



±922,894 SF on ±67.72 Acres  
For Lease | Ready for Occupancy

# LogistiCenter<sup>®</sup> at Mariposa Road

6440 E Mariposa Road | Stockton, CA



[Dermody.com](http://Dermody.com)

# Project Highlights

## LogistiCenter® at Mariposa Road



### Property Specs

- ±922,894 SF | Available Now
- Tenant-ready improvements
- Industrial Limited (IL) - City of Stockton zoning
- Zoning allows for a variety of uses - advanced manufacturing, distribution, warehousing + more
- ±.5 miles to BNSF intermodal facility that connects directly to Southern California market
- ±5 miles to Union Pacific intermodal facility in nearby Manteca CA
- Direct access to Hwy 99, Hwy 4, and Interstate 5
- ±4 miles to Stockton Metropolitan Airport
- ±12 miles to the Port of Stockton
- BNSF benefits to site



# Site Map

LogistiCenter® at Mariposa Road



**BNSF**  
RAILWAY

POWER  
POLE  
TYP.

VACANT LAND

MARIPOSA ROAD

**INDUSTRIAL  
BUILDING**  
922,894 SF

570'

135'

1624'

1500'

135'

78'

60' TYP.

56' TYP.

DEFENTION BASIN

VACANT LAND

LOGISTICS DRIVE

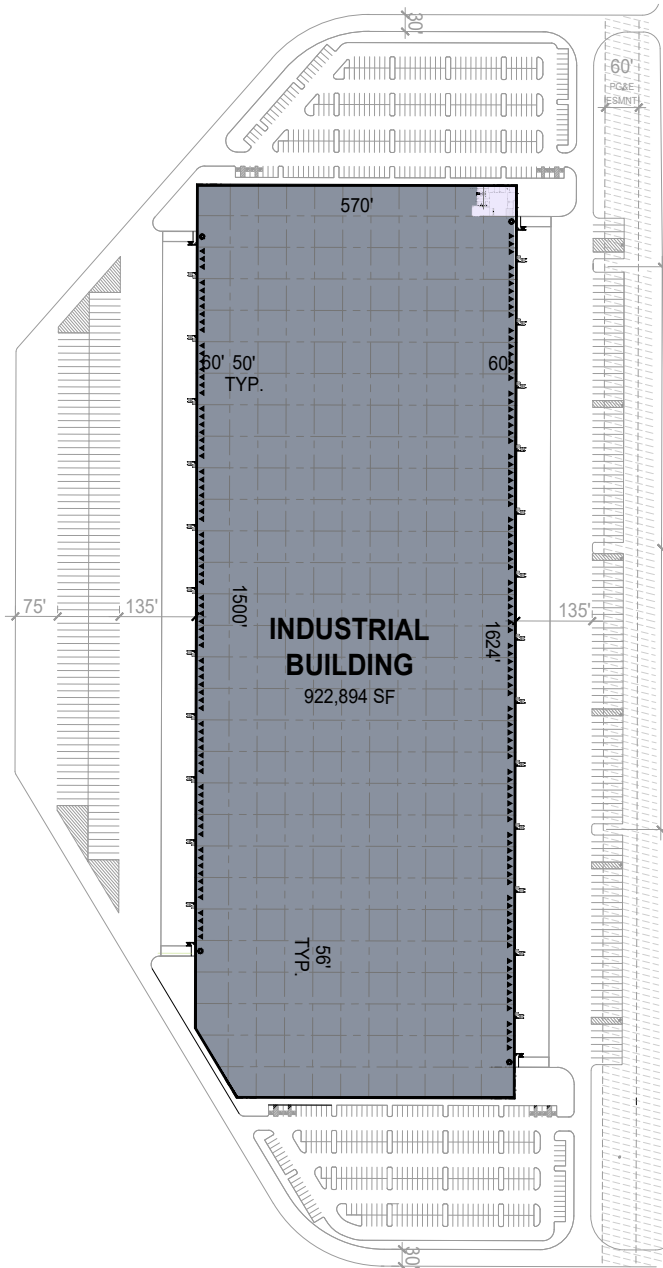


— INGRESS  
— EGRESS

# Building Specifications

LogistiCenter® at Mariposa Road

## Site Plan

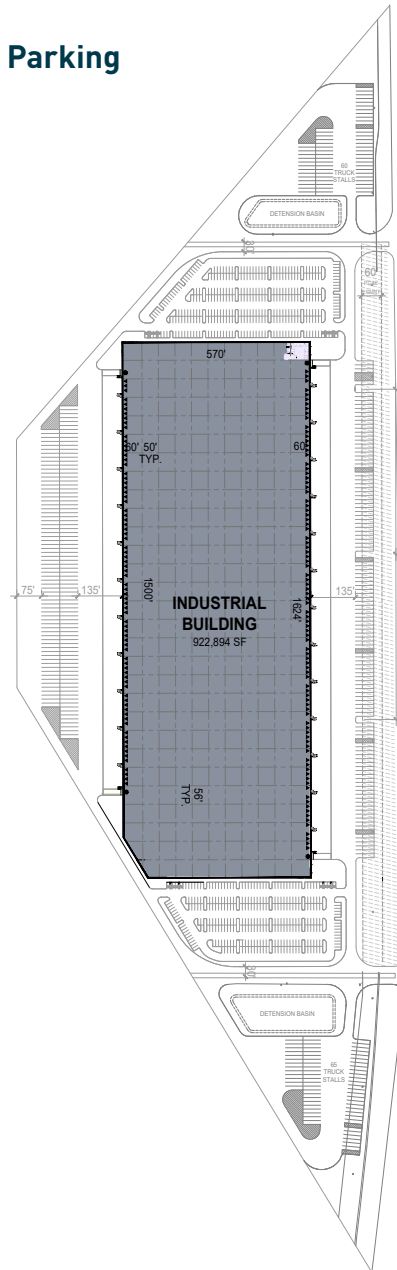


Building SF:	±922,894 SF
Building Dimensions:	1,624' x 570'
Office SF:	±3,960 SF
Column Spacing:	50' x 56'
Clear Height:	40'
Grade Level Doors:	4
Dock-High Doors:	168
Dock Equipment:	40k Lbs. Mechanical Pit Levelers @ Every 3rd Door
Power:	Two (2) 4,000 Amps, 277/480V, 3 Phase Services
Floor System:	8" Fully Reinforced Slab
Fire Suppression System:	ESFR
Ventilation:	140k CFM
Lighting:	LED @ 25 Footcandles 36" above FF
Skylights:	Yes
Roof System:	TPO
Concrete Truck Apron:	70'
Auto Parking:	644 Stalls
