



PITTSBURG INTERMODAL INDUSTRIAL PARK

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PITTSBURG INTERMODAL INDUSTRIAL PARK



LAND



**±37.20—±52.12
ACRES**

METAL BUILDING



INDUSTRIAL
±347,000 SF



OFFICE
±10,000 SF

= ±357,000 SF

YARD



±16.71 ACRES
Secured
30" AB

5 CRANES



**(4) 15-TON
(1) 40-TON**

RAIL



**EXISTING ON-SITE
BNSF & UP
RAIL AVAILABLE**
with 5 spurs

HIGHLIGHTS

- » ±347,000 SF available manufacturing space
- » ±16.71 acres net yard
- » ±10,000 SF office
- » Situated on ±37.20—±52.12 acres

MFG/ WAREHOUSE AREA

Zoning: General industrial (IG).

Yard: ±16.71 net acres of secured yard. Net yard calculation based on allocation of forty percent (40%) coverage to building area. Yard is improved with 30" aggregate base (AB).

Crane ways: 1 bay: ±100' × ±330'; 1 bay: ±90' × ±930'; 2 bays: ±90' × ±1,050'.

Column Spacing: 1 bay: ±30' wide × ±109'8" deep; 3 bays: ±30' wide × ±100' deep.

Clear height: 40 ton: ±26'6" under the bridge; 15 ton: ±26'4" under the bridge; ±36'6" under roof.

Grade-level doors: Nine (9) ±18' × ±17' & Two (2) ±9' × ±17'; additional grade-level or dock-high doors can be added to suit.

Warehouse floor: Capacity: 4"-18" thick with areas of AB (aggregate base) from ±12"-±24".

Air: Compressed air lines throughout building.

Sprinkler density: Manufacturing space: 0.20 GPM/4,000 SF; Office space: 0.21 GPM/1,500 SF.

Heavy power: 21KV-480V, 3000 KVA, 30 MVA capacity, infrastructure for 3 substations

UTILITIES

WATER

Domestic and Fire Protection water supplied by City of Pittsburg via two (2) 16" pipes.

SEWER

Facility is connected to Delta Diablo for sanitary and industrial sewer. Permitting, through Delta Diablo, is based on volume and content of waste discharged.

POWER

21KV-480V, 3000 KVA, 30 MVA capacity, infrastructure for 3 substations.

RAIL

PRIVATE INDUSTRIAL RAILWAY

Rail within site is part of a private industrial railway.

RAIL CARRIERS

BNSF and Union Pacific serve site.

WATERFRONT/ PORT

Nautical Chart: Draft of main channel to dock is NOAA Nautical Chart 18659.

Arrival Time: Five to six hours from pilot station arrival from sea to dock.

Depth of Water: Draft alongside dock is 10 meters (33 feet).

Length of Dock: 891 feet

Limit on Vessel Height: 57 feet

Nighttime Restrictions: None for unloading ships.

Dredging: Every 7-9 years.

Dock Capacity: Terminal design loads and uniform live load is 500 pounds per square foot on any combination of spans.

Cranes: Three container cranes converted to C-Hook use.

OVERSIGHT

AIR

The Bay Area Air Quality Management District regulates stationary sources of air pollution at this property.

COAST GUARD

This property is part of a U.S. Coast Guard Maritime Security (MARSEC) facility.

