



# NORCAL LOGISTICS CENTER

NEWCASTLE 8 - 1,200,625 SF AVAILABLE

5298 Mariposa Road, Stockton, CA 95202





Norcal Logistics Center, Newcastle 8 is a 1,200,625 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 and approved EIR
- Abundant labor force
- Close amenities
- Controlled LED exterior lighting
- Energy efficient building
- No assessment bond encumbrances
- 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

**1,200,625** available square feet

SITE AREA: 56.02 acres

DIMENSIONS: 2,216' X 540'

OFFICE AREA: 20,000 SF

CLEAR HEIGHT: 42'

DOCKS: 262 (9' x 10')

DRIVE-IN DOORS: 4 (12' x 14')

TRUCK COURT: 130' / 185'

AUTO PARKING: 550 spaces

TRAILER PARKING: 846 stalls

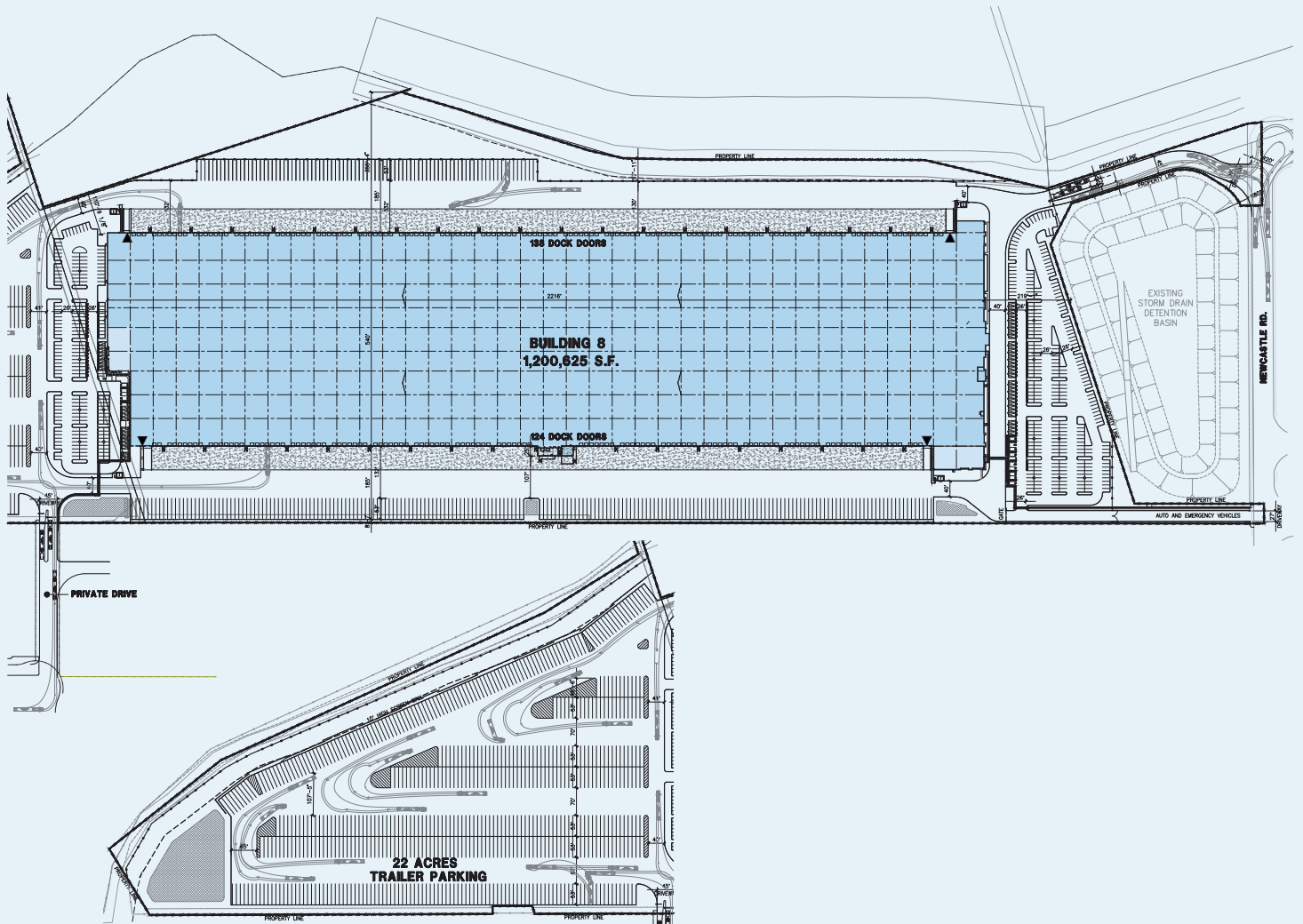
LOADING BAY SIZE: 58' x 70'

TYPICAL BAY: 58' x 60'

FLOOR SYSTEM: 8" Ductilcrete

POWER: XFMR 8,000A (UGPS) & 4,000A service

FIRE SPRINKLER: ESFR





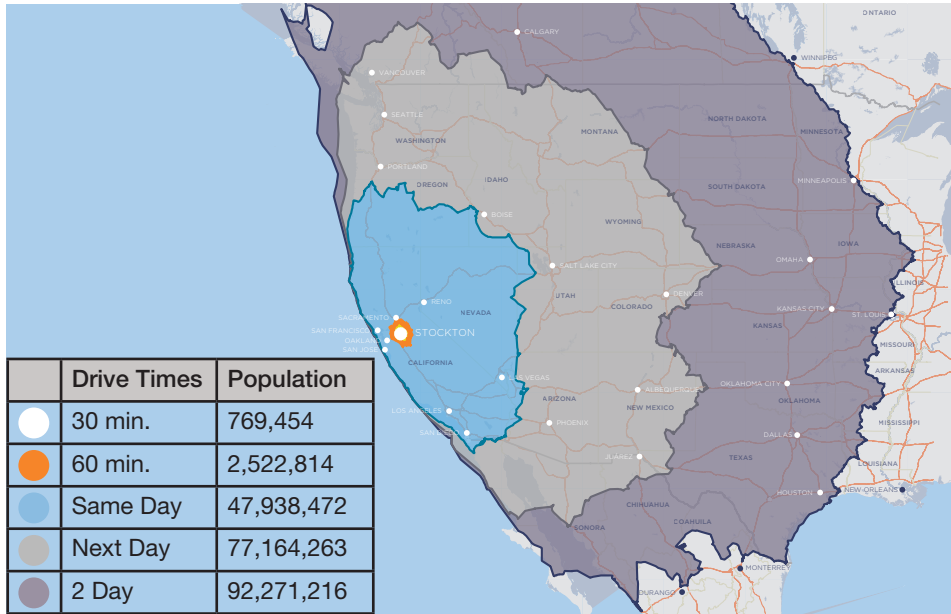


**DRIVING DISTANCES**

**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



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



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