

CLASS A 441,841 SF INDUSTRIAL PROPERTY



**Black Diamond
Industrial | EarthCam
Construction Camera**



November Drone Photos



December Drone Photos

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**ROCKEFELLER
GROUP**

CBRE

CONSTRUCTION PROGRESS: WALLS TILTED! FOR LEASE

STRATEGICALLY LOCATED IN ANTIOCH, CALIFORNIA

PROPERTY HIGHLIGHTS



Total Size

±441,841 SF
(Divisible)



Convenient Freeway Access

0.5 mile to Hwy 160



Acres

±22.65



Office

±5,183 SF of
speculative office



Auto Parking

385 (±20
EV Chargers)



Trailer Parking

92



Clear Height

36' at
First Column



Typical Column

60' X 56'



Dock High

61
Docks: 9'x10'



Grade Level

2
GL doors: 12'x14'



Truck Court

185'



Power

4,000 Amps
@277/480V
3 Phase



Warehouse Lighting

30 FC at
3' AFF



Sprinklers

ESFR w/
K25 Heads



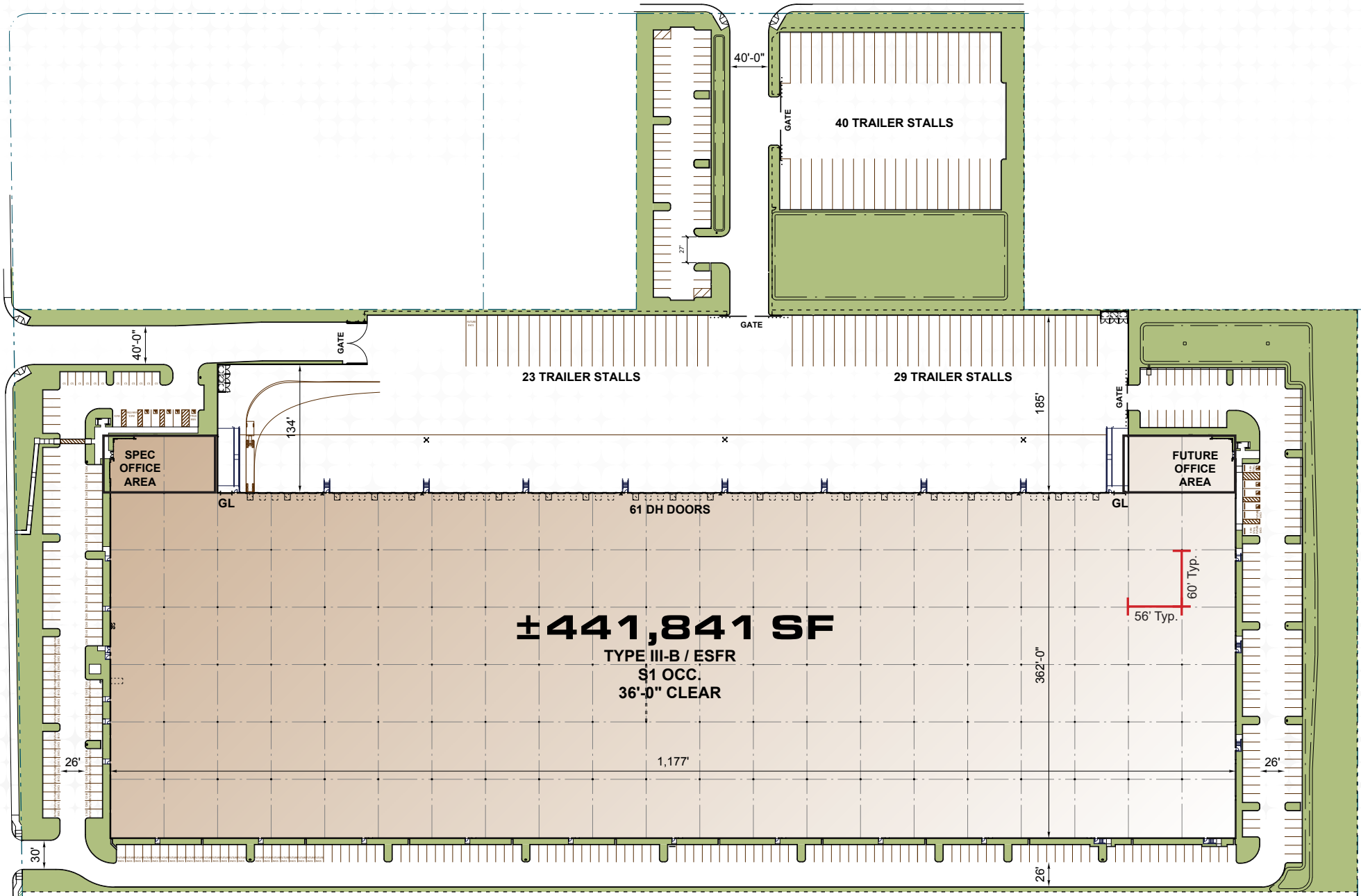
Superior Local Labor

[Click here](#)
[for report](#)