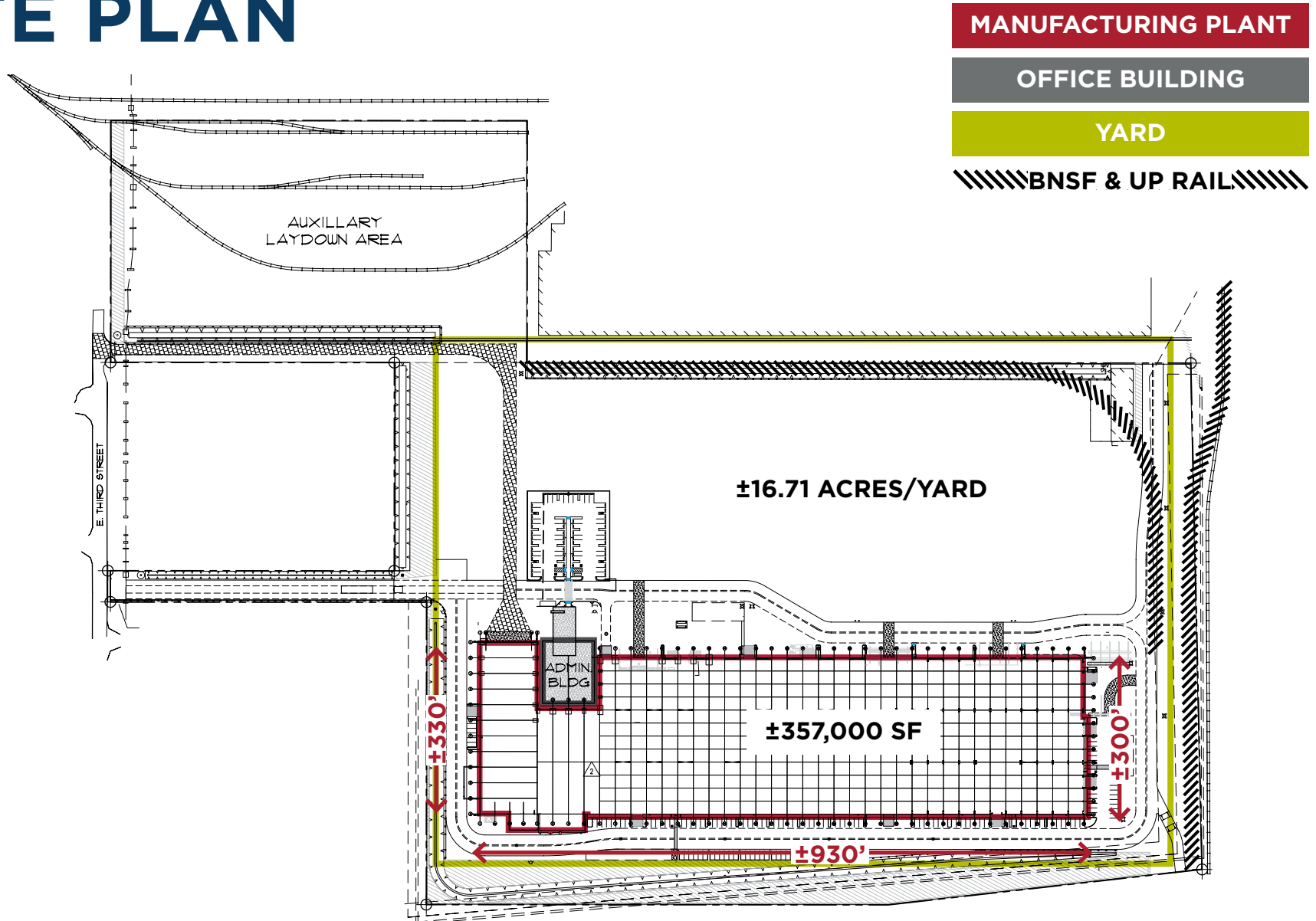
CUSTOMS

U.S. Customs is available to enter imported cargo through the terminal.