Trailer Parking:	276 Stalls
Water/Sewer/Storm:	Sanitary Sewer Line Storm Drain Water Line (City of Stockton)
Gas/Electrical Service:	PG&E
Telcom Service:	AT&T

# Building Specifications

LogistiCenter® at Mariposa Road

Site Plan w/Extended Trailer Parking



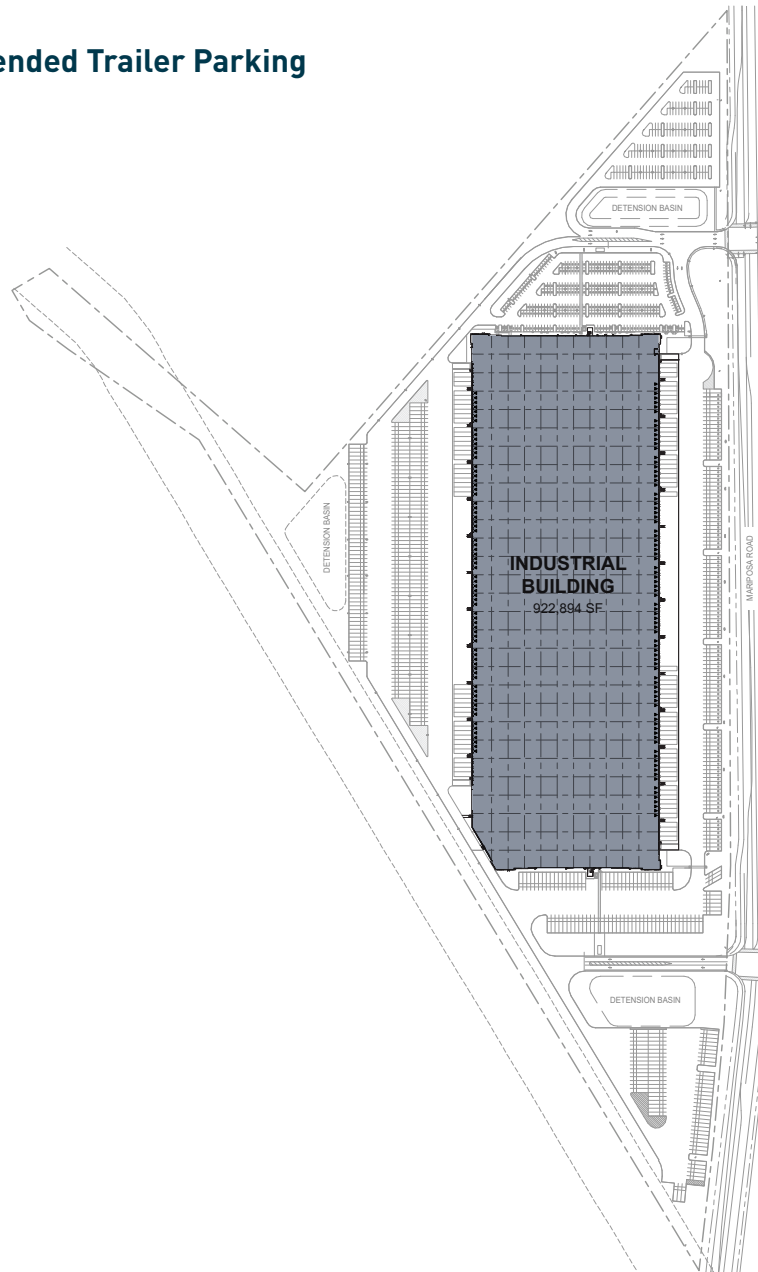
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Dock-High Doors:	168
Dock Equipment:	40k Lbs. Mechanical Pit Levelers @ Every 3rd Door
Power:	Two (2) 4,000 Amps, 277/480V, 3 Phase Services
Floor System:	8" Fully Reinforced Slab
Fire Suppression System:	ESFR
Ventilation:	140k CFM
Lighting:	LED @ 25 Footcandles 36" above FF
Skylights:	Yes
Roof System:	TPO
Concrete Truck Apron:	70'
Auto Parking:	644 Stalls
Trailer Parking:	401 Stalls
Water/Sewer/Storm:	Sanitary Sewer Line Storm Drain Water Line (City of Stockton)
Gas/Electrical Service:	PG&E
Telcom Service:	AT&T