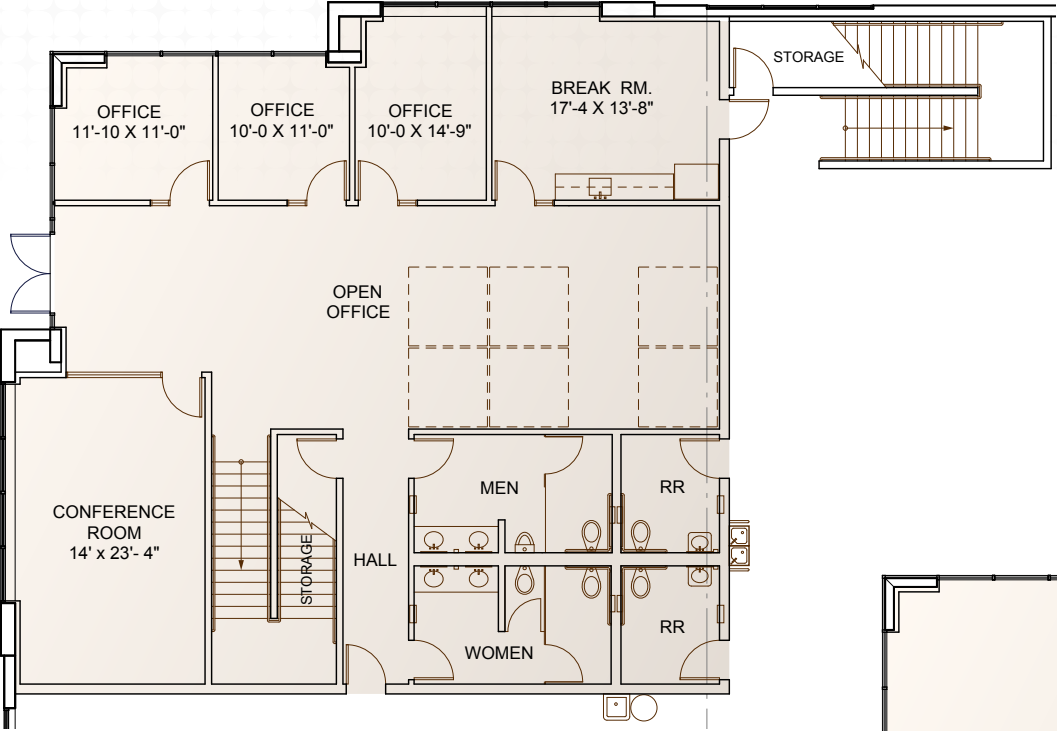
SITE PLAN



18TH STREET

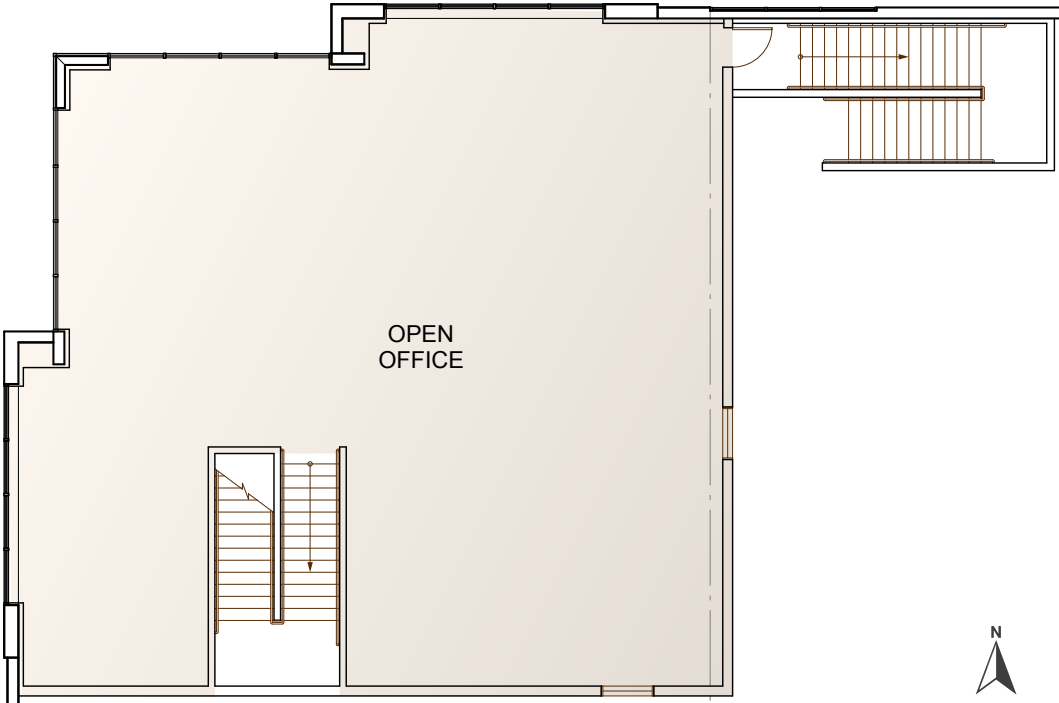


OFFICE FLOOR PLAN



FIRST FLOOR PLAN
±2,671 SF

MEZZANINE PLAN
±2,512 SF





AERIAL MAP

Joaquin River

Wilbur Ave

Wilbur Ave

Bridgehead Rd

Viera Ave

E 18th St

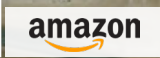
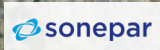
E 18th St

