

CLASS A 441,841 SF INDUSTRIAL PROPERTY



BROOKS PEDDER, SIOR
1925 296 7729
brooks.pedder@cbre.com
Lic. 00902154

TONY BINSWANGER, SIOR
1925 296 7728
tony.binswanger@cbre.com
Lic. 01861701

BO HARKINS
1925 296 7727
bo.harkins@cbre.com
Lic. 01943785

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



Auto Parking

**385 (±20
EV Chargers)**



Trailer Parking

92



Clear Height

**36' at
First Column**



Typical Column

60' X 56'



Dock High



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



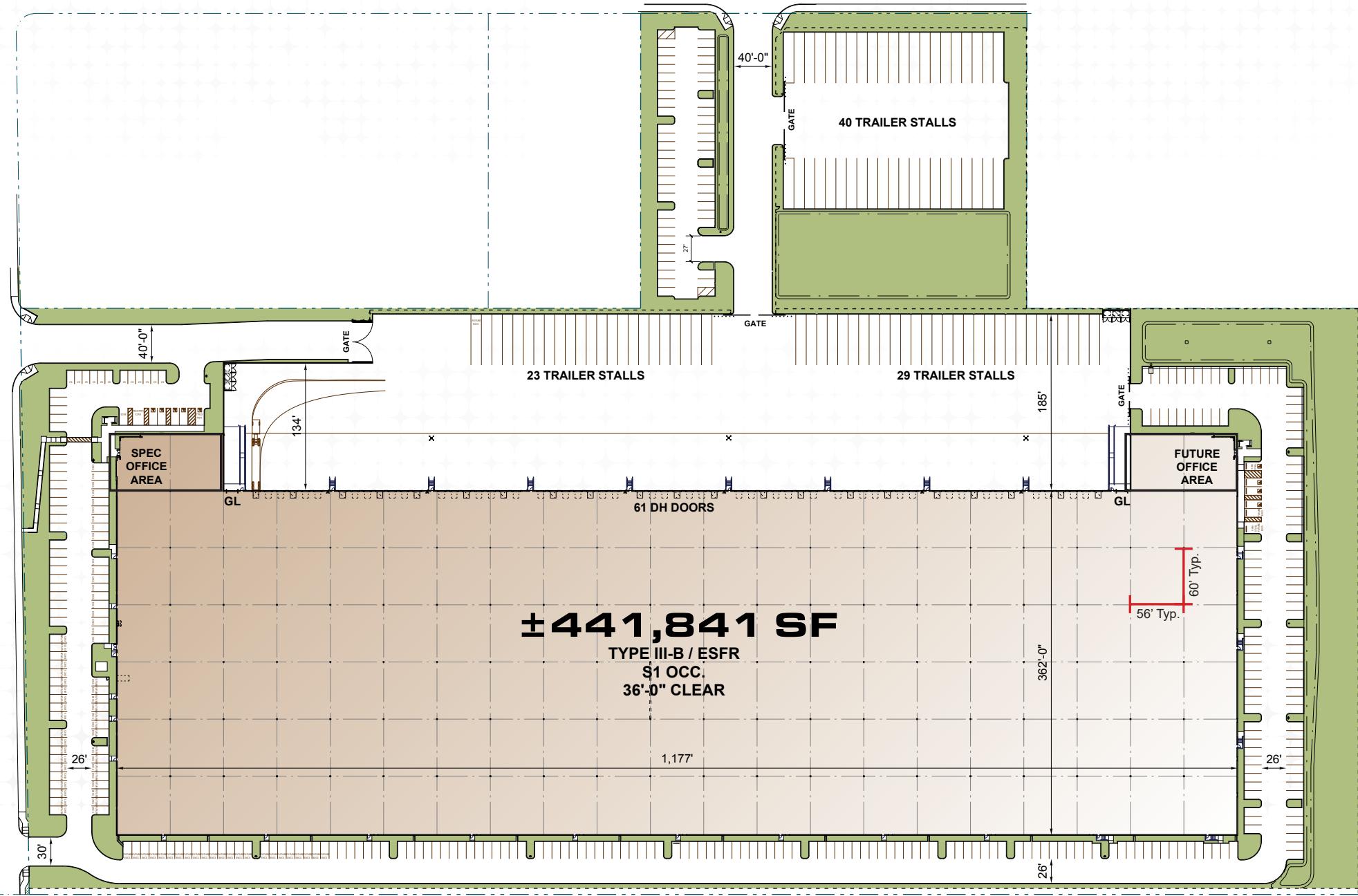
Superior Local Labor

**Click here
for report**

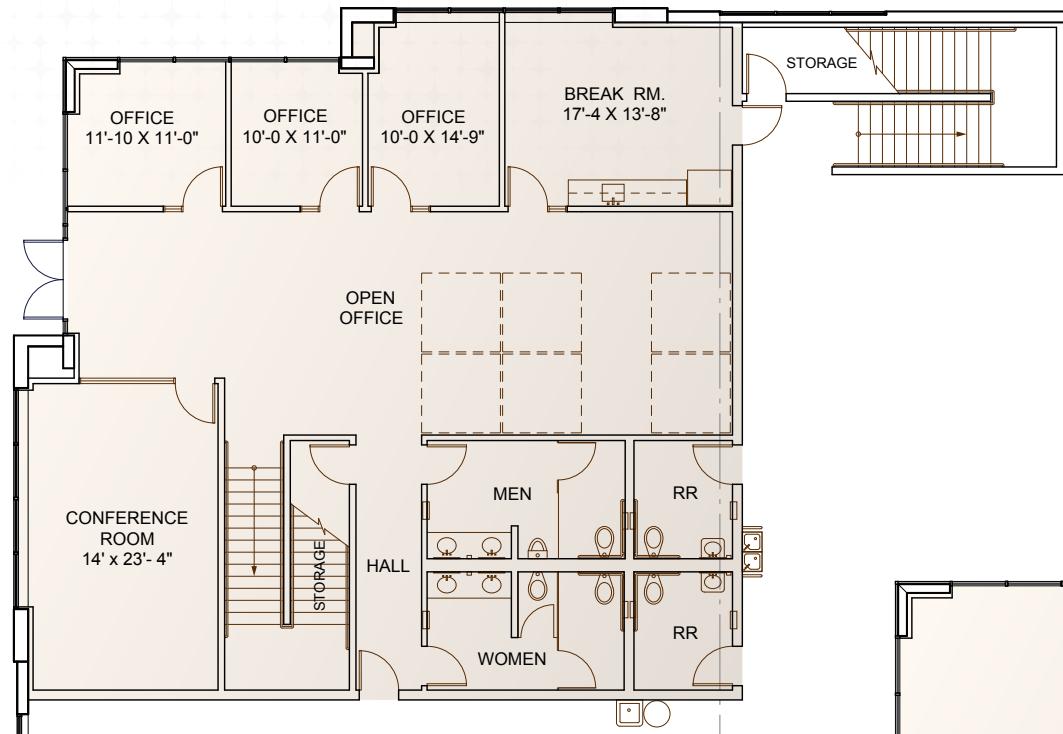
SITE PLAN



