

CLASS A 441,841 SF INDUSTRIAL PROPERTY



-  **Black Diamond Industrial | EarthCam Construction Camera**
-  **Project Video**
-  **Panorama North**
-  **Panorama South**
-  **Site Photo Report**

BROOKS PEDDER, SIOR
1 925 296 7729
brooks.pedder@cbre.com
Lic. 00902154

TONY BINSWANGER, SIOR
1 925 296 7728
tony.binswanger@cbre.com
Lic. 01861701

BO HARKINS
1 925 296 7727
bo.harkins@cbre.com
Lic. 01943785

**ROCKEFELLER
GROUP**

CBRE

BREAKING GROUND NOW! | FOR LEASE

STRATEGICALLY LOCATED IN ANTIOCH, CALIFORNIA

PROPERTY HIGHLIGHTS



Total Size

**±441,841 SF
(Divisible)**



Convenient Freeway Access

0.5 mile to Hwy 160



Acres

±22.65



Office

**±5,183 SF of
speculative office**



Auto Parking

**385 (±20
EV Chargers)**



Trailer Parking

92



Clear Height

**36' at
First Column**



Typical Column

60' X 56'



Dock High

**61
Docks: 9'x10'**



Grade Level

**2
GL doors: 12'x14'**



Truck Court

185'