Main St

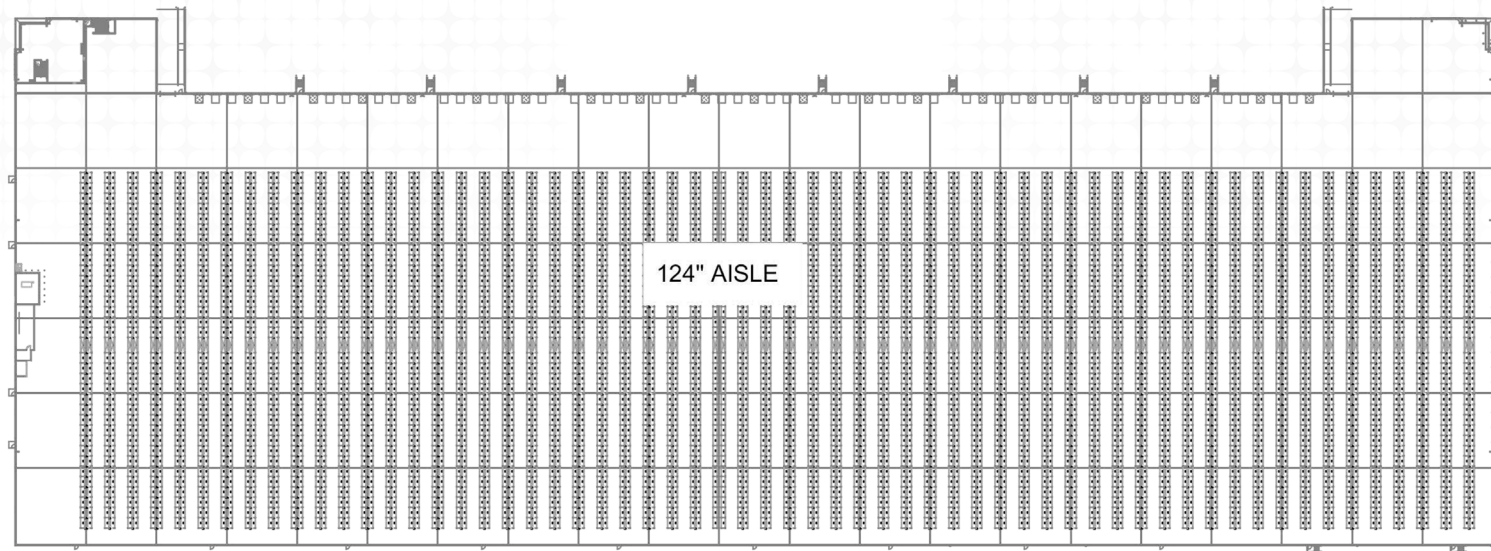
Oakley Rd

Live Oak Ave

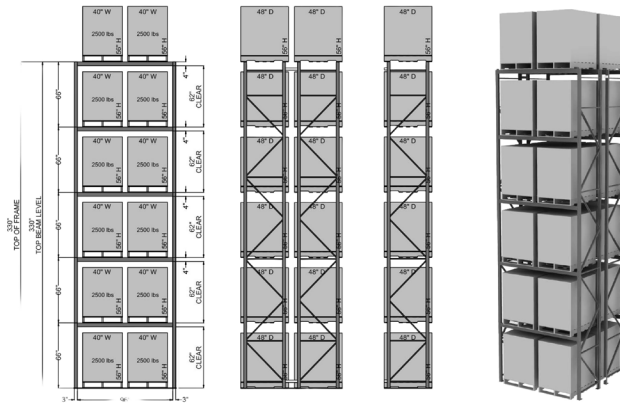
Oakley



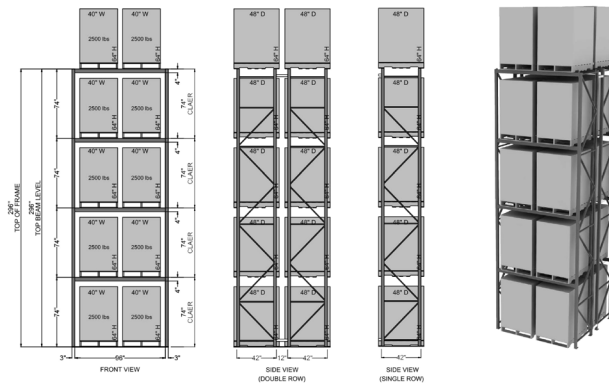
RACKING PLAN



56" Tall Pallets, 36'
Clear 48,960 Total
Pallet Positions