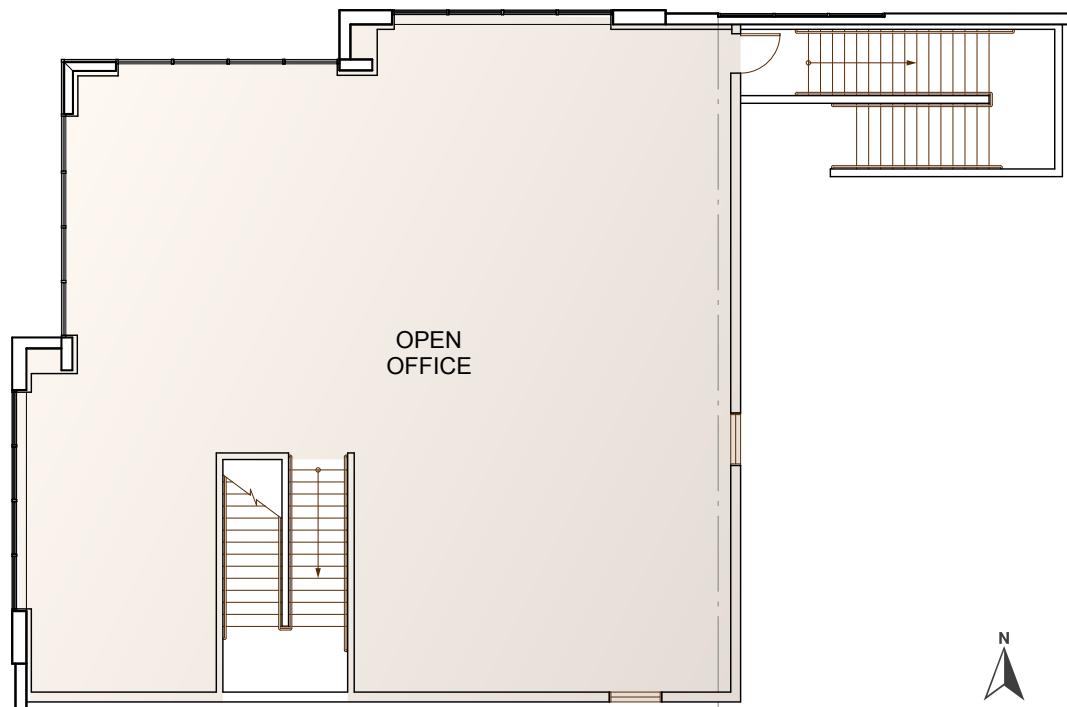
8TH STREET



OFFICE FLOOR PLAN



FIRST FLOOR PLAN
±2,671 SF



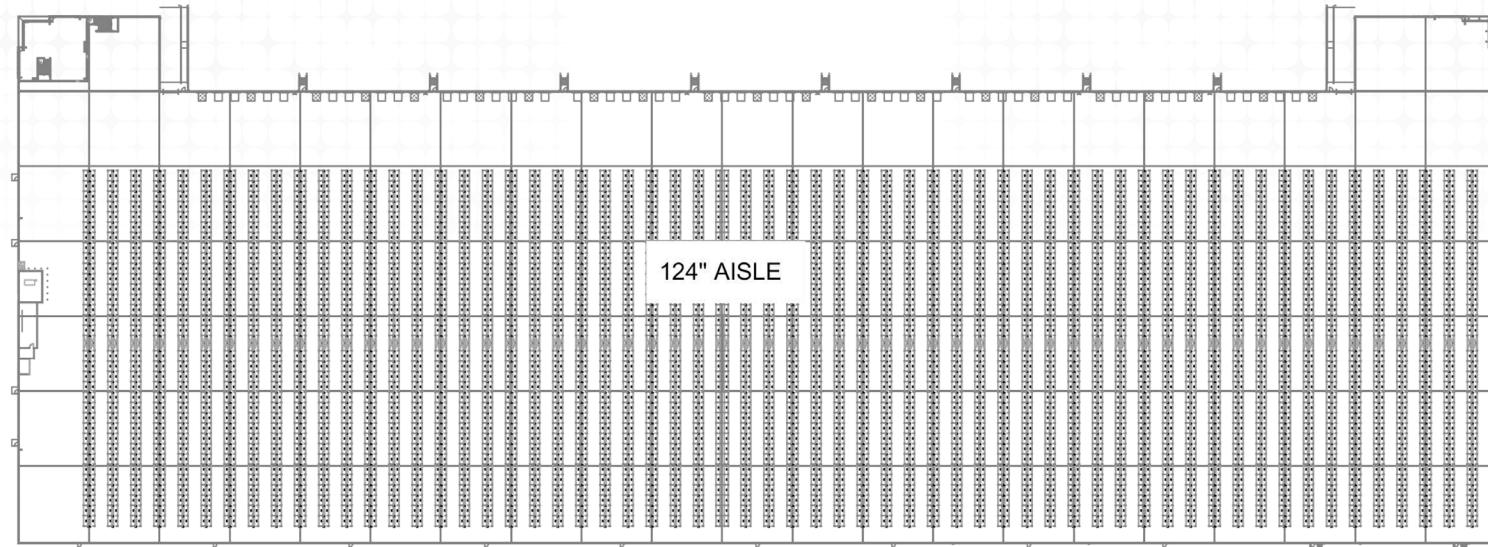
MEZZANINE PLAN
±2,512 SF



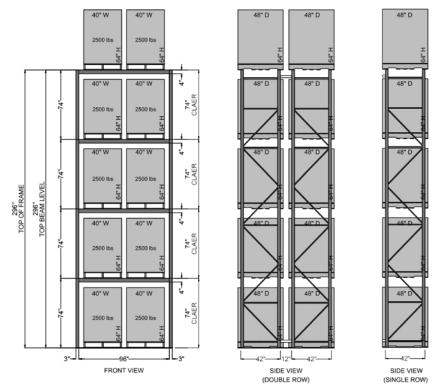
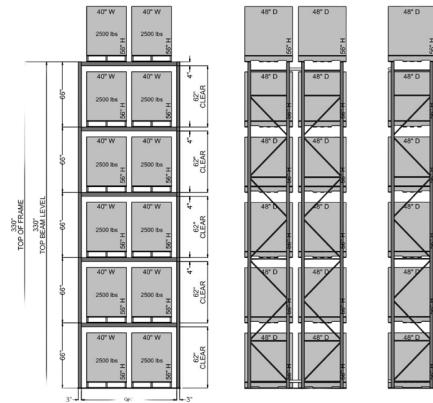
AERIAL MAP



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

For more information, contact:

