

CONTRA COSTA LOGISTICS CENTER OAKLEY, CA



BUILDING 5

±615,000 OR 1M SF AVAILABLE NOW

FOR MORE INFORMATION, PLEASE CONTACT:

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PROJECT DETAILS

Site Size: ±143 acres

City/County: Oakley/Contra Costa

Zoning: Limited Industrial

Total Proposed Development: ±2.2M SF



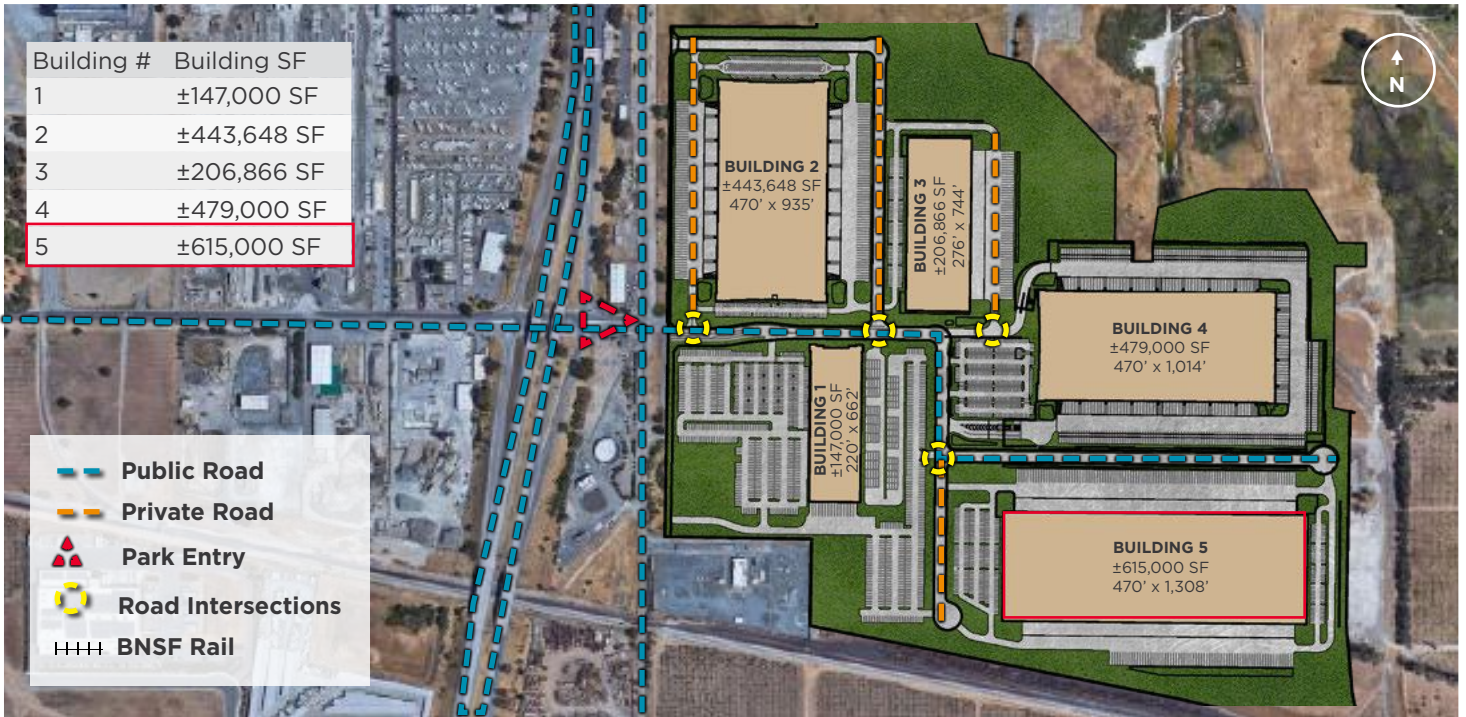
[VIEW LABOR REPORT](#)



[VIEW DRAYAGE REPORT](#)

HIGHLIGHTS

- Only state-of-the-art logistics center in East or Central Contra Costa County
- Superior and captive local labor supply
- Affordable comparable drayage costs (View **labor report** and **drayage report**)
- BNSF rail service on site
- Immediate access to HWY 160/4. Highway on-ramp is at project entrance (Wilbur Exit)
- Improvements in place. Not a cold shell. (See specifications)



BUILDING 5 SPECIFICATIONS

- **Bldg. Address:** 4700 Wilbur Avenue, Oakley, CA
- **Bldg. Area:** ±615,000 SF
- **Bldg. Dimensions:** ±1,308' wide by ±470' deep (cross loaded)
- **Acres:** ±39.53 acres
- **Parcel Dimensions:** ±1,840' wide x ±936' deep
- **Office Area:** Build to Suit
- **Auto Parking:** ±235 stalls
- **Trailer Parking:** ±128 stalls
- **Dock-High Loading:** ±44 dock doors (22 per side), 50 future docks
- **Drive-In Loading:** ±4 drive-in doors (2 per side)
- **Truck Court:** ±130', ±185' overall
- **Column Spacing:** 52'W X 50'D (typical)
- **Bldg. Configuration:** Cross Dock
- **Clear Height:** ±36'
- **Construction:** Concrete-tilt with clerestory windows
- **Power:** 4,000 amps at 277/480 volts to main panel
- **Sprinklers:** ESFR
- **Lighting:** LED with motion sensors already installed

