

CONTRA COSTA LOGISTICS CENTER OAKLEY, CA



BUILDING 5

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

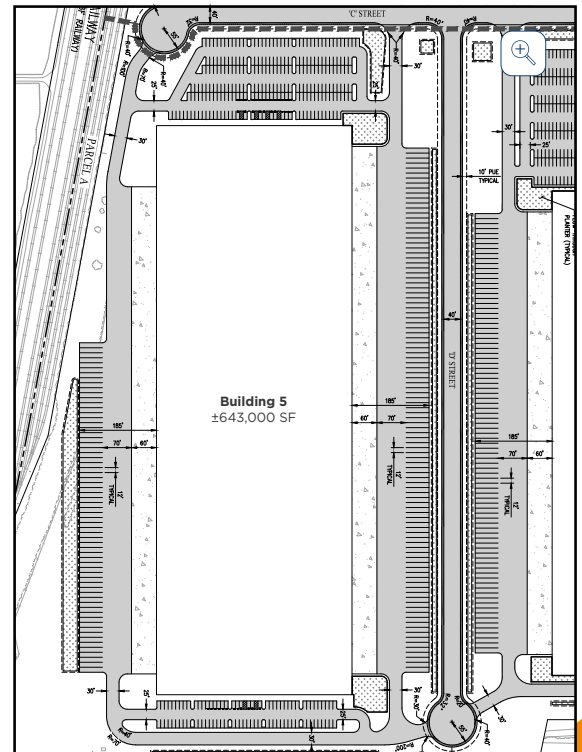
HIGHLIGHTS

- 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)



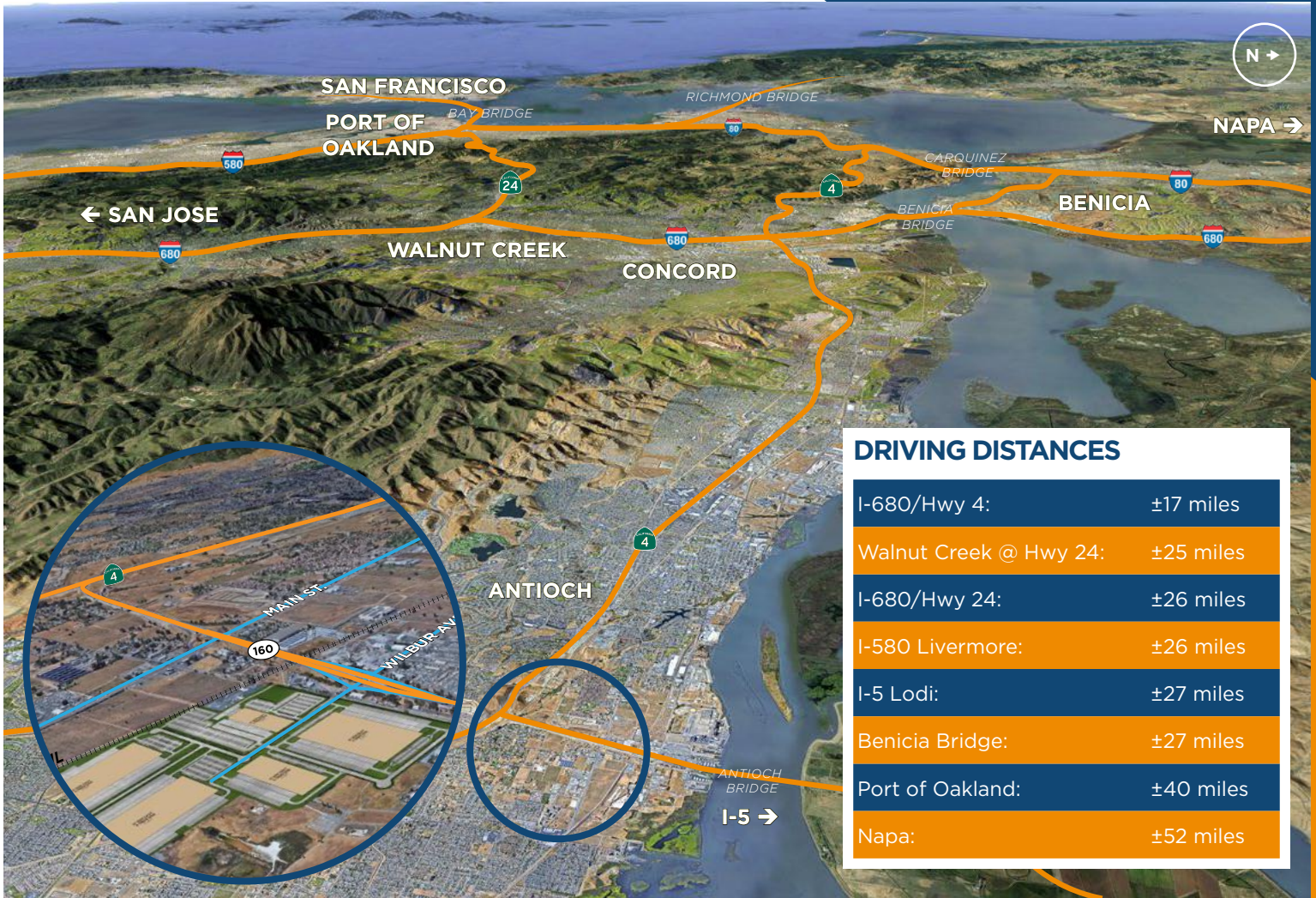
BUILDING 5 SPECIFICATIONS

Bldg. Address:	6000 Bridgehead Rd. Oakley, CA
Bldg. Area:	±643,000 SF
Bldg. Dimensions:	±1,368' 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



NORTHPOINT DEVELOPMENT

Well-capitalized and highly experienced landlord/developer with deep in-house engineering expertise. Founded in 2012, NorthPoint has developed ±70 million SF in more than 21 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors.



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