64" Tall Pallets, 36'
Clear 40,680 Total
Pallet Positions

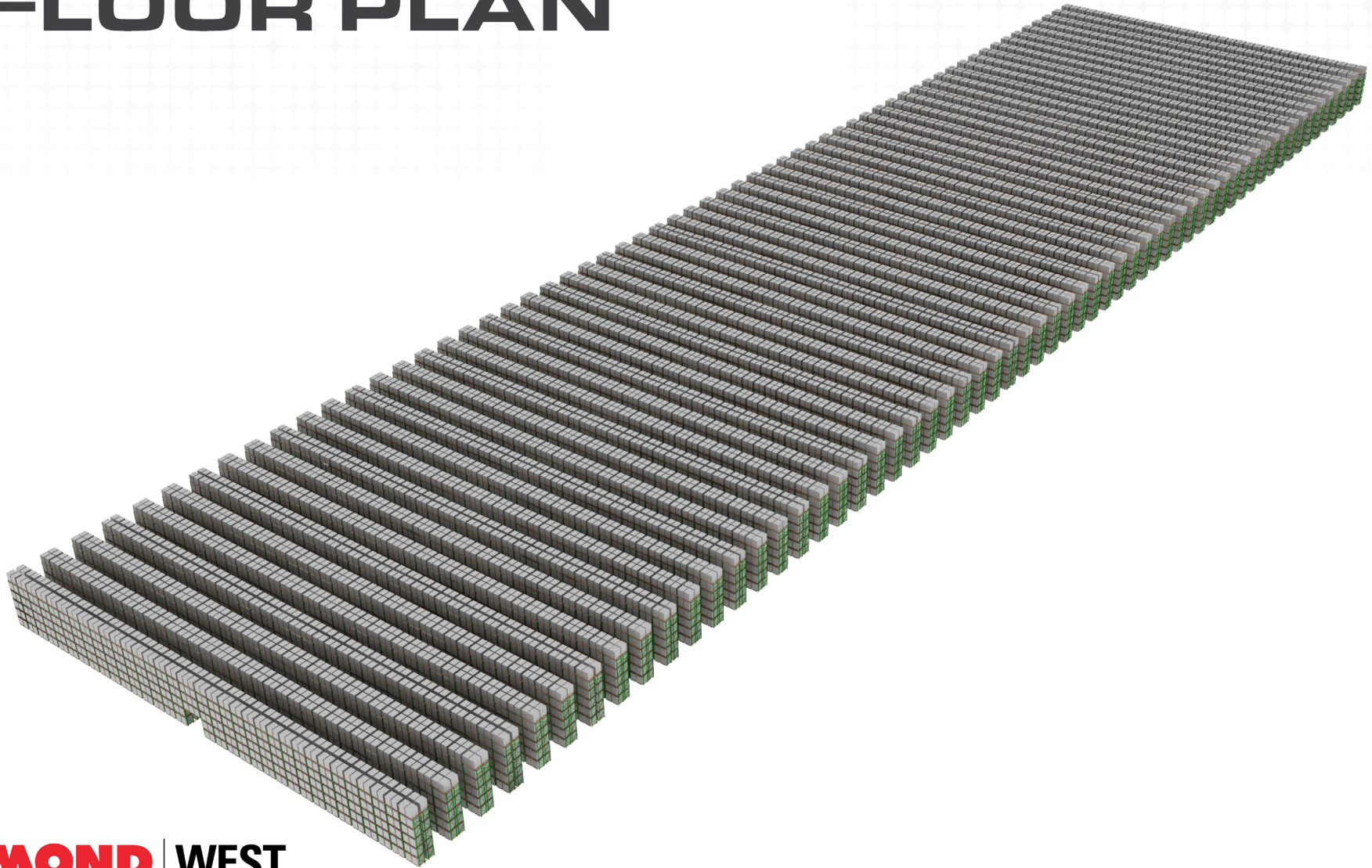


RAYMOND | **WEST**
INTRALOGISTICS SOLUTIONS

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No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