# Building Specifications

LogistiCenter® at Mariposa Road

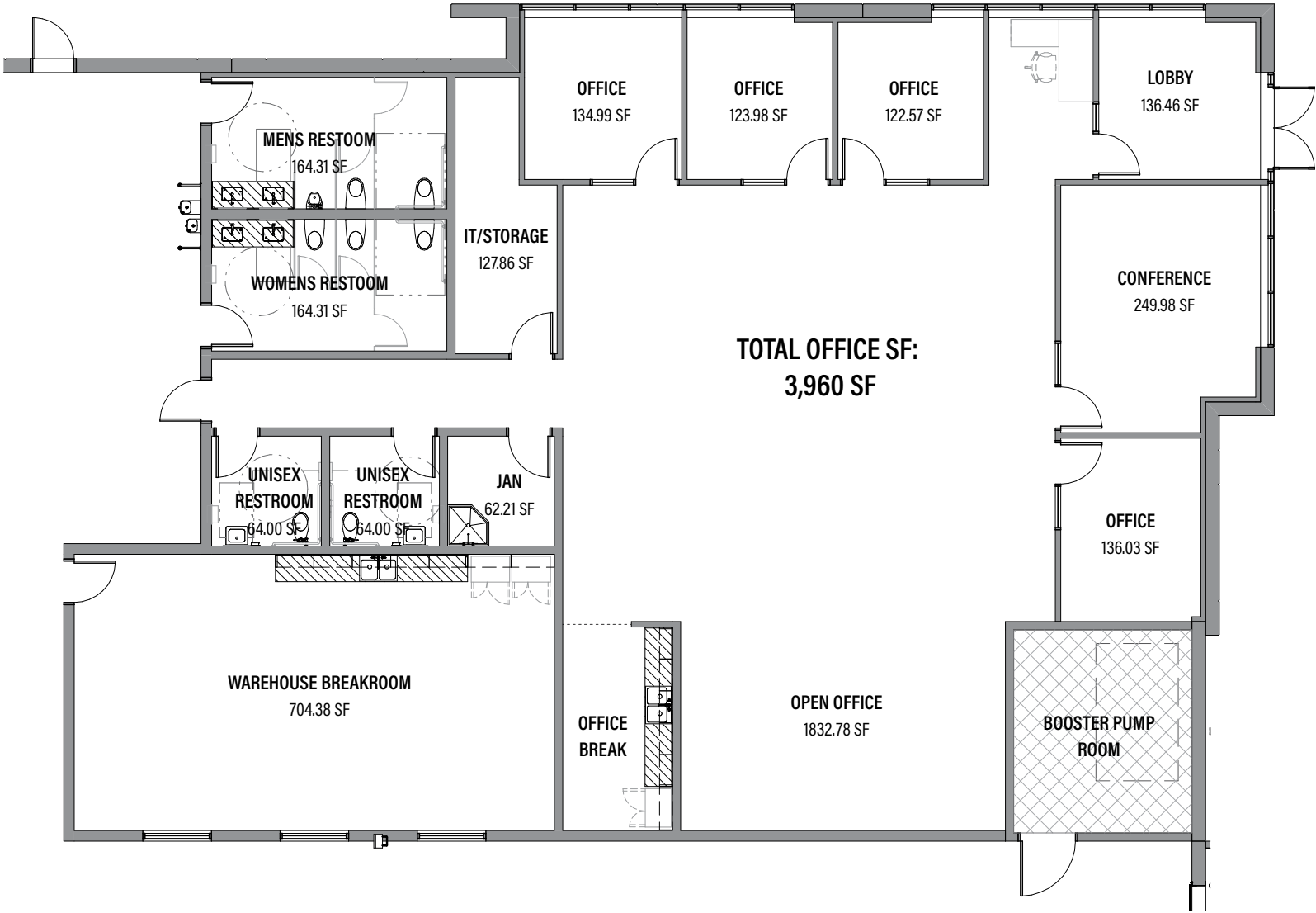
## Site Plan w/Extended Trailer Parking (Option 3)



