

Ignite Growth *with* Advanced Manufacturing Opportunities *on* Mare Island



Mare
Island
Co.

Your Ideal Campus Awaits

Jones Lang LaSalle Brokerage, Inc. • Real Estate License #: 01856260

Why Mare Island?



Expansion

opportunities on Mare
Island (buildings & land)



Heavy power

served by Island Energy



Reverse

commute from SF
Bay Area



Ferry service

to and from
San Francisco



Over 110

companies and 3,000
people employed on
Mare Island



Growing list

of hospitality including
Mare Island Brewing Co.,
Redwood Empire Distilling,
Vino Godfather Tasting
Room and The Quarters
Coffee House

Location *Highlights*



NEIGHBORS

- | | | |
|--------------------------|-----------------------------|---------------------------------|
| 1. Island Energy | 5. MuriGenics, Inc. | 9. Mare Island Dry Dock |
| 2. XKT Engineering | 6. Kindred Motorworks, Inc. | 10. Meta Design & Manufacturing |
| 3. Kreysler & Associates | 7. USDA Forest Service | 11. Pinnacle Power Services |
| 4. Touro University | 8. Factory OS | |

Building 126 - Suite 120 60,000 RSF

1101 NIMITZ AVENUE



SUITE FOOTPRINT:
60,000 RSF



LIGHTING:
Halogen / Natural



LOADING DOORS:
(4) 19'6" x 20' grade level
rollup doors



PARKING:
Non-designated parking



SUITE DIMENSIONS:
159' 4" x 325' 4"



SLAB:
Varying slab thickness
with 10" minimum
double mat slab



SPRINKLERS:
Two 8" risers supplying the
fire suppression system



WATER:
6" Domestic
Two 6" risers for sprinklers



CLEAR HEIGHTS:
Various clear heights
23' - 34'



BRIDGE CRANES:
(3) 6-ton bridge cranes
(1) 25-ton bridge crane



Learn more

FLOOR PLANS

GALLERY

Building 678 ±110,382 RSF

1275 NIMITZ AVENUE



BUILDING FOOTPRINT:
±75,000 RSF and
±32,000 RSF in two
mezzanines on either side



LIGHTING:
New LED lighting
installed 2021



LOADING DOORS:
Two (2) 18' x 20' grade level rollup doors
Two (2) 12.3' x 13' grade level rollup
doors
Smaller auxiliary rollup doors



PARKING:
Non-designated parking



BUILDING DIMENSIONS:
411' x 183'



SLAB:
New 5" topping
slab installed 2019



SPRINKLERS:
Two 8" risers supplying the
fire suppression system



BRIDGE CRANES:
Main bay: (1) 80-ton,
(1) 15-ton, (1) 10-ton,
(1) 7.5-ton

West bay: (1) 5-ton



CLEAR HEIGHTS:
Various clear heights
main bay at >40'



ELEVATORS:
1 freight elevator



POWER:
1,680 amp service at 480v - Day 1
Additional 4,000 amp of 480v
(in-progress)



WATER:
One 6" Domestic service
One 4" service TBD

Learn more

FLOOR PLANS

GALLERY



Building 599 ±110,000 RSF

210 PINTADO STREET



BUILDING DIMENSIONS:
502' x 220'



LIGHTING:
LED lighting



LOADING DOORS:
Six (6) oversized
grade doors



PARKING:
±90 parking stalls



CLEAR HEIGHTS:
Various clear heights
main bay at >36'



SLAB:
12" structural slab
4,000 pound/sf live load



BRIDGE CRANES:
East bay: (1) 5-ton
West bay: (1) 10-ton



WATER:
4" domestic water supply



POWER:
2,100 amps of 480v
1,400 amps of 120/208



YARD:
1-acre secure yard



RAIL ACCESS:
Provided by California
Northern Railroad

Learn more

FLOOR PLANS

GALLERY



Building 1310 - Suites A & B ±86,000 RSF 1175 RAILROAD AVENUE

SUITE A



TOTAL SF
66,367 SF



LOADING DOORS:
(3) grade level doors:
(1) 12' x 20'
(1) 18'18" x 20'
(1) 12' x 20'



BUILDING DIMENSIONS:
160' x 418'



LIGHTING:
LED lighting



CLEAR HEIGHT:
24'