Power

**4,000 Amps
@277/480V
3 Phase**



Warehouse Lighting

**30 FC at
3' AFF**



Sprinklers

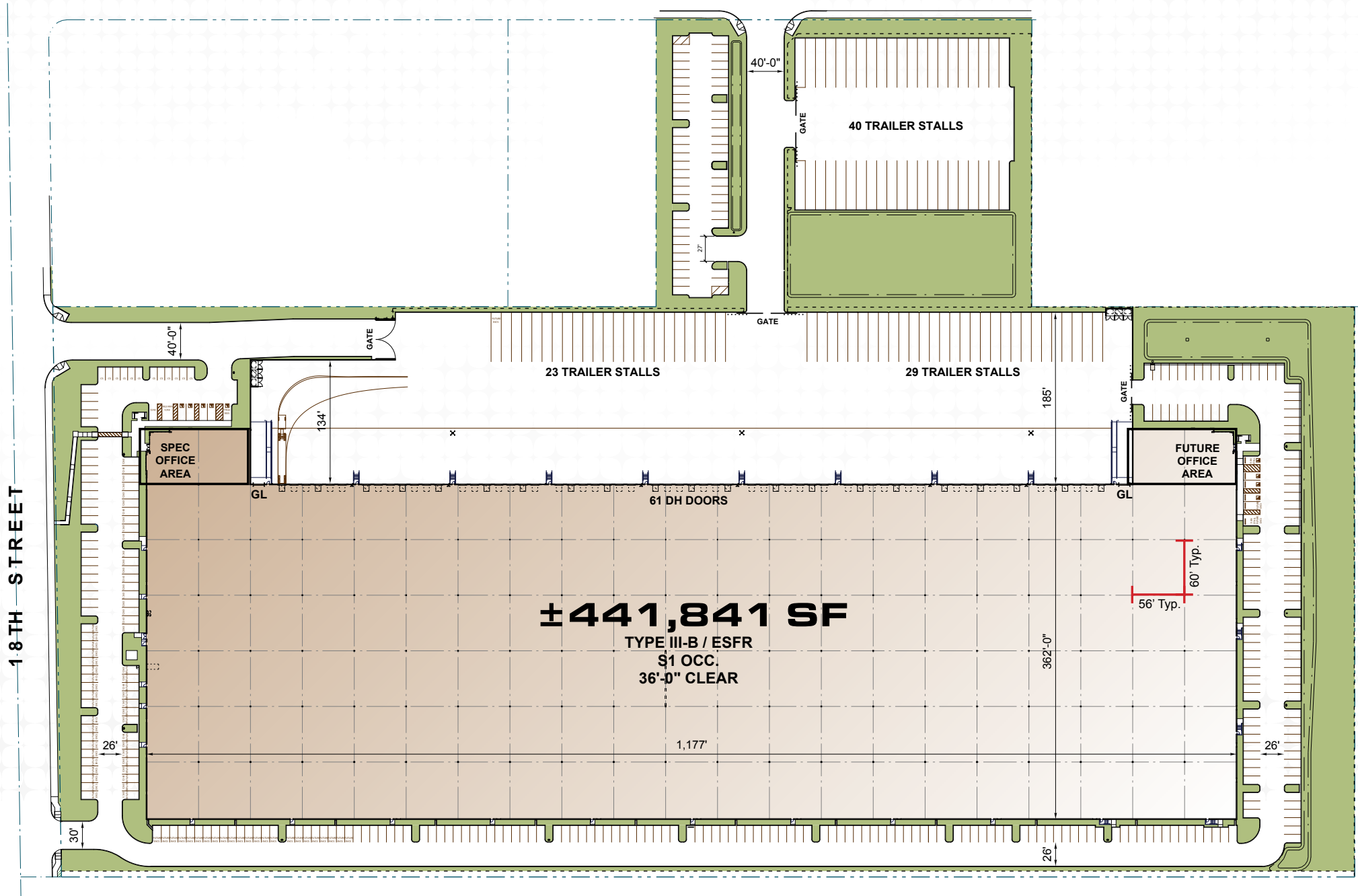
**ESFR w/
K25 Heads**



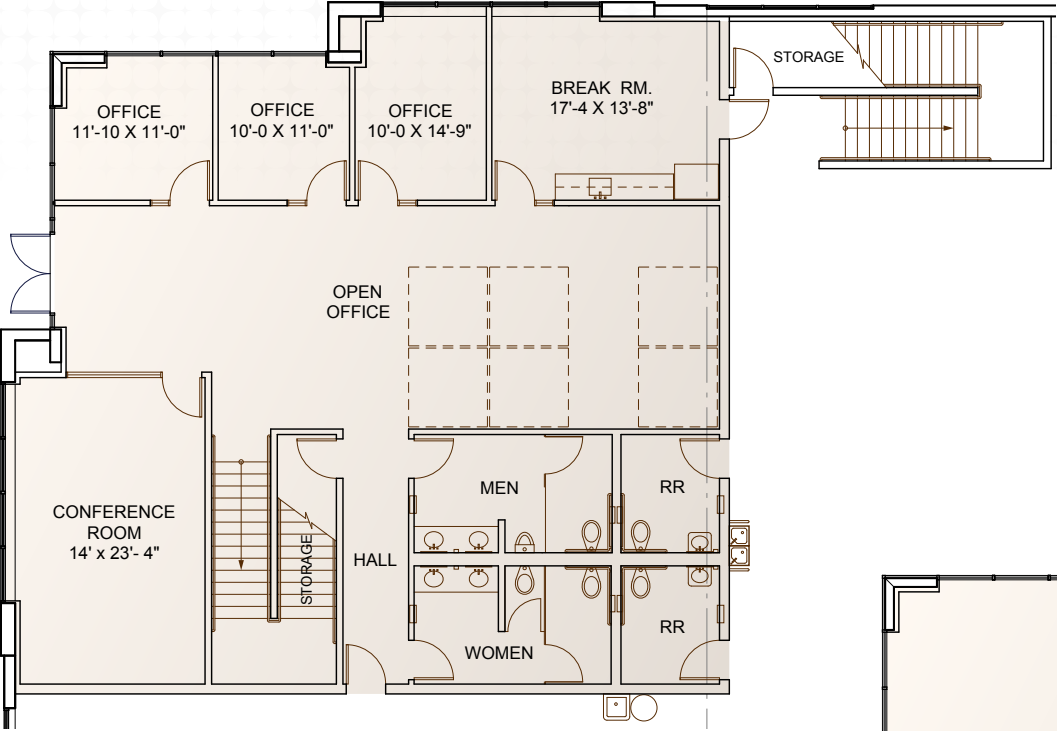
Superior Local Labor

**Report Available
Upon Request**

SITE PLAN

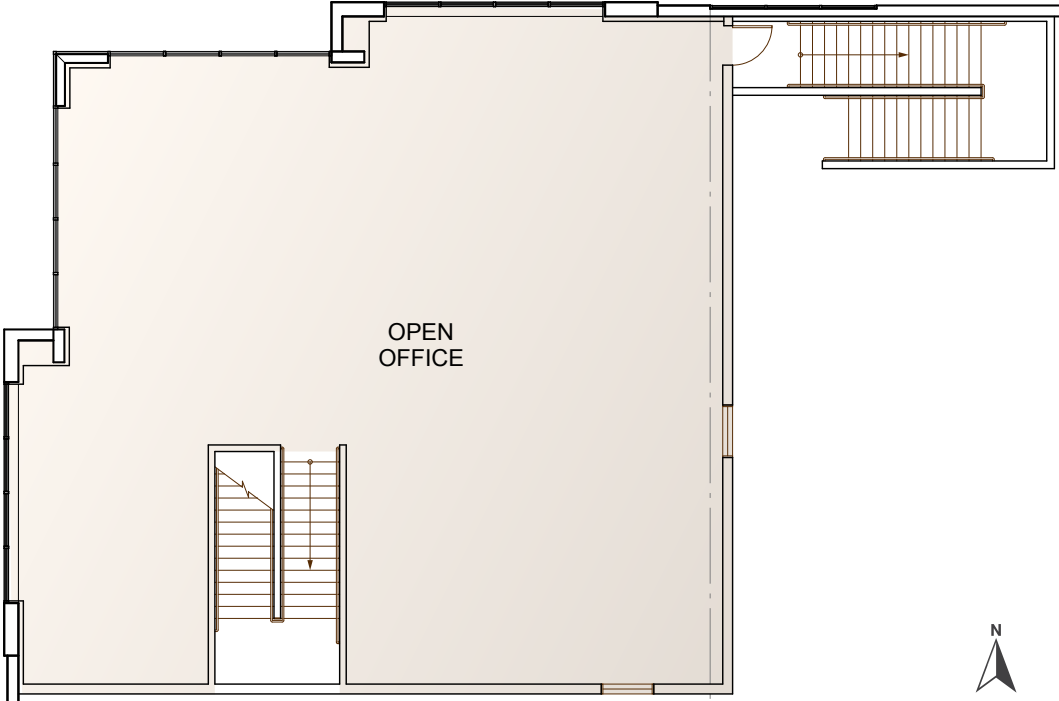


OFFICE FLOOR PLAN



FIRST FLOOR PLAN
±2,671 SF

MEZZANINE PLAN
±2,512 SF





AERIAL MAP

Joaquin River

Wilbur Ave

Wilbur Ave

CALIFORNIA
160

AMPORTS
Driven by Quality

SILGAN
CONTAINERS

IRON
MOUNTAIN®

sonepar

E 18th St

Viera Ave

CUBESMART®
self storage

MAGY'S
OLD HOUSE

Oakley Rd

PG&E

ConGlobal

Kiewit

M
MARKSTEIN SALES CO

7
ELEVEN

Bridgehead Rd

BW Best Western

Dutch Bros

Starbucks

Carl's Jr.