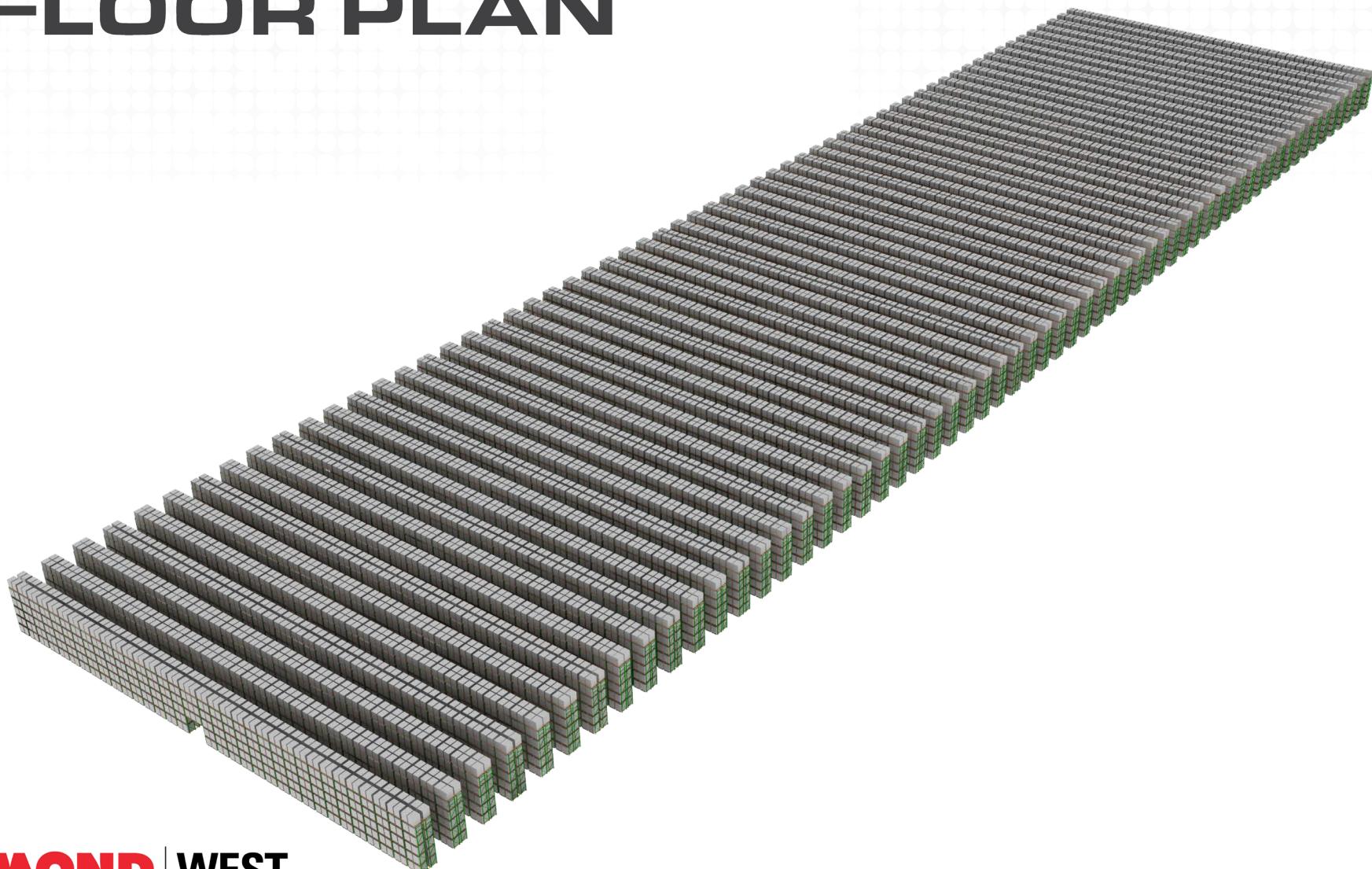
Greg Hanoian

562.477.5891

greg.hanoian@raymondwest.com

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



RAYMOND | WEST
INTRALOGISTICS SOLUTIONS

For more information, contact:

Greg Hanoian
562.477.5891
greg.hanoian@raymondwest.com

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.

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

60 MI

40 MI

20 MI

**BLACK DIAMOND
INDUSTRIAL CENTER**



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						
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

BROOKS PEDDER, SIOR
1925 296 7729
brooks.pedder@cbre.com
Lic. 00902154

TONY BINSWANGER, SIOR
1925 296 7728
tony.binswanger@cbre.com
Lic. 01861701

BO HARKINS
1925 296 7727
bo.harkins@cbre.com
Lic. 01943785

**ROCKEFELLER
GROUP**

CBRE