POWER:
800 amps of 480 on east side
800 amps of 480 on west side



WATER:
Sprinklers in process, to be
supplied by two 6" risers



PARKING:
Non-designated parking

SUITE B



TOTAL SF
20,458 SF



LOADING DOORS:
(2) grade level doors:
(1) 18' x 20'
(1) 20' x 20'



BUILDING DIMENSIONS:
160' x 117'



LIGHTING:
LED lighting



CLEAR HEIGHT:
24'



POWER:
800 amps of 480 on east side
800 amps of 480 on west side



WATER:
Sprinklers in process, to be
supplied by two 6" risers



PARKING:
Non-designated parking

Learn more

FLOOR PLANS

GALLERY

Building 253

26,858 RSF

575 CONNOLLY ST.



TOTAL SF:
26,858 SF



BEST USES:
Warehousing, light
manufacturing / assembly



POWER:
1,000 amps at 280/120v
Single Phase



TOTAL OFFICE SF:
224 SF



WATER:
Sprinklered



YARD:
Adjacent Yard



FLOOR:
Concrete slab on
grade



Learn more

FLOOR PLANS

GALLERY

Access to All Advanced Manufacturing Talent

Within a 35-mile radius to Mare Island, advanced manufacturers can tap into a well-trained and diverse labor force across engineering, technician and production occupations.



Over 13,000
Engineering jobs

3,200+
*Engineers
and*

400
*Engineering
technicians*

WITHIN A
45-MINUTE
DRIVE



Over 32,000
Production jobs

Almost 2,000
Technician jobs





One-of-a-kind *Hospitality*



Redwood Empire
Distilling



Vino Godfather
Tasting Room

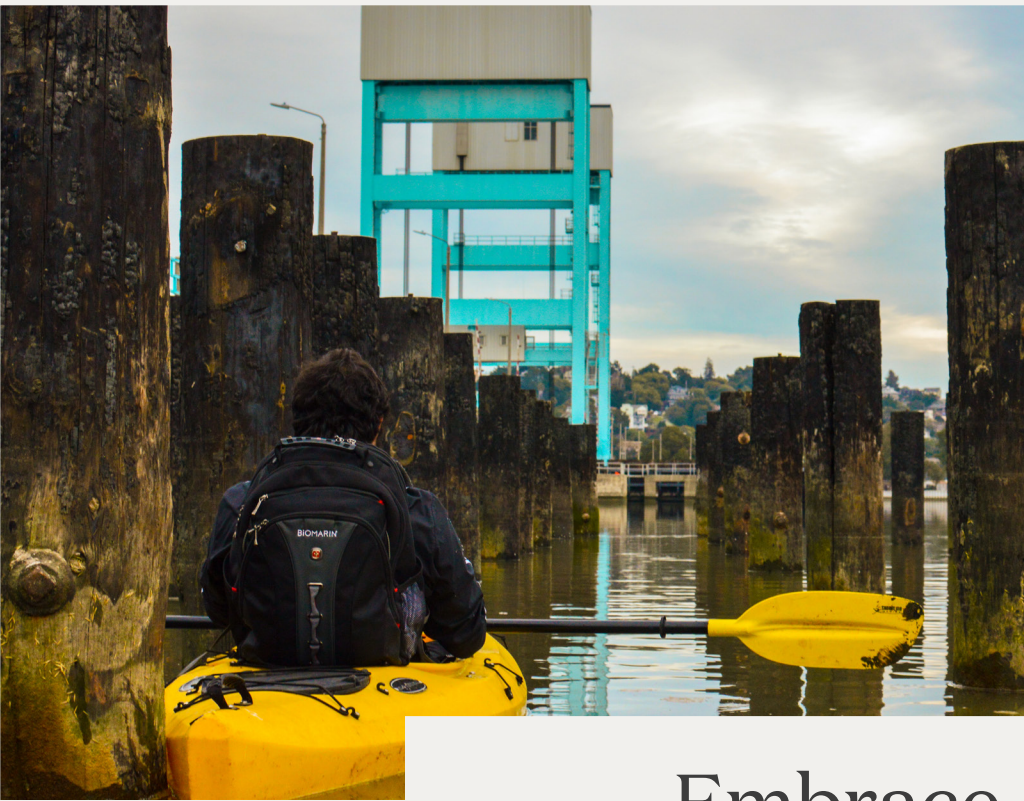


Mare Island
Brewing Co.