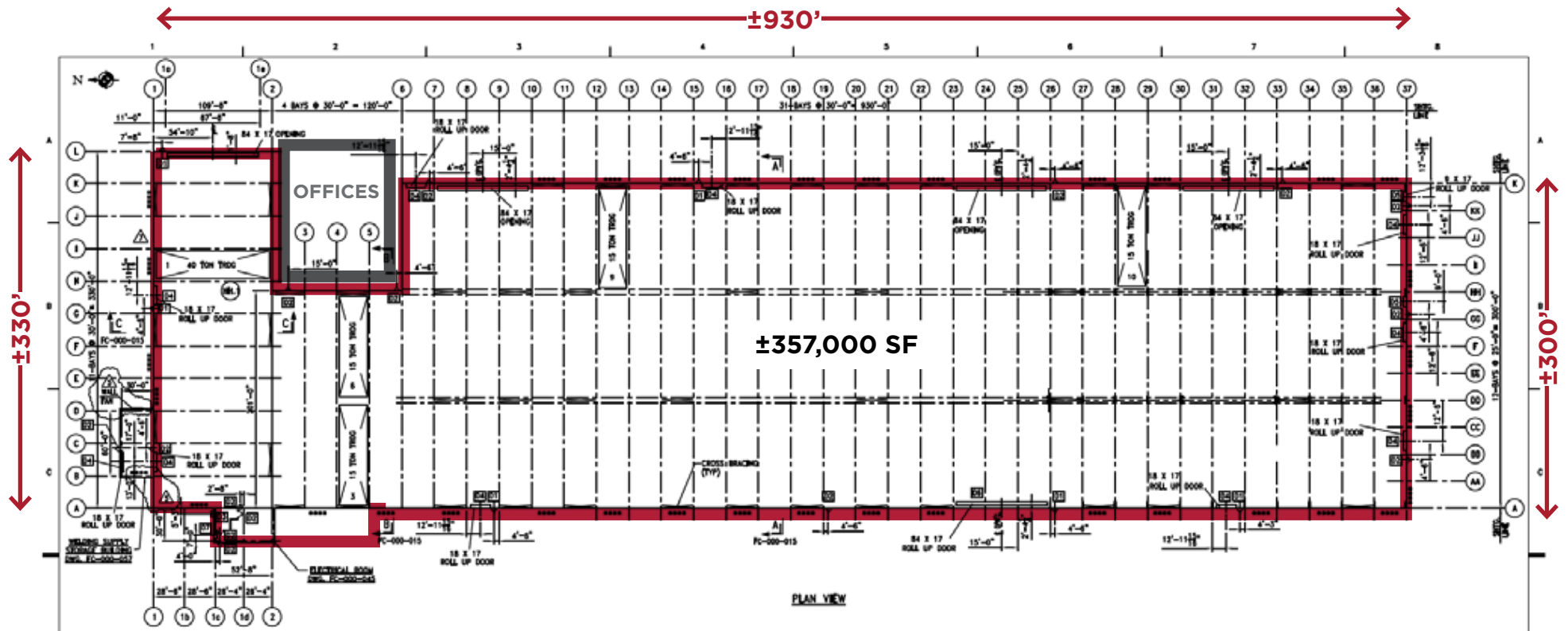
LABOR

Seller is open to arranging loading and unloading of cargo by its employees, who are represented by the United Steelworkers.

