EAST BUILDING ALTERNATE PLAN - SINGLE LOAD



WEST BUILDING PROPERTY HIGHLIGHTS



±442,111 SF (Divisible)

Footprint: ±432,111 SF



358'D x 1,171' W

Dimensions



±22.65

Acres



Up to 10,000 SF

Office



398 (±26 EV)

Auto Parking



±119

Trailer Parking



36'

Clear Height



61 (Cross Loaded)

Dock High



2

Grade Level



132', 185' Total

Truck Court



50' D X 56' W

Columns



4,000 Amps

Power



LED 30' Candles

Lighting



ESFR

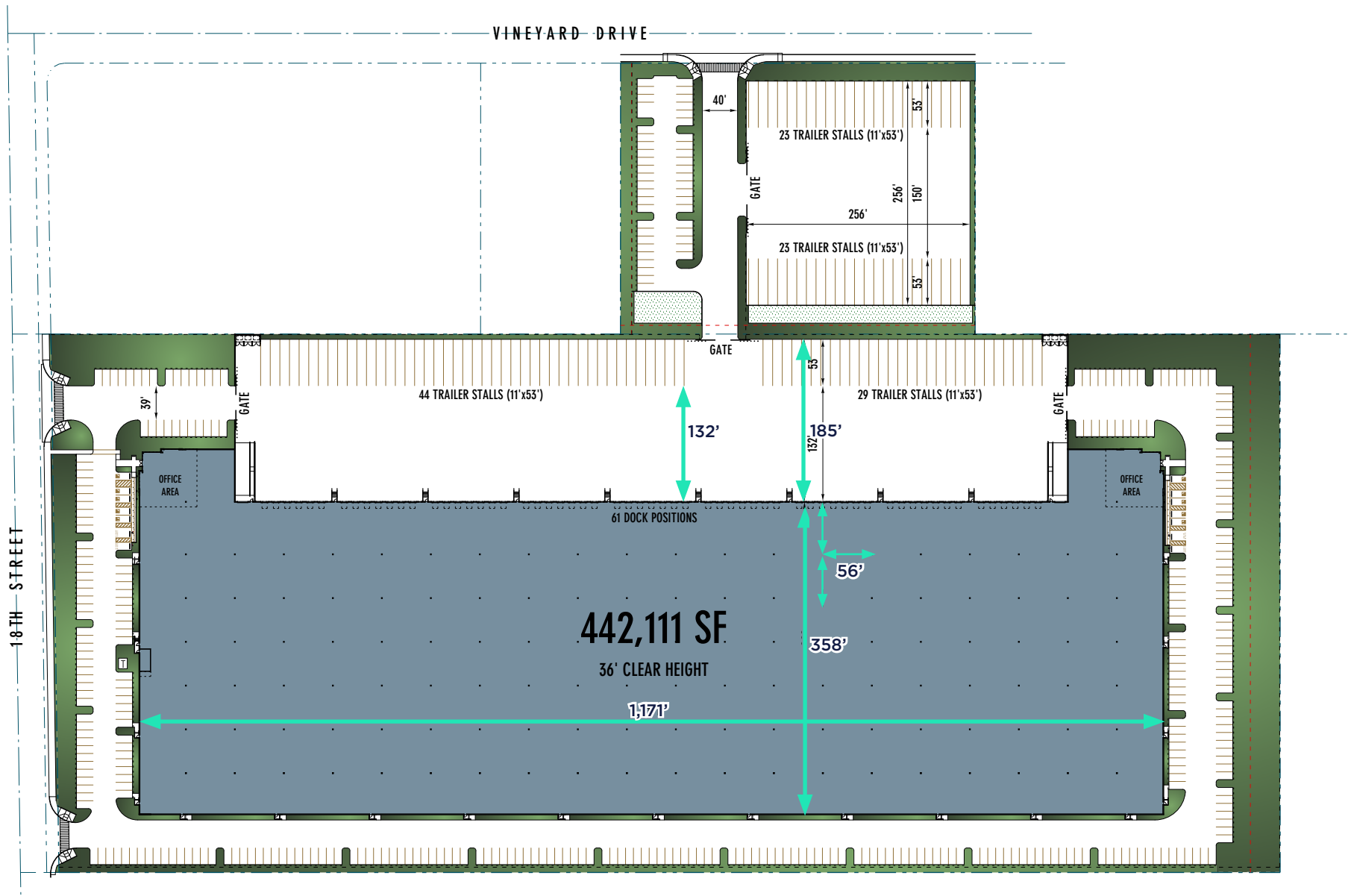
Sprinklers



Superior Local Labor

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WEST BUILDING SITE PLAN



SHELL IMPROVEMENTS

THE FINISHED SHELL FOR BOTH BUILDINGS WILL INCLUDE THE FOLLOWING IMPROVEMENTS:

✓ 9'x 10' dock doors, equipped with perimeter weather stripping, step plates, door lights, 50,000 cycle spring locks

✓ 45,000 lb. mechanical pit levelers at every other door with 7'x 8' platform, 16" lip, operating range toe guards, nightlocks, brush weather seals, and two (2) 10"x 4" projection steel faced laminated rubber bumpers

✓ Wheel chocks with 20' chains

✓ LED lighting with motion sensors. 30 foot candles measured 30" above finished floor with 20' whips

FREIGHT TABLE INBOUND RATES

DRAYAGE RATES			
Origin	Destination	Average Total (Base+Fuel Only)	One-Way Miles
San Francisco/Oakland Port	Richmond, CA	\$458.1	12
San Francisco/Oakland Port	Hayward, CA	\$514.77	20
San Francisco/Oakland Port	Antioch Gateway	\$526.77	30
San Francisco/Oakland Port	Vacaville, CA	\$581	43
San Francisco/Oakland Port	American Canyon, CA	\$608.3	41
San Francisco/Oakland Port	Tracy, CA	\$612.9	56

FREIGHT SUMMARY TABLE

OUTBOUND RATES

	ANTIOCH GATEWAY		HAYWARD		TRACY		VACAVILLE	
Destination	Average Total (All-In Rate)	One-Way Miles	Average Total (All-In Rate)	One-Way Miles	Average Total (All-In Rate)	One-Way Miles	Average Total (All-In Rate)	One-Way Miles
Los Angeles, CA	\$741	353	\$769	366	\$1,004	326	\$940	407
San Francisco, CA	\$866	48	\$578	32	\$1,047	58	\$1,047	58
Los Vegas, NV	\$1,872	538	\$1,917	551	\$1,441	511	\$1,509	55
Phoenix, AZ	\$2,137	722	\$2,176	735	\$1,835	695	\$2,142	779
Salt Lake City, UT	\$2,408	704	\$2,538	742	\$2,657	722	\$1,713	677
Seattle, WA	\$2,577	793	\$2,662	819	\$2,830	825	\$2,010	750



ANTIOCH
GATEWAY



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