

CONTRA COSTA LOGISTICS CENTER

OAKLEY, CA



SOUTHEAST



NORTHEAST

BUILDING 2

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

Timing: ±443,591 SF at 4100 Wilbur Ave.
Available now



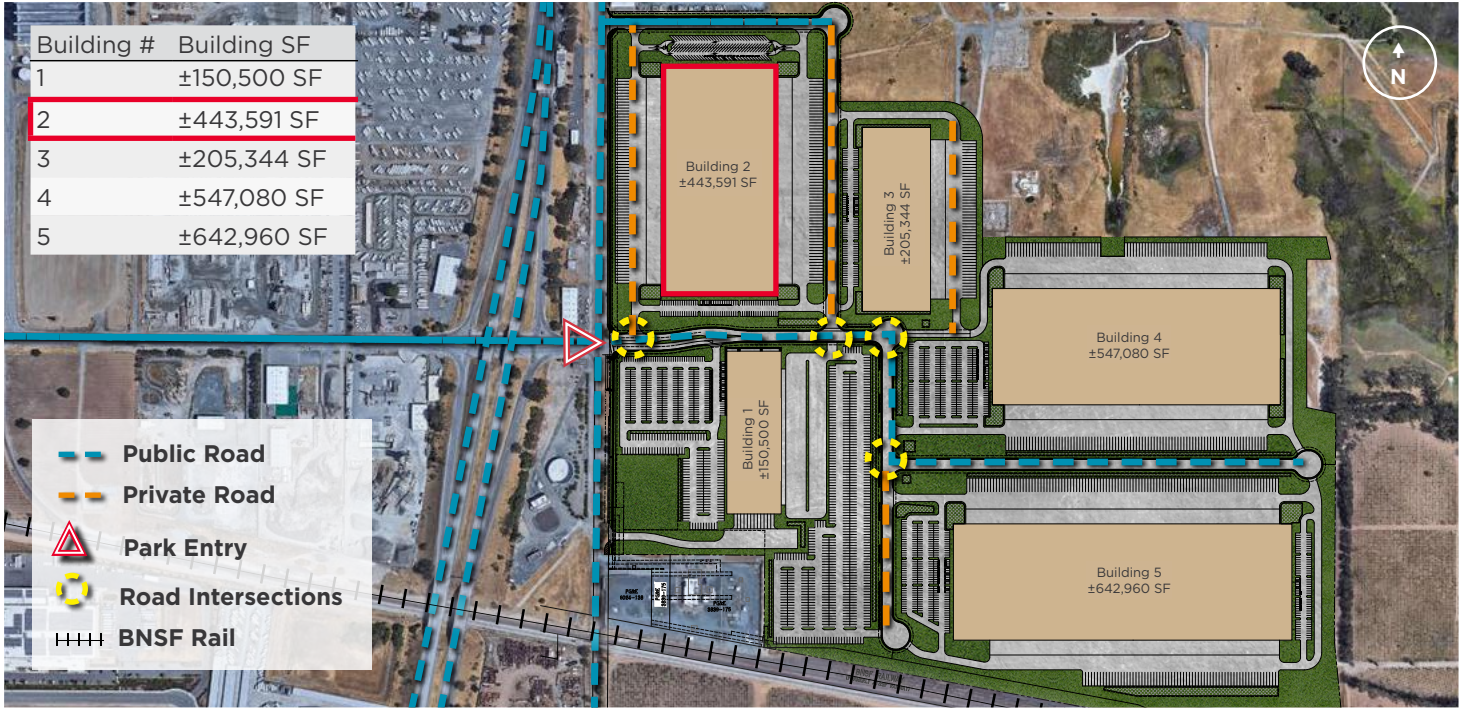
VIEW LABOR REPORT



VIEW DRAYAGE REPORT

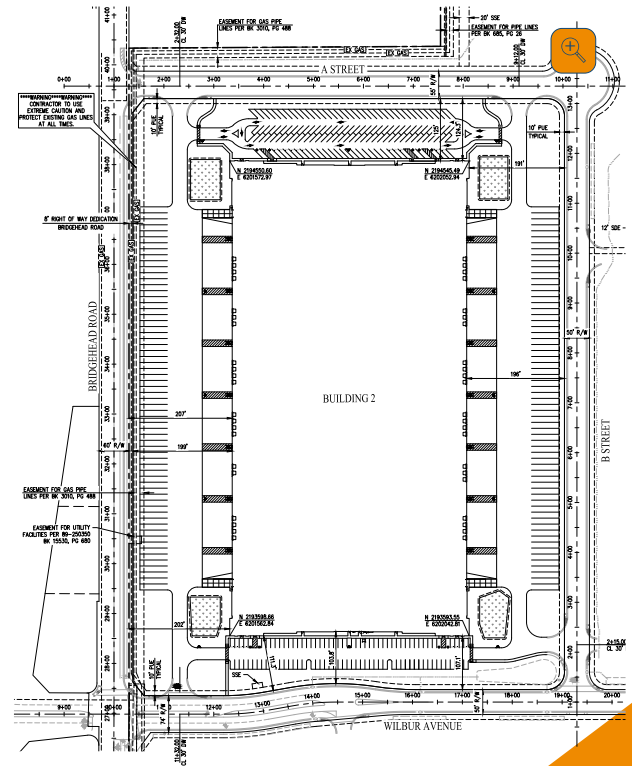
HIGHLIGHTS

- 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**)
- Flexible tenant suites, divisible to ±75,000 SF
- 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 2 SPECIFICATIONS

- Bldg. Address:** 4100 Wilbur Ave. Oakley, CA
- Bldg. Area:** ±443,591 SF divisible to ±75,000 SF
- Bldg. Dimensions:** ±470' x ±936'
- 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:** ±50' deep x ±52' wide with 60' speed bays
- Bldg. Configuration:** Cross Dock
- Clear Height:** ±36'
- Construction:** Concrete-tilt with clerestory windows
- Power:** 4000 amps @ 277/480, connects to main panel
- Sprinklers:** ESFR
- Lighting:** LED with motion sensors already installed
- Est. Completion Date:** Q3 2020



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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4100 WILBUR AVE. BUILDING 2 SITE PLAN