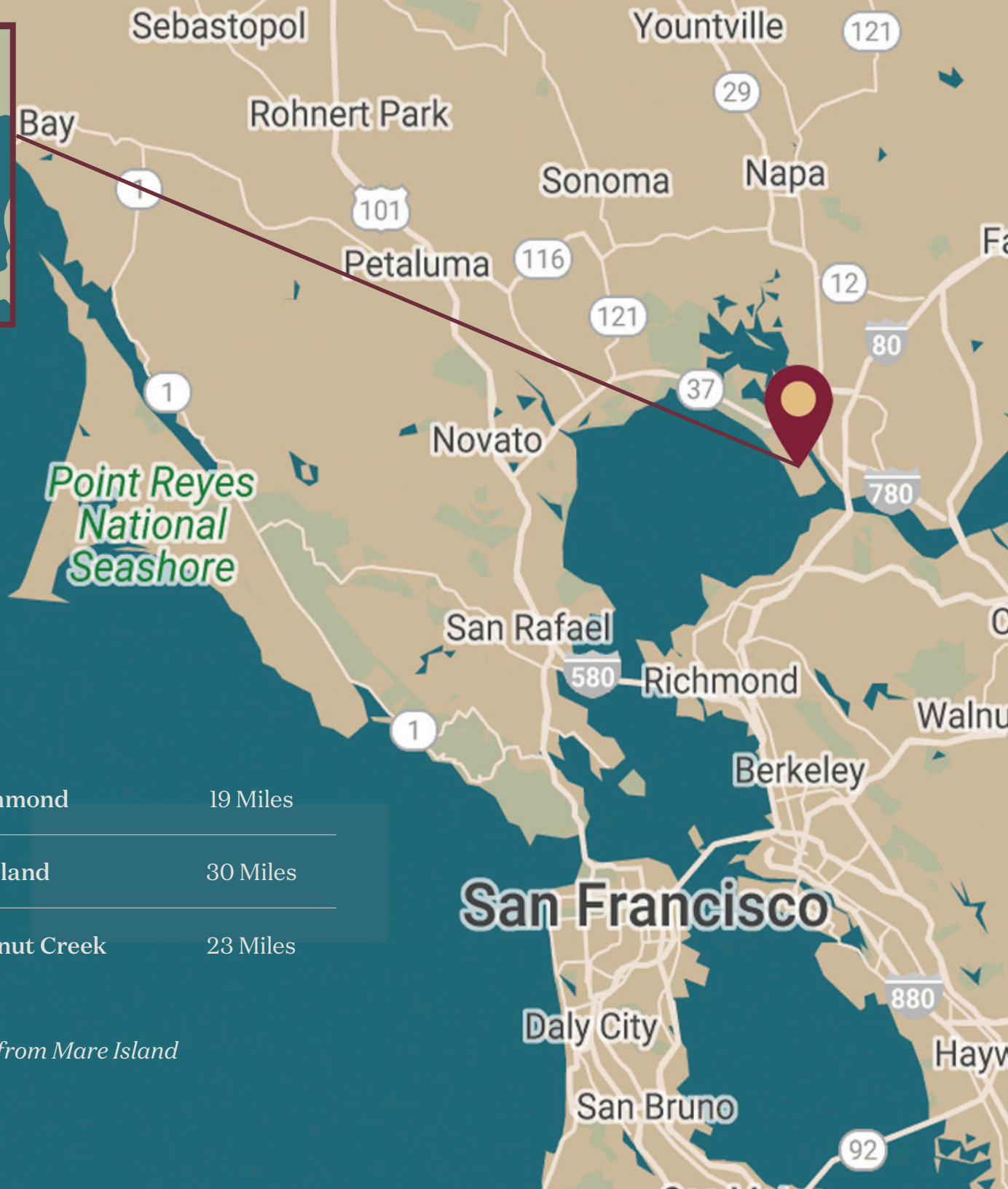
The Quarters
Coffee House





Embrace Adventure





Your Gateway to *Success*

DRIVING DISTANCE

San Francisco	35 Miles	Richmond	19 Miles
UC Berkeley	25 Miles	Oakland	30 Miles
San Rafael	28 Miles	Walnut Creek	23 Miles



60-Minute Ferry Ride
San Francisco Ferry Building to and from Mare Island



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