

# FIRST STOCKTON LOGISTICS CENTER

6201 S. Newcastle Road | Stockton CA

±1,015,791 SF STATE-OF-THE-ART LEED SILVER WAREHOUSE/DISTRIBUTION BUILDING  
UNDER CONSTRUCTION



BEST IN CLASS E-COMMERCE & LOGISTICS FACILITIES





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Colliers

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±1,015,791 SF STATE-OF-THE-ART WAREHOUSE/DISTRIBUTION BUILDING

Located at the intersection of Arch Road and Newcastle Road in the Stockton Airport submarket, First Stockton Logistics Center is located ±1/2 mile away from Highway 99 & ±4 miles from I-5. The 1,015,791 SF new development benefits from excellent proximity to major distribution channels including BNSF & UP Intermodal Facilities, Stockton Metro Airport, and the Port of Stockton. Highway 99 provides direct access to Interstate 5, Highway 4, Highway 120, Interstate 205, and Interstate 580.

## FINISHED BUILDING HIGHLIGHTS:

- Spec ±8,000 square foot office
- Mechanical dock pit levelers at every position
- Whitebox interior painted panels
- Hi-Bay LED's 22-32fc min. (each fixture is on a 15' whip for re-alignment with rack aisles)
- White Scrim under roof deck
- Safety yellow columns to 8' AFF
- All utilities turned on, ready to operate
- 8" reinforced 4,000 PSF concrete slab
- ESFR



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SPECIFICATIONS



## BUILDING SPECIFICATIONS

**Location:** Stockton Airport

**Clear Height:** 42' clear after speed bay

**Building Size:** ±1,015,791 SF  
LEED Silver

**Fire Suppression:** ESFR

**Spec Office Size:** ±8,000 SF

**Column Spacing:** 50' x 58' typical; 70' x 58' speed bay

**Loading:** Cross load  
204 dock high doors (9' x 10') equipped with  
mechanical pit levelers at every position  
4 grade level doors (12' x 16')

**Truck Court:** 186' - 239'

**Parking:** 590 auto stalls  
509 trailer stalls

**Skylights:** 2%

**Roof System:** 60-mil TPO roof system with 20-year warranty

**Warehouse Lighting:** LED with motion sensors;  
22 FC @ 36" AFF in warehouse area  
32 FC @ 36" AFF in speed bays

**Ventilation:** Rooftop exhaust fans and exterior wall louvers

**Power:** 4,000 Amps, 277/480V, 3-Phase, 4-wire

**Floor:** 8" reinforced 4,000 PSI concrete slab; floor  
slab sealer and MM80 joint caulking @ speedbay

**Dimensions:** 515'D x 1,897'W

**Truck Court/Parking Lot:** Entire site is 7" concrete

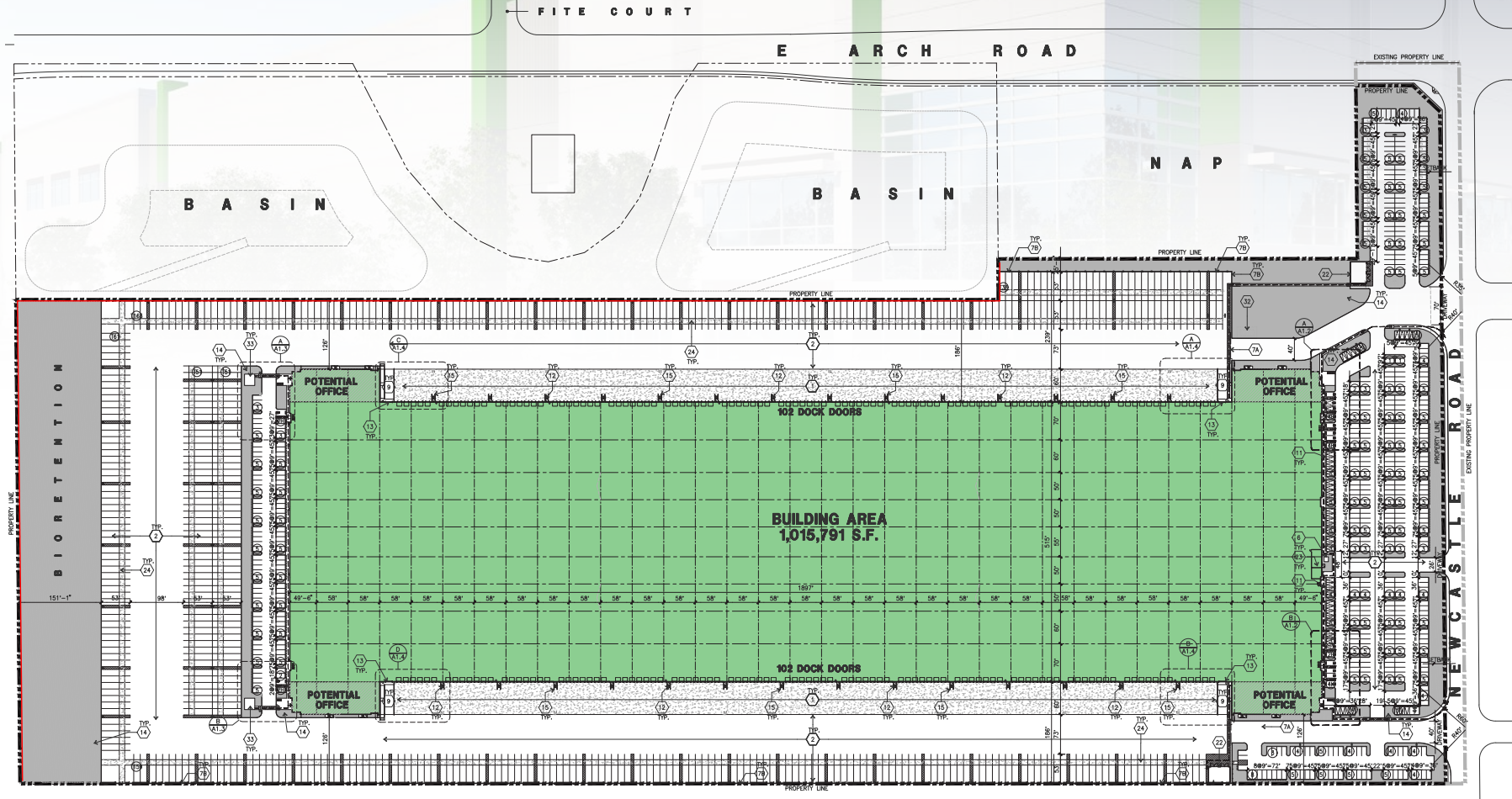
**Utilities:** Public - electric, gas, water & sewer