pet food
express®

LOWE'S

amazon

amazon

amazon

Main St

Live Oak Ave

Oakley

AIRPORT/ PORT

40.5 MILES

Stockton Metropolitan Airport

42 MILES

Lodi Airport

47.8 MILES

Oakland International Airport

55.9 MILES

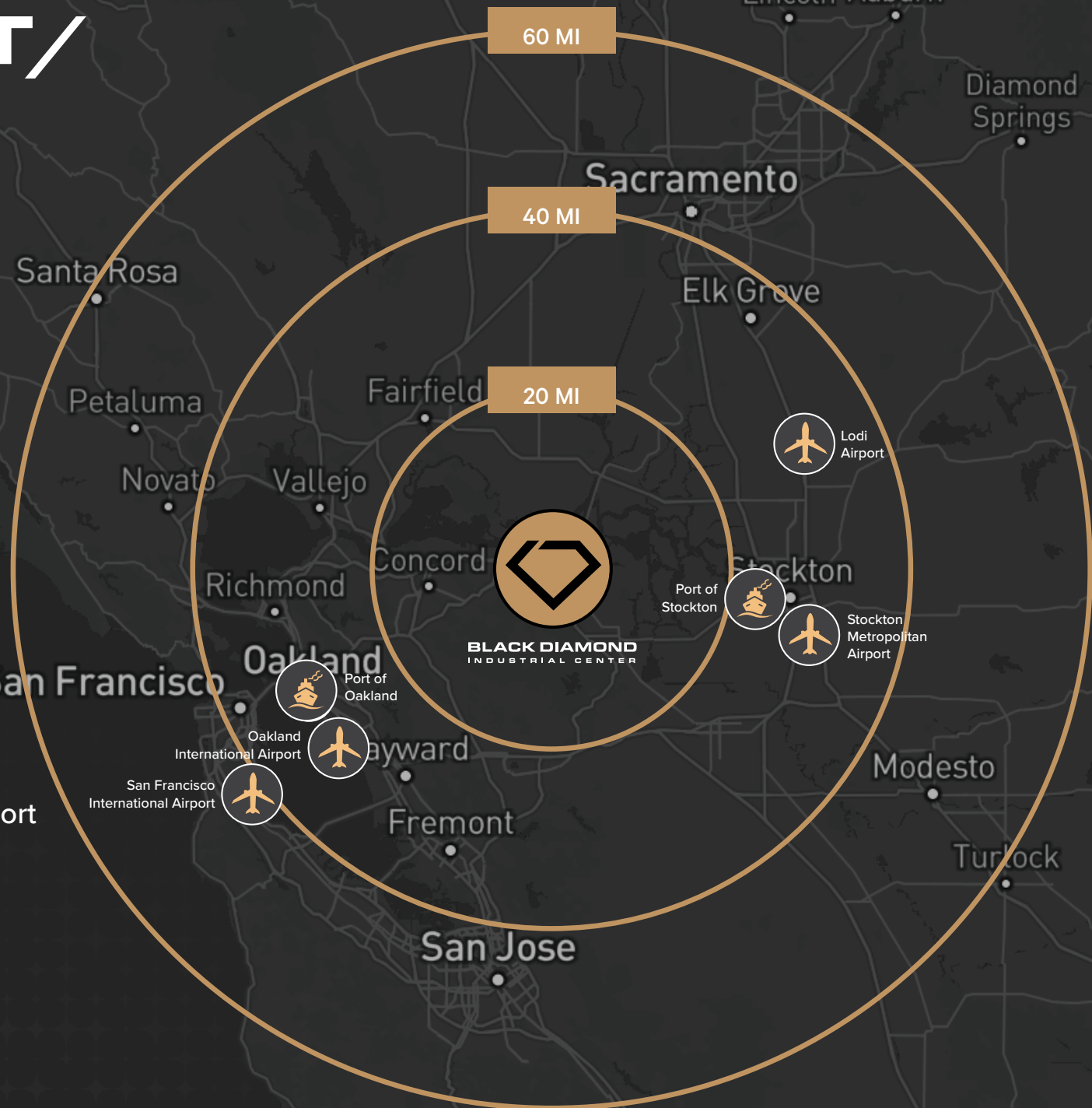
San Francisco International Airport

36.5 MILES

Port of Stockton

39.5 MILES

Port of Oakland



INBOUND/ OUTBOUND

DRAYAGE RATES

ORIGIN	DESTINATION	AVERAGE TOTAL (Base+Fuel Only)	ONE-WAY MILES
San Francisco/Oakland Port	Richmond, CA	\$458.10	12
San Francisco/Oakland Port	Hayward, CA	\$514.77	20
San Francisco/Oakland Port	Black Diamond Industrial Center	\$526.77	30
San Francisco/Oakland Port	Vacaville, CA	\$581.00	43
San Francisco/Oakland Port	American Canyon, CA	\$608.30	41
San Francisco/Oakland Port	Tracy, CA	\$612.90	56

FREIGHT SUMMARY TABLE / OUTBOUND RATES OCTOBER 2025

	BLACK DIAMOND		HAYWARD		TRACY		VACAVILLE	
DESTINATION	AVERAGE TOTAL (ALL-IN RATE)	ONE-WAY MILES	AVERAGE TOTAL (ALL-IN RATE)	ONE-WAY MILES	AVERAGE TOTAL (ALL-IN RATE)	ONE-WAY MILES	AVERAGE TOTAL (ALL-IN RATE)	ONE-WAY MILES
Los Angeles, CA	\$741	353	\$769	366	\$1,004	326	\$940	407
San Francisco, CA	\$866	48	\$578	32	\$1,047	58	\$1,047	58
Las Vegas, NV	\$1,872	538	\$1,917	551	\$1,441	511	\$1,509	55
Phoenix, AZ	\$2,137	722	\$2,176	735	\$1,835	695	\$2,142	779
Salt Lake City, UT	\$2,408	704	\$2,538	742	\$2,657	722	\$1,713	677
Seattle, WA	\$2,577	793	\$2,662	819	\$2,830	825	\$2,010	750

BROOKS PEDDER, SIOR
1 925 296 7729
brooks.pedder@cbre.com
Lic. 00902154

TONY BINSWANGER, SIOR
1 925 296 7728
tony.binswanger@cbre.com
Lic. 01861701

BO HARKINS
1 925 296 7727
bo.harkins@cbre.com
Lic. 01943785

**ROCKEFELLER
GROUP**

CBRE