

# 3551 WILBUR AVE.

ANTIOCH, CALIFORNIA

Rare Highly Improved Fabrication Yard Ideal for  
Pre-Cast Fabrication, Material and Equipment Storage  
and Other Uses That Can Utilize Barge Access



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## PROPERTY OVERVIEW

The Kiewit Site is located within the East Bay Walnut Creek submarket at 3551 Wilbur Avenue is a  $\pm 37.6$  acre highly improved industrial parcel currently used as a concrete pre-cast fabrication yard and equipment and material storage site. Its size, improvements and access to the San Joaquin River make this an extraordinarily rare opportunity within the Northern California region.

The  $\pm 37.6$  acre site is comprised of a mix of paved asphalt and improved aggregate, and has a total building Square Footage of  $\pm 13,200$ .



## PROPERTY SUMMARY

### HIGH LEVEL SITE SPECS

**Site Area:** ±37.6 acres

**Initial Occupancy for Current Operations:** 1976

**Total Improved Building SF:** ±13,200

**Year Purchased / Initially Occupied:** 1976

**Jurisdiction:** County of Contra Costa

**Existing Zoning:** Heavy Industrial ([Click Here for Zoning Link](#))

**Flood Zone:** A portion of the site closest to the San Joaquin River is in Flood Zone AE, which FEMA designates as having a 1% annual chance of flooding.



### FACILITY / SITE-LEVEL OVERVIEW

**Facility Operations / Use:** Concrete Pre-Cast Yard, Material & Equipment Storage

**Physical Site Composition:** Paved Asphalt & Improved Aggregate

**Craneway:** Craneway on double tracks that runs from the south end of the site all the way out to the entrance to the on-site barge slip (over water access).

**On-Site Batch Plant:** Yes

**Building Description / Use:**

- 2,400 SF Quonset Building
- 5,000 SF Office
- 800 SF Storage Building
- 5,000 SF Industrial Building

## PROPERTY HIGHLIGHTS



**Acres**  
±37.6



**Dimensions**  
2,705.34'D x 828.94'W



**Gas**  
2" Incoming Service



**Zoning**  
Heavy Industrial



**Power**  
2 - 2,000 Amps @ 277/480 Volt  
One panel is located on the eastside fence and the other is located at the southwest corner of the property.



**Water**  
4" Incoming Service



**Yard Specification**  
Varies, but generally a heavy base rock section throughout.



**Superior & Captive Local Labor**  
Labor Report Available Upon Request



**Building Area**  
±13,200 SF



**HWY 160 to HWY 4**  
On-ramp at site entrance!



**Barge Slip**  
Rare Asset  
Depth of waterfront is 9' MLW from past surveys



**Craneway on Two (2) Rails**  
2 - 50 ton cranes  
(minus spreader beam weight)  
Timber piles underneath



**Craneway**  
From front of site out to the barge slip



**Sanitary System**  
Septic Tanks

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WILBUR AVENUE





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Wilbur Avenue

**37.6 Acres**

828.94'

1,581.50'

479'

1,133.03'

2,705.34'

254.18'

Barge Slip

**CORTEVA**  
agricience

**USS** United States Steel

**GP** Georgia-Pacific

N

NAPA

SAN

FRANCISCO

PORT OF  
OAKLAND

Bay Bridge

Richmond Bridge



WALNUT  
CREEK

ANTIOCH



CONCORD

Carquinez Bridge



Benicia Bridge



BENICIA



3551 Wilbur Avenue, Antioch CA



QUARTERLY MARKET REPORT 

EXCEPTIONALLY  
STRONG LOCAL LABOR  
DEMOGRAPHICS

LABOR REPORT AVAILABLE UPON REQUEST



I-5 →  
Antioch Bridge

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**PERSONAL PROPERTY INCLUDED IN THE SALE:**

- 1. CRANE SYSTEM WHICH INCLUDES RAIL**
- 2. CONCRETE BATCH PLANT: NEGOTIABLE**