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## SITE PLAN

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Q1

GROUND  
BREAKING

Q4

ROOF  
ON

2023

2024

WALLS  
TILTED

Q4

SHELL  
COMPLETE

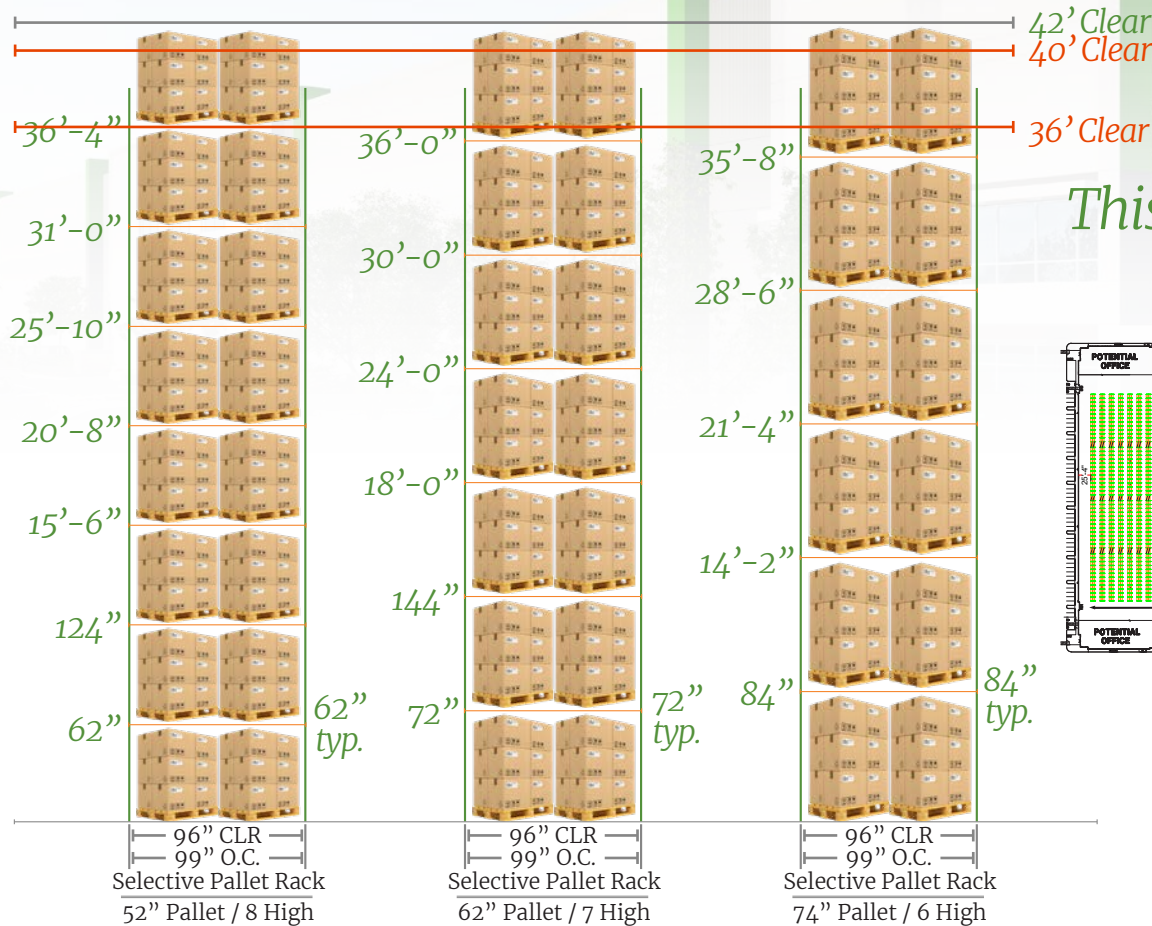
Q2



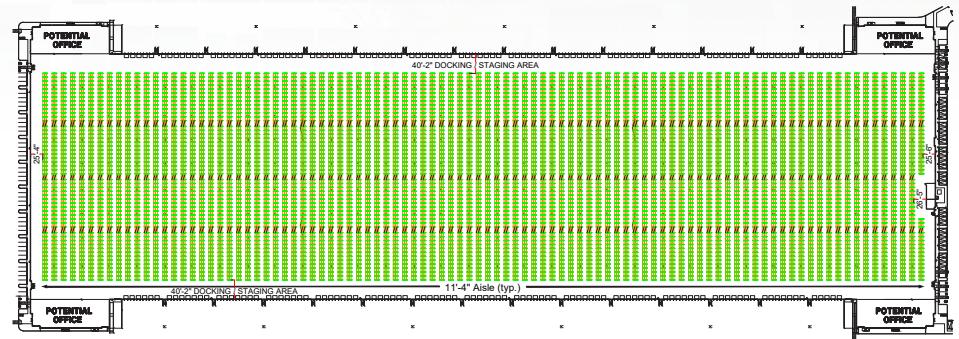
# FIRST STOCKTON LOGISTICS CENTER

6201 S. Newcastle Road | Stockton CA  
42' CLEAR HEIGHT RACKING PLAN

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This is approximately 15% **more** storage than 36' or 40' clear



## CATALINA MATERIAL HANDLING

RACKING AND STORAGE SOLUTIONS

7351 Garden Grove Boulevard, Unit B \* Garden Grove, CA 92841  
Tel: (562) 997-1911 \* Email: [sgraham@catalinamh.com](mailto:sgraham@catalinamh.com)

Disclaimer: the contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.

42'

A 42' CLEAR HEIGHT BUILDING WOULD PROVIDE AN ADDED ADVANTAGE OF 19,540 MORE PALLET POSITIONS THAN IF IT WAS 40' OR 36' CLEAR

9,770  
# of Bays

52"  
Pallet Height allows for  
152,876  
Pallet Positions

62"  
Pallet Height allows for  
133,336  
Pallet Positions

74"  
Pallet Height allows for  
116,092  
Pallet Positions



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## STOCKTON AIRPORT SUBMARKET - SURROUNDING OCCUPIERS