Building SF:	±922,894 SF
Building Dimensions:	1,624' x 570'
Office SF:	±3,960 SF
Column Spacing:	50' x 56'
Clear Height:	40'
Grade Level Doors:	4
Dock-High Doors:	168
Dock Equipment:	40k Lbs. Mechanical Pit Levelers @ Every 3rd Door
Power:	Two (2) 4,000 Amps, 277/480V, 3 Phase Services
Floor System:	8" Fully Reinforced Slab
Fire Suppression System:	ESFR
Ventilation:	140k CFM
Lighting:	LED @ 25 Footcandles 36" above FF
Skylights:	Yes
Roof System:	TPO
Concrete Truck Apron:	70'
Auto Parking:	487 Stalls
Trailer Parking:	585 Stalls
Water/Sewer/Storm:	Sanitary Sewer Line Storm Drain Water Line (City of Stockton)
Gas/Electrical Service:	PG&E
Telcom Service:	AT&T

# Office Floor Plan

LogistiCenter® at Mariposa Road



# You're in the Clear

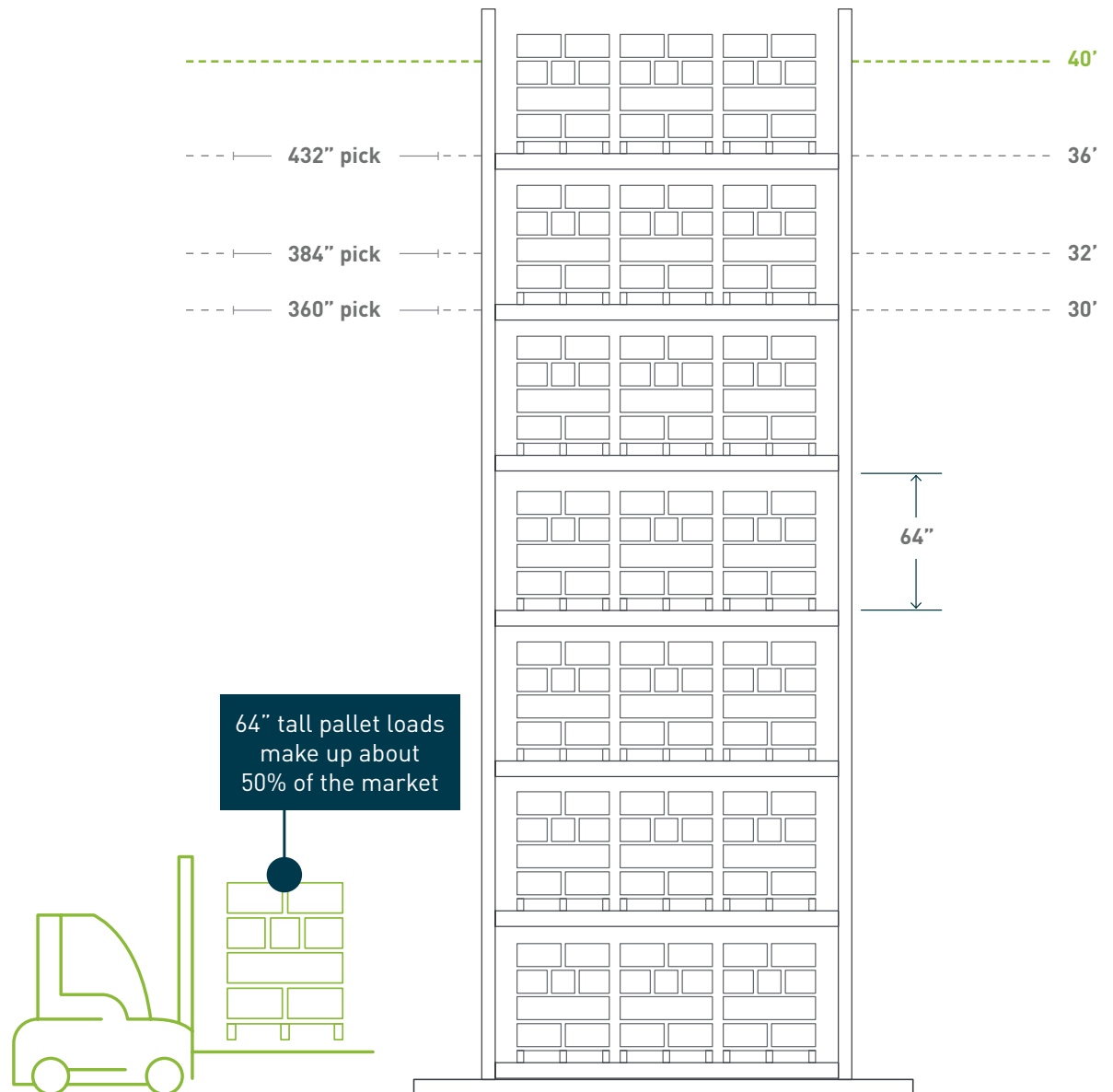
LogistiCenter® at Mariposa Road

## The first of its kind in the market.

A 40' clear height increases cubic capacity by more than 10-25 percent\*.

Clear Height	Size needed to Accommodate
<b>40'</b>	<b>245,000 SF</b>
<b>36'</b>	<b>287,000 SF</b>
<b>32'</b>	<b>343,000 SF</b>
<b>30'</b>	<b>430,000 SF</b>

\*1 more pallet position compared to a 32' clear building. [source](#)