SITE PLAN



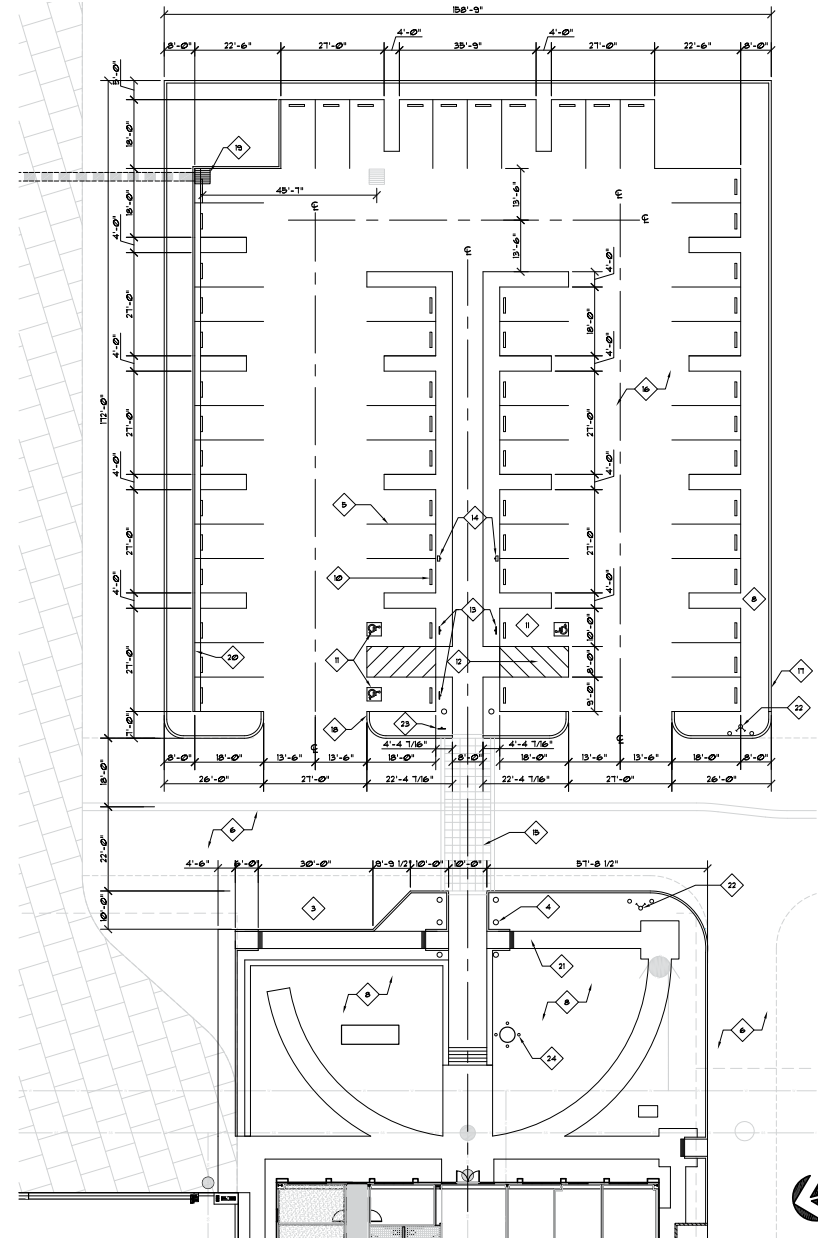
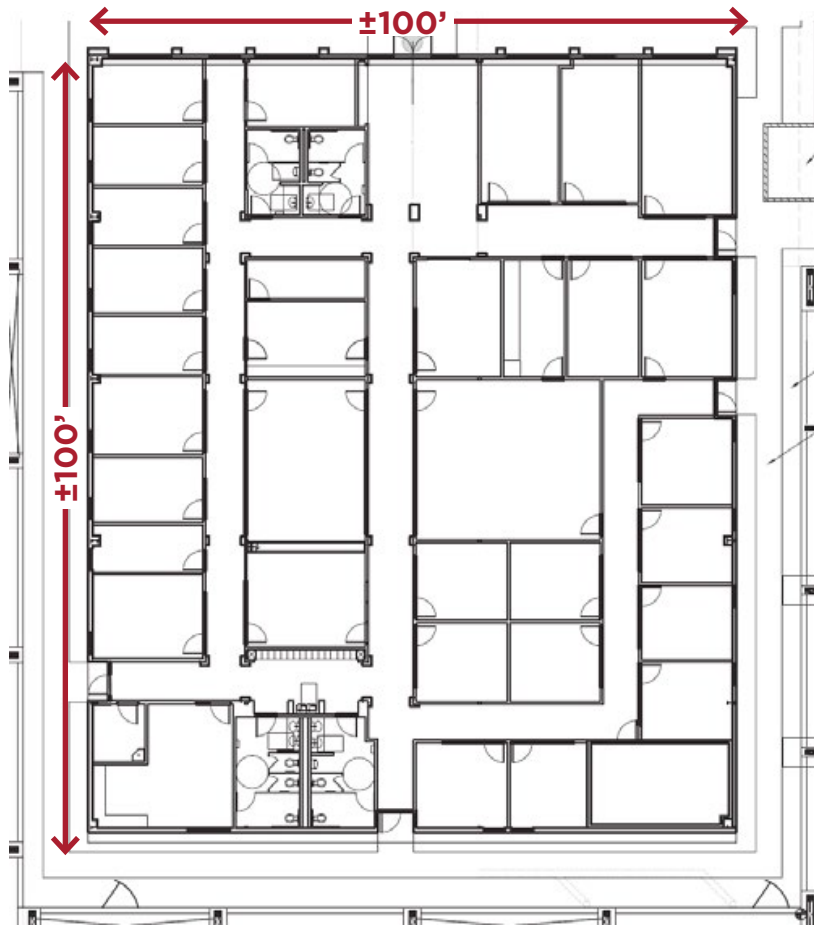
BUILDING PLAN





PITTSBURG INTERMODAL INDUSTRIAL PARK

OFFICE & PARKING PLAN



PITTSBURG INTERMODAL INDUSTRIAL PARK



LAND

APN	ACRES
1 073-030-020-9	±37.2*
2 073-030-022-5	±5
3 073-030-023-3	±7.62
4 073-030-019-1	±2.3
Total	±52.12

*Building Size: ±357,000 SF plus ±16.71 acres of yard

†Cross hatched area = Potential access to and use of port

PITTSBURG INTERMODAL INDUSTRIAL PARK

POTENTIAL PORT ACCESS



EXISTING PORT OPERATIONS



ADJACENT USS-POSCO INDUSTRIES OPERATIONS



900 E 3RD



PITTSBURG INTERMODAL INDUSTRIAL PARK



DISTANCE

PORT	MILES
Port of Oakland	34
Port of San Francisco	52
Port of Redwood City	71
Port of Richmond	38
Port of Benicia/Amports	19
Port of West Sacramento	74
Port of Stockton	43

PITTSBURG INTERMODAL INDUSTRIAL PARK



DRIVING DIRECTIONS

Coming from HWY 4 heading East:

1. Take Railroad Avenue Exit, Go Left
2. Cross over HWY 4 and go Right on California Avenue
3. Go Left on Harbor Street
4. Go Right on East Third Street



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