EXISTING SHELL UPGRADES:

- 9'x 10' manual vertical lift sectional overhead doors with insulated core, R-9, equipped with perimeter weather stripping, step plates, door lights, 50,000 cycle spring, locks
- 45,000 lb mechanical pit levelers 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
- Dock Seals with 10" projection, 10' tall side pads, 10'- 4" wide head cap with adjustable drop curtain and 22 oz. vinyl case covers with wear pleats
- Wheel chocks with 20' chains
- LED with motion sensors. 30 foot candles measured 30" above finished floor

Wilbur Avenue and Bridgehead Road.
Oakley, CA 94561



DRIVING DISTANCES	
I-680/Hwy 4:	±17 miles
Walnut Creek @ Hwy 24:	±25 miles
I-680/Hwy 24:	±26 miles
I-580 Livermore:	±26 miles
I-5 Lodi:	±27 miles
Benicia Bridge:	±27 miles
Port of Oakland:	±40 miles
Napa:	±52 miles

NORTHPOINT DEVELOPMENT

Well-capitalized and highly experienced landlord/developer with deep in-house engineering expertise. Founded in 2012, NorthPoint has developed ±91 million SF in more than 23 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors.

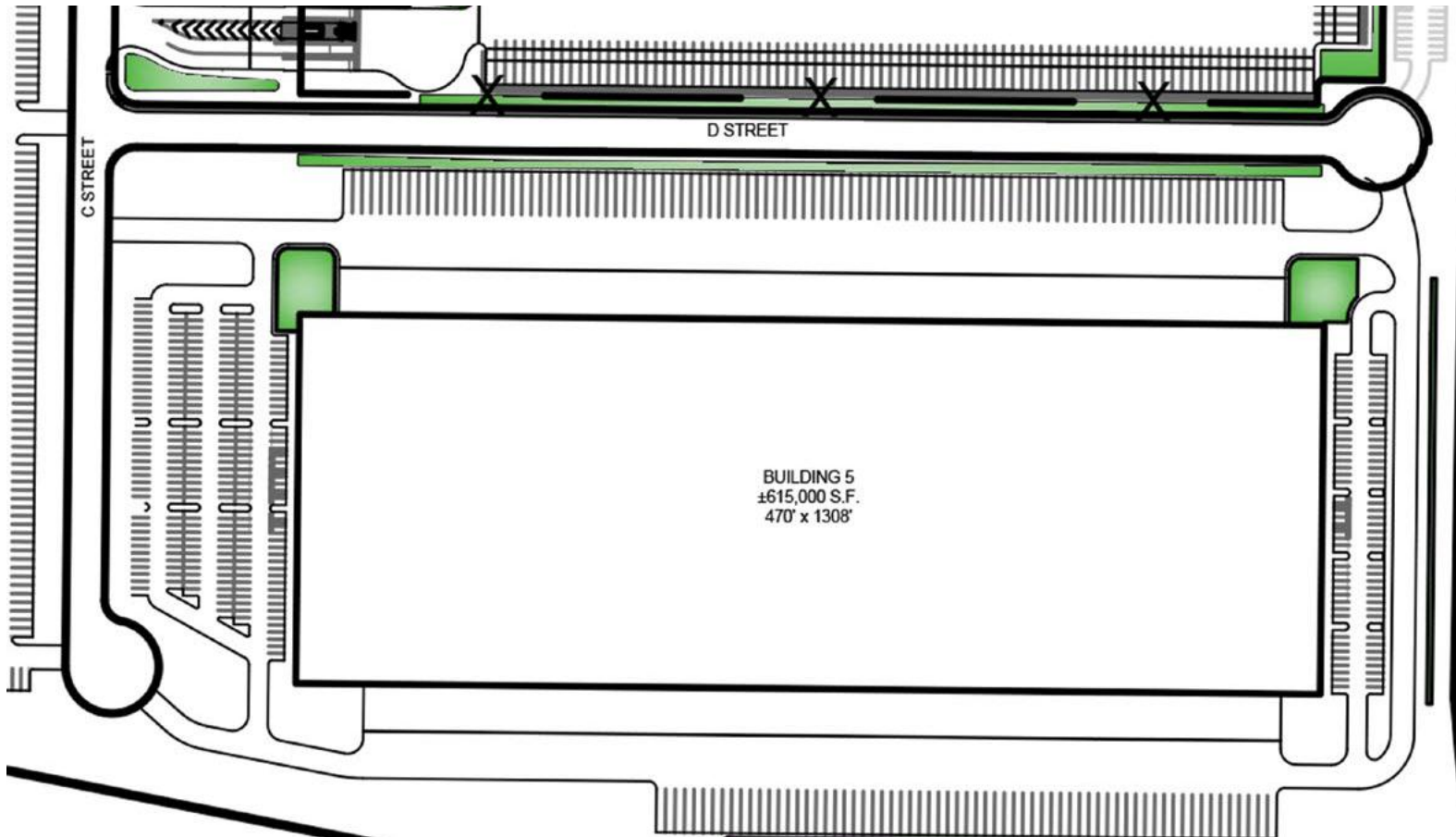


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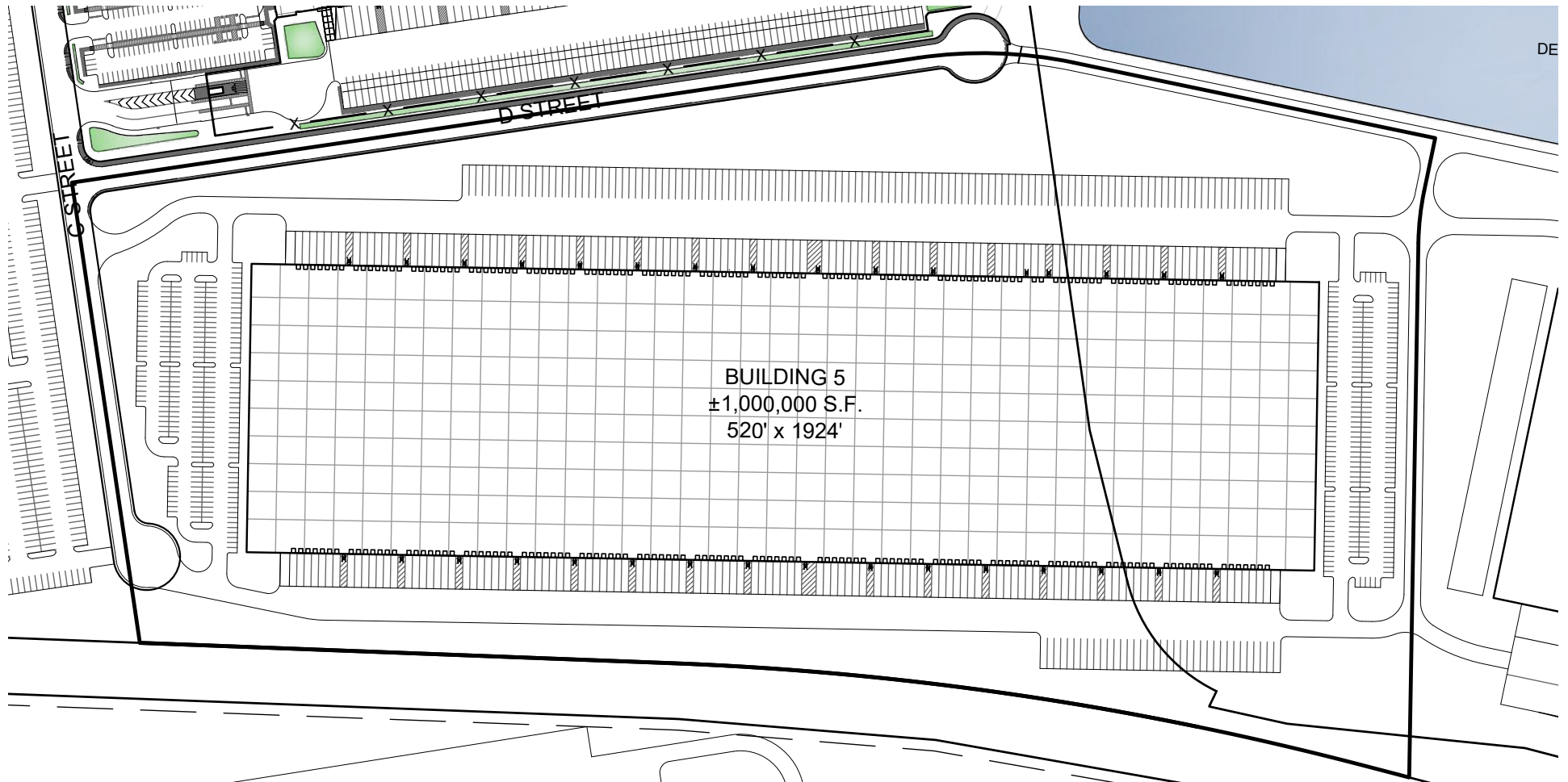
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SPECIFICATIONS

- **Total Site Area:** ±39.53 acres
- **Building Area:** ±615,000 SF
- **Bldg. Dimensions:** ±1,308' wide by ±470' deep (cross loaded)
- **Car Parking:** ±235 stalls
- **Trailer Parking:** ±128 stalls
- **Dock Positions:** ±44 dock doors (22 per side), 50 future docks



SPECIFICATIONS

- **Total Site Area:** ±55 acres
- **Building Area:** ±1,000,000 SF
- **Bldg. Dimensions:** ±1,924' wide by ±520' deep (cross loaded)
- **Building Coverage:** ±41%
- **Car Parking:** ±469 stalls
- **Trailer Parking:** ±160 stalls
- **Dock Positions:** ±238