# Location – Neighboring Tenants

LogistiCenter® at Mariposa Road





# Location – Access Map

LogistiCenter® at Mariposa Road



Port of Stockton

CALIFORNIA 4

CALIFORNIA 4

UNION PACIFIC

INTERSTATE 5

CALIFORNIA 99

LOGISTICENTER® AT MARIPOSA ROAD

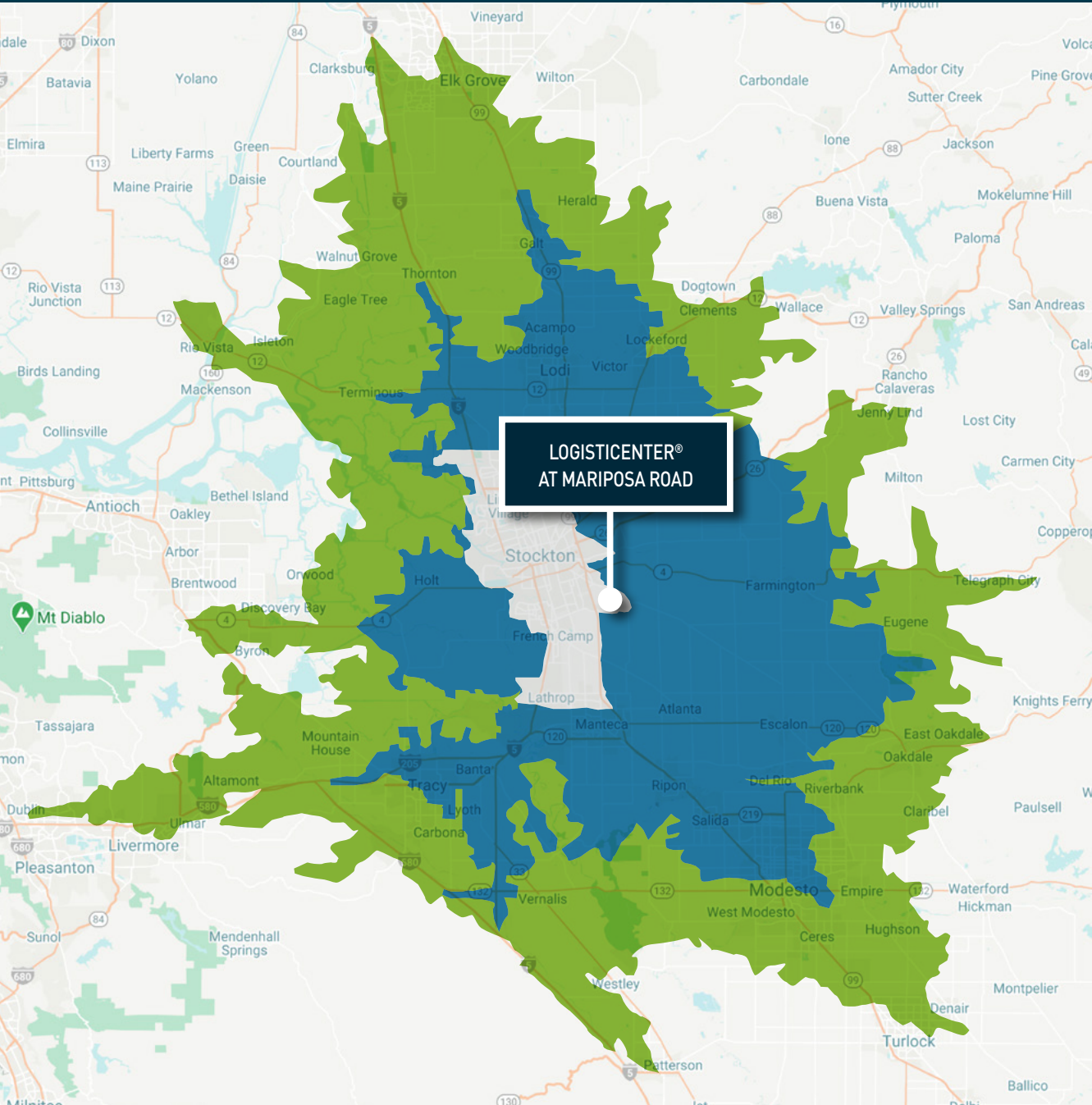
BNSF RAILWAY

Stockton Metro Airport

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# Demographics – Within a 45 Minute Drive

## LogistiCenter® at Mariposa Road



**LOGISTICENTER®  
AT MARIPOSA ROAD**

	30-MIN DRIVE	45-MIN DRIVE
Total Population	801,707	1,510,401
Total Households	251,631	473,385
Millennial Population % (Age 25-39)	0	21.80%
Gen X Population % (Age 40-55)	17.10%	17.10%
Median Household Income	\$61,707	\$67,769
Avg. Consumer Expending Per Household On Goods	\$47,939	\$50,983
Household Income > \$100,000	72,605	\$155,482
Manufacturing Workers	\$26,895	54,309
Warehouse/Distribution Workers	21,817	\$36,658

