



NORCAL LOGISTICS CENTER

NEWCASTLE 8 - 1,201,726 SF AVAILABLE

4591 Newcastle Road, Stockton, CA 95215



 **IDI Logistics**

www.idilogistics.com

SITE INFORMATION



Norcal Logistics Center, Newcastle 8 is a 1,201,726 SF Class A industrial/distribution facility strategically placed within the commercial district of Stockton, California.

The property offers close access to both BNSF and Union Pacific intermodal facilities, the Port of Stockton, and Stockton Metro Airport – as well as direct road access to CA Highways 99, 4 & 120 and Interstates 5, 205, & 580.

PARK BENEFITS

- Fully entitled
- Abundant labor force
- Close amenities
- Controlled LED exterior lighting
- Energy efficient building
- Affordable housing in region
- Excellent transportation infrastructure
- Access to I-5, I-205, U.S. 99 and U.S. 120
- Close proximity to intermodal (BNSF and Union Pacific) and port facilities
- High profile corporate neighbors

PARK LOCATION



BUILDING SPECIFICATIONS

1,201,726 available square feet

SITE AREA: 78.88 acres

DIMENSIONS: 2,230' X 565'

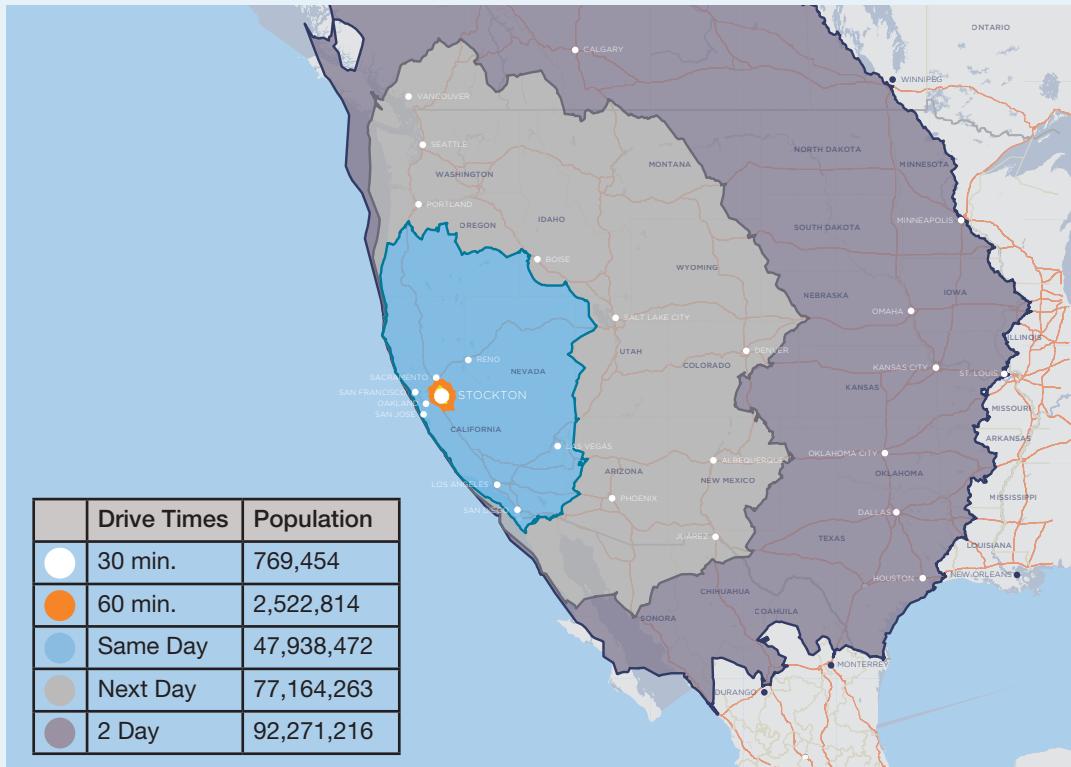
OFFICE AREA: **Build to suit**

CLEAR HEIGHT:	42'
DOCKS:	262 (9' x 10')
DRIVE-IN DOORS:	4 (12' x 14')
TRUCK COURT:	130' / 185'
AUTO PARKING:	554 spaces
TRAILER PARKING:	983 stalls
LOADING BAY SIZE:	58' x 70'
TYPICAL BAY:	58' x 60'
FLOOR SYSTEM:	8" Ductilcrete
POWER:	XFMR 8,000A (UGPS) & 4,000A service
FIRE SPRINKLER:	ESFR



NORCAL LOGISTICS CENTER

Strategically Located in One of
the Premier Distribution Markets
in the Country



DRIVING DISTANCES

METRO AREA

Sacramento	60 miles
Oakland.....	73 miles
San Jose	76 miles
San Francisco.....	84 miles
LA	380 miles

INTERSTATE

Highway 99	2 miles
I-5	3 miles
Highway 4	4 miles
Highway 120	13 miles
I-205	15 miles
I-580	27 miles

AIR

Stockton Metropolitan	2 miles
Sacramento Int'l	62 miles
Oakland Int'l.....	65 miles
San Francisco Int'l.....	82 miles
San Jose Int'l	74 miles

ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

For more information, or to set up a tour, please contact:

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