

**CONTRA COSTA
LOGISTICS CENTER**
OAKLEY, CA

4300 WILBUR AVENUE AND BRIDGEHEAD ROAD.
OAKLEY, CA 94561

Building 3

±103,049 Rentable Square Feet Available



BROOKS PEDDER, SIOR
Vice Chairman
925.296-7729
brooks.pedder@cbre.com
Lic. 00902154

TONY BINSWANGER, SIOR
Executive Vice President
925-296-7728
tony.binswanger@cbre.com
Lic. 01861701

JOHN MCMANUS, MCR
Vice Chairman
510-891-5817
john.mcmanus@cushwake.com
Lic. 01129064



CBRE



±103,049 RENTABLE SF AVAILABLE

4300 WILBUR AVENUE
OAKLEY, CA 94561



NORTHPOINT DEVELOPMENT

Well-capitalized and highly experienced landlord/ developer with deep in-house engineering expertise. Founded in 2012, NorthPoint has developed ±150.2 million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors.



© 2024 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

BROOKS PEDDER, SIOR
Vice Chairman
925.296-7729
brooks.pedder@cbre.com
Lic. 00902154

TONY BINSWANGER, SIOR
Executive Vice President
925-296-7728
tony.binswanger@cbre.com
Lic. 01861701

JOHN MCMANUS, MCR
Vice Chairman
510-891-5817
john.mcmanus@cushwake.com
Lic. 01129064



LOCATION

4300 WILBUR AVENUE
OAKLEY, CA 94561



PROJECT DETAILS

Site Size: ±143 acres

City/County: Oakley/Contra Costa

Zoning: Limited Industrial

Total Development: ±1.7M SF



VIEW LABOR REPORT



VIEW DRAYAGE REPORT

HIGHLIGHTS

- Only state-of-the-art logistics center in East or Central Contra Costa County
- Superior and captive local labor supply
- Affordable comparable drayage costs
- (View [labor report](#) and [drayage report](#))
- Immediate access to HWY 160/4. Highway on-ramp is at project entrance (Wilbur Exit)

BROOKS PEDDER, SIOR
Vice Chairman
925.296-7729
brooks.pedder@cbre.com
Lic. 00902154

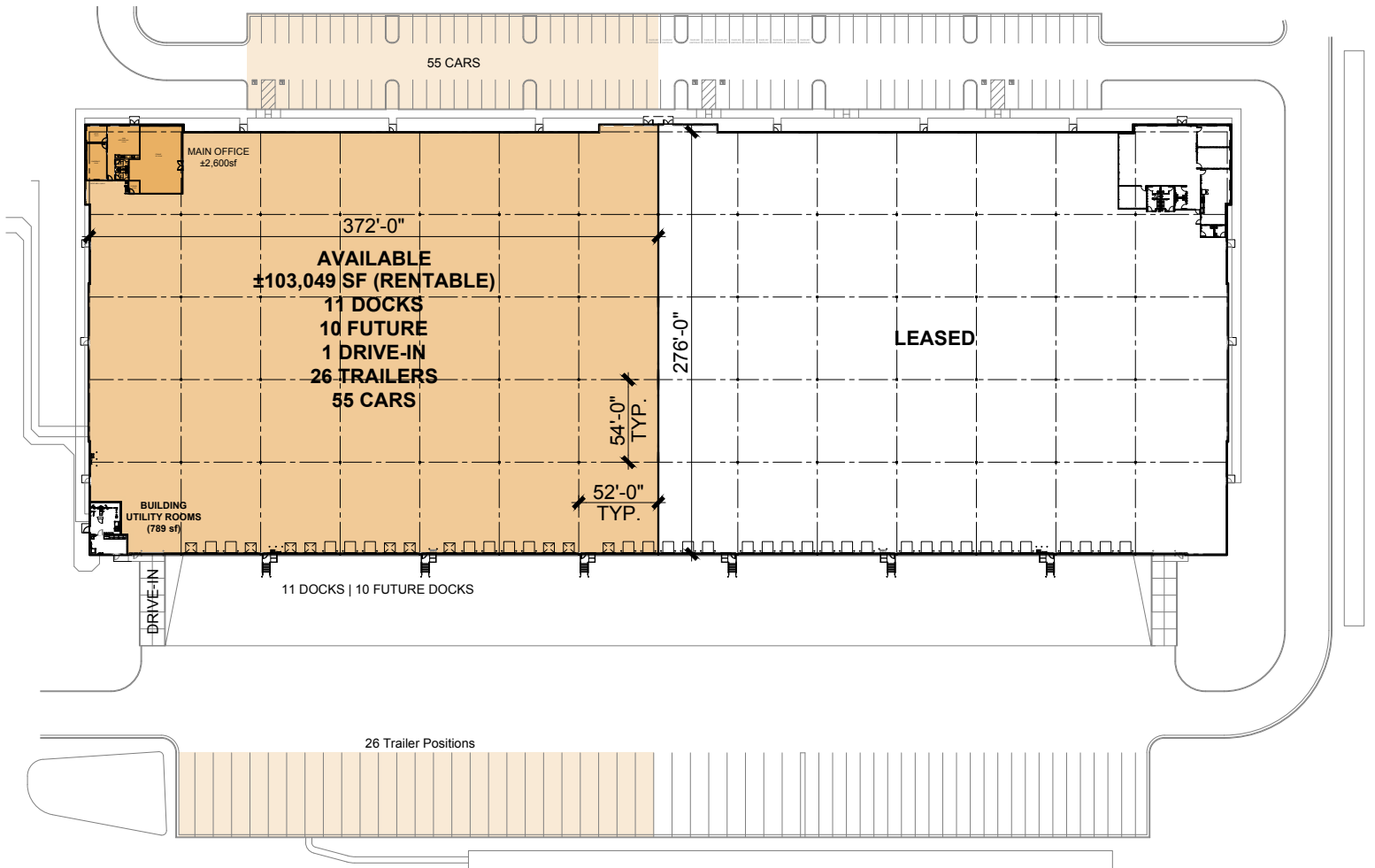
TONY BINSWANGER, SIOR
Executive Vice President
925-296-7728
tony.binswanger@cbre.com
Lic. 01861701

JOHN MCMANUS, MCR
Vice Chairman
510-891-5817
john.mcmanus@cushwake.com
Lic. 01129064



CBRE





PREMISES SPECIFICATIONS

Dimensions: ±372' W x ±276' D

Area: ±103,049 RSF Available

Office: ±2,600 SF

Car parking: 55

Trailer parking: 26

Drive in doors: 1

Column spacing: ±52' x 54'

Clear Height: ±36'

Dock doors:

- 11 dock doors (expandable to 21)

Floor slab: 7" non-reinforced concrete, 4,000 PSI

Truck court: 130' (185' with trailer parking)

Lighting: LED with motion sensors, 30 FC average; measured at 30" AFF

Construction: 100% Tilt Up Concrete

Electrical service: 1600 Amps @ 277/480 volts

Sprinkler system: ESFR

Rail served: No

HVAC: Ventilation only

BROOKS PEDDER, SIOR
Vice Chairman
925.296-7729
brooks.pedder@cbre.com
Lic. 00902154

TONY BINSWANGER, SIOR
Executive Vice President
925-296-7728
tony.binswanger@cbre.com
Lic. 01861701

