

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 ± 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 ± 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:	<ul style="list-style-type: none">-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

Material Storage

MARITIME WAY

Sedimentation Ponds

Material Storage

1,581.50'

47.9'

1,133.03'

254.18'

Barge Slip

2,705.34'

Concrete Batch Plant

Two Truck
Craneway



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3551 WILBUR AVE.
ANTIOCH, CALIFORNIA



Wilbur Avenue

828.94'

1,581.50'

479'

37.6 Acres

1,133.03'

2,705.34'

254.18'

Barge Slip





NAPA →

SAN FRANCISCO

Bay Bridge

Richmond Bridge

Carquinez Bridge

Benicia Bridge

CONCORD

ANTIOCH

BENICIA

PORT OF OAKLAND

WALNUT CREEK

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**