15-MIN DRIVE
  30-MIN DRIVE
  45-MIN DRIVE



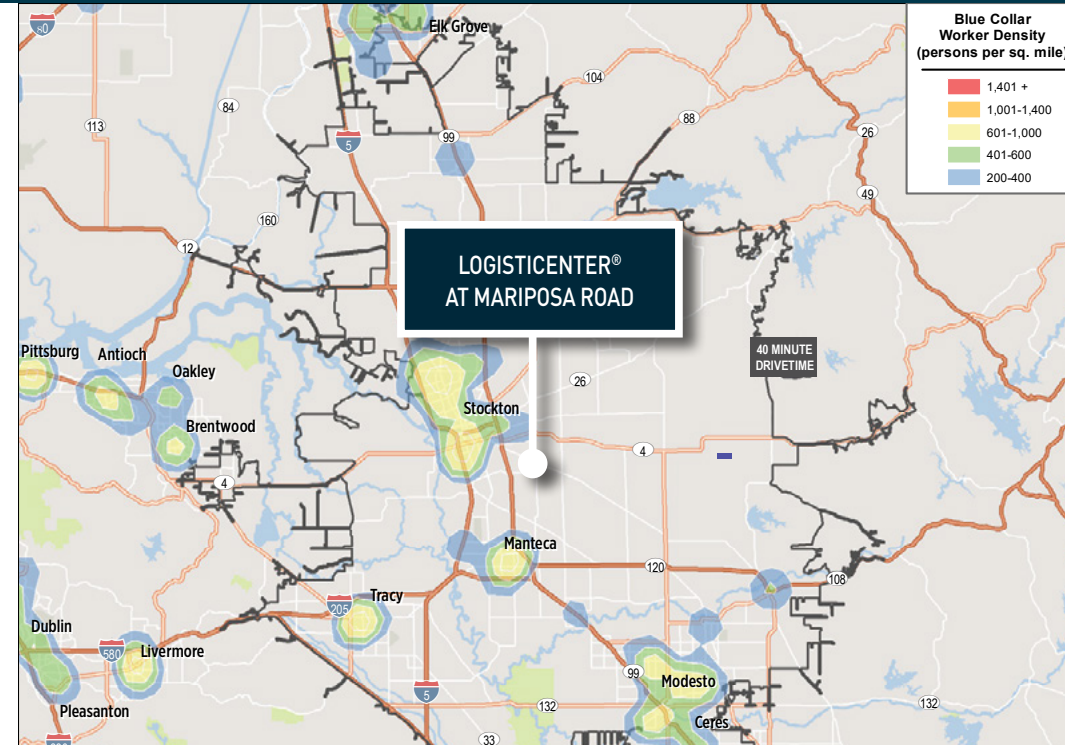
# Labor – Market Analysis

## LogistiCenter® at Mariposa Road

### Warehouse Worker

Targeted Demographic Pool - 2020

- Large, highly concentrated population with an above average projected growth over the next five years
- Substantial warehouse worker labor pool of approximately 46,000 individuals within a 10-mile radius
- A positive labor supply/demand balance - with approximately 15,000 more laborers than warehouse jobs within a 40-minute drive time
- Sizable unemployed population of over 90,000 - which may suggest better new job absorption potential
- Moderate market affluence with a higher percentage of households earning less than \$35,000 per year



Location	Population			Blue-Collar Worker Labor Pool			Current Unemployment		Area Affluence	
	40-minute Drivetime	Projected 5-Year Change, All Ages	% Within 10 Miles	40-minute Drivetime	Supply/Demand Balance (if > 0, supply > demand)	Individuals Within 10 Miles	Moving Workers by Residence	Rate	Total	% of Households Earning < \$35k
LogistiCenter® at Mariposa Road	1,259,800	4.20%	32%	127,216	15,486	46,905	18,378	17%	91,889	26%
Sacramento	2,208,794	4.50%	40%	178,377	-7,877	73,716	24,549	15%	160,416	23%
Fresno	1,213,341	3.60%	57%	75,827	-5,451	57,471	13,916	15%	81,817	31%
Tracy	1,334,063	4.60%	12%	137,869	4,842	15,435	19,624	16%	97,406	23%
Patterson	785,019	3.60%	4%	81,986	-259	3,404	12,117	17%	59,260	25%
Fairfield	\$1,241,034	2.80%	20%	118,055	16,170	26,316	13,737	15%	95,464	17%
Vacaville	\$1,209,252	3.50%	23%	95,816	1,074	25,316	11,591	15%	78,301	20%
U.S. Average	--	3.50%	--	--	--	--	--	4.2%	7,183,750	23.9%

# Drayage Cost

## Within comparative market



### Drayage from Port of Oakland

	AVERAGE DRAYAGE PER CONTAINER FROM PORT OF OAKLAND	COST DIFFERENCE VS. LOGISTICENTER AT MARIPOSA RD
FAIRFIELD, CA	\$435.00	-\$107.50
TRACY, CA	\$447.50	-\$95.00
VACAVILLE, CA	\$462.50	-\$80.00
SACRAMENTO, CA	\$537.50	-\$5.00
LOGISTICENTER® AT MARIPOSA ROAD	\$542.50	--
PATTERSON, CA	\$602.50	+\$60.00
FRESNO, CA	\$842.50	+\$300.00