CONCEPTUAL RACKING FLOOR PLAN



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AIRPORT/ PORT

40.5 MILES

Stockton Metropolitan Airport

42 MILES

Lodi Airport

47.8 MILES

Oakland International Airport

55.9 MILES

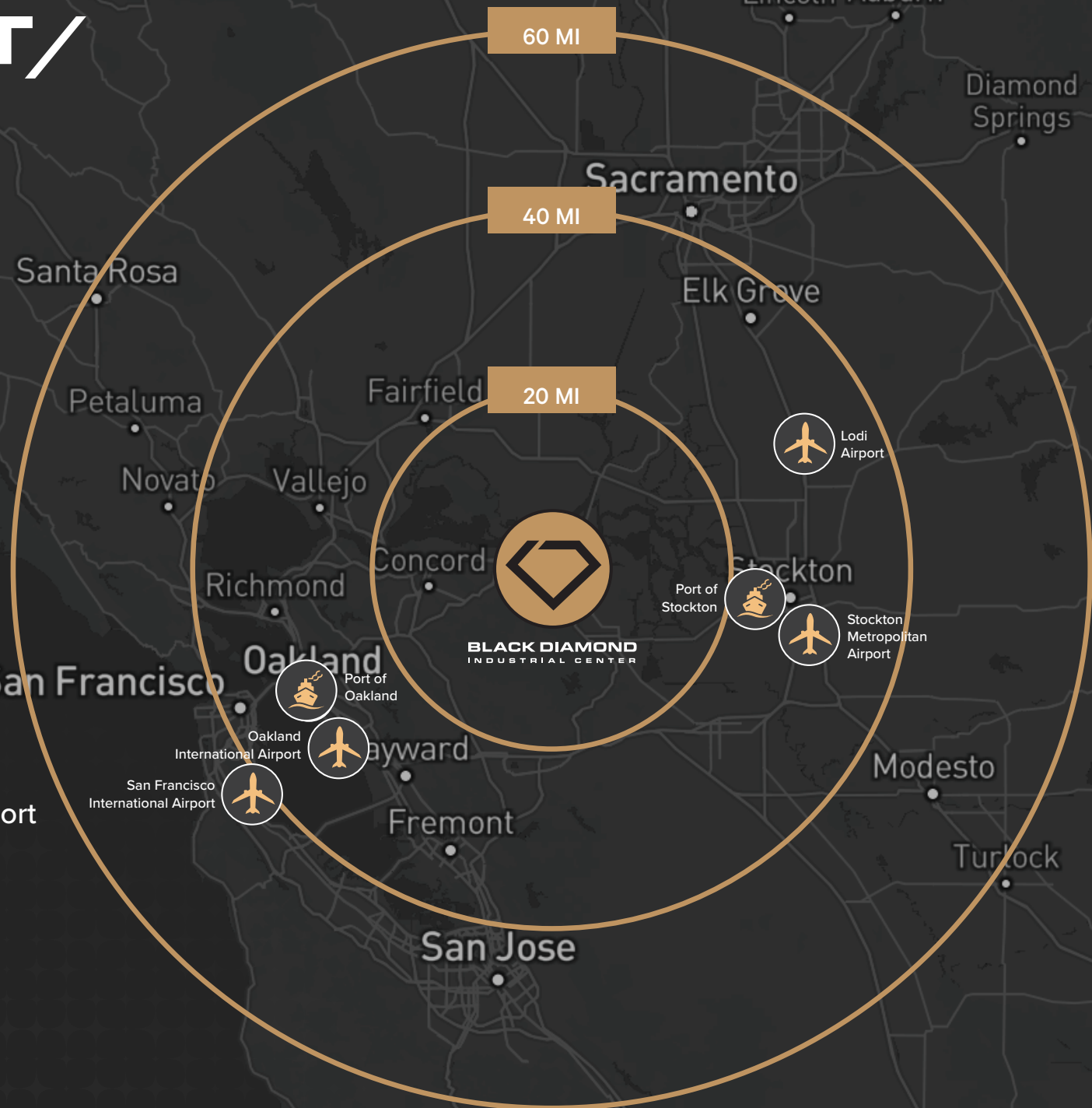
San Francisco International Airport

36.5 MILES

Port of Stockton

39.5 MILES

Port of Oakland



INBOUND/ OUTBOUND

DRAYAGE RATES

ORIGIN	DESTINATION	AVERAGE TOTAL (Base+Fuel Only)	ONE-WAY MILES
San Francisco/Oakland Port	Richmond, CA	\$458.10	12
San Francisco/Oakland Port	Hayward, CA	\$514.77	20
San Francisco/Oakland Port	Black Diamond Industrial Center	\$526.77	30
San Francisco/Oakland Port	Vacaville, CA	\$581.00	43
San Francisco/Oakland Port	American Canyon, CA	\$608.30	41
San Francisco/Oakland Port	Tracy, CA	\$612.90	56

FREIGHT SUMMARY TABLE / OUTBOUND RATES OCTOBER 2025

	BLACK DIAMOND		HAYWARD		TRACY		VACAVILLE	
DESTINATION	AVERAGE TOTAL (ALL-IN RATE)	ONE-WAY MILES	AVERAGE TOTAL (ALL-IN RATE)	ONE-WAY MILES	AVERAGE TOTAL (ALL-IN RATE)	ONE-WAY MILES	AVERAGE TOTAL (ALL-IN RATE)	ONE-WAY MILES
Los Angeles, CA	\$741	353	\$769	366	\$1,004	326	\$940	407
San Francisco, CA	\$866	48	\$578	32	\$1,047	58	\$1,047	58
Las Vegas, NV	\$1,872	538	\$1,917	551	\$1,441	511	\$1,509	55
Phoenix, AZ	\$2,137	722	\$2,176	735	\$1,835	695	\$2,142	779
Salt Lake City, UT	\$2,408	704	\$2,538	742	\$2,657	722	\$1,713	677
Seattle, WA	\$2,577	793	\$2,662	819	\$2,830	825	\$2,010	750

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