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## MILEAGE TO MAJOR WEST COAST MARKETS:

### CITIES

Sacramento -	53 miles
Oakland -	72 miles
San Jose -	76 miles
San Francisco -	84 miles
Fresno -	120 miles
Reno -	181 miles
Los Angeles -	337 miles
Las Vegas -	513 miles
Portland -	635 miles
Salt Lake City -	699 miles
Seattle -	807 miles
Denver -	1,152 miles

### PORTS

Port of Stockton -	10 miles
Port of West Sacramento -	58 miles
Port of Oakland -	72 miles
Port of San Francisco -	88 miles
Port of LA/Long Beach -	361 miles
Port of Seattle -	802 miles

### AIRPORTS

Stockton Metro Airport -	4 miles
Oakland Int'l Airport -	67 miles
Sacramento Int'l Airport -	63 miles
San Jose Int'l Airport -	72 miles
San Francisco Int'l Airport -	85 miles

THE SITE BENEFITS FROM IMMEDIATE  
**ACCESS TO HIGHWAY 99 & I-5**  
VIA ARCH ROAD,  
**CONNECTING**  
THE PROPERTY WITH THE  
ENTIRE WEST COAST.



IMMEDIATE ACCESS TO MAJOR ARTERIALS  
**I-5, HWY 4, & HWY 99**



WITHIN CLOSE PROXIMITY TO  
**UNION PACIFIC & BURLINGTON**  
**NORTHERN SANTA FE RAILROADS**



MULTIPLE ADDITIONAL PORTS LOCATED WITHIN  
**60 MILES OF THE LOCATION**

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