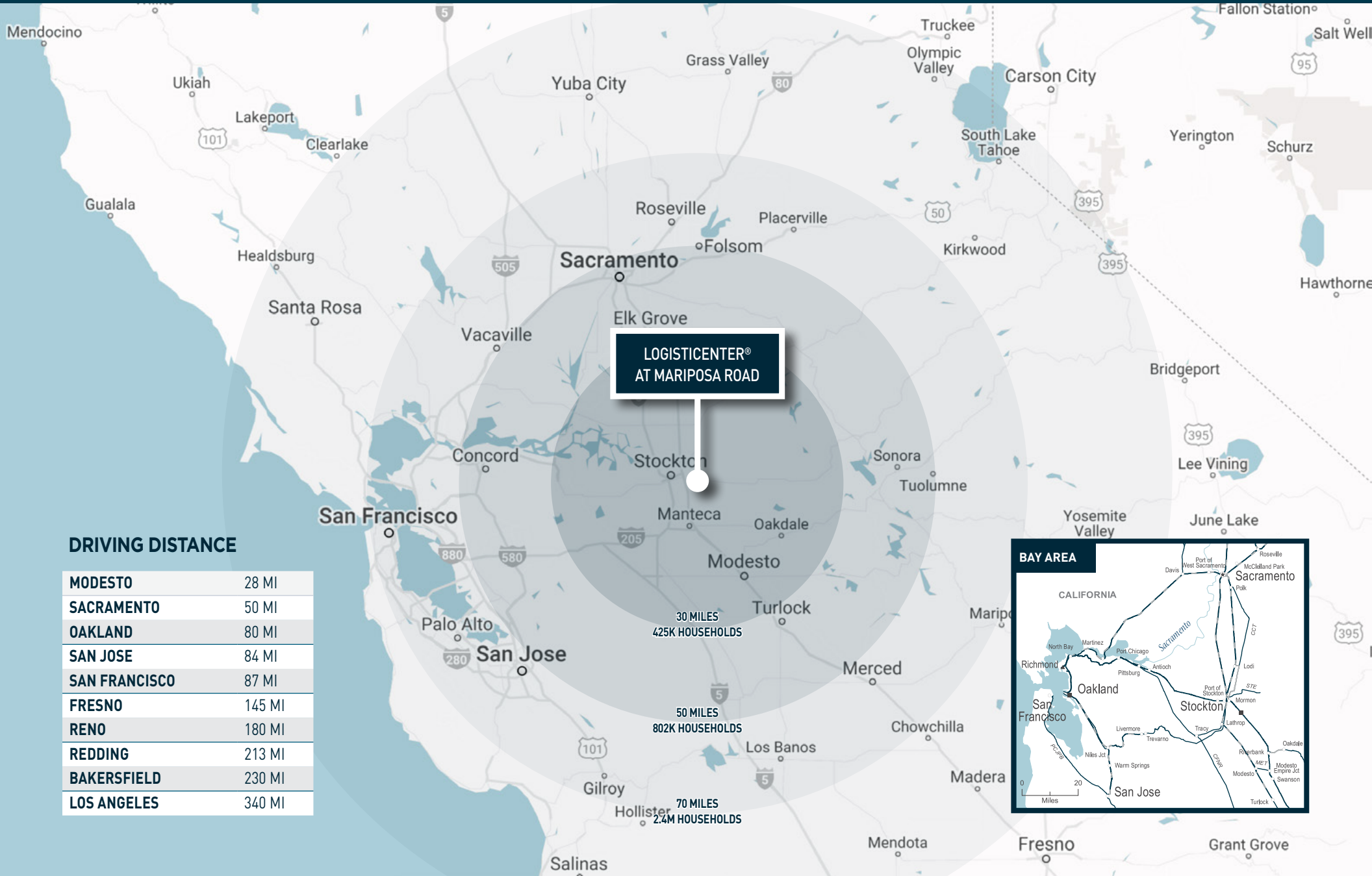
*Rate quotes exclude fuel surcharges, chassis, detention, tolls, terminal/gate fees, port congestion, etc.*

### Area Infrastructure

- PORTS
- INTERMODAL FACILITIES
- FedEx/UPS LOCATIONS

# Location – Regional Map

LogistiCenter® at Mariposa Road



**LOGISTICENTER®  
AT MARIPOSA ROAD**

## DRIVING DISTANCE

MODESTO	28 MI
SACRAMENTO	50 MI
OAKLAND	80 MI
SAN JOSE	84 MI
SAN FRANCISCO	87 MI
FRESNO	145 MI
RENO	180 MI
REDDING	213 MI
BAKERSFIELD	230 MI
LOS ANGELES	340 MI

30 MILES  
425K HOUSEHOLDS

50 MILES  
802K HOUSEHOLDS

70 MILES  
2.4M HOUSEHOLDS





# Access

## To Markets

### Railways

BNSF	±.5 MI
Union Pacific	±5 MI

### Ports

Stockton	8.4 MI
Oakland	74.5 MI
Long Beach	365 MI
Seattle	805 MI

### Airports

Stockton	5.8 MI
Sacramento	63 MI
Oakland	68 MI
San Jose	76 MI
San Francisco	88 MI

### Delivery Time/Population

Same Day	●	45,925,208
Next Day	●	77,037,078
Two Day	●	138,070,457





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## About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit [www.Dermody.com](http://www.Dermody.com).

## About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

## About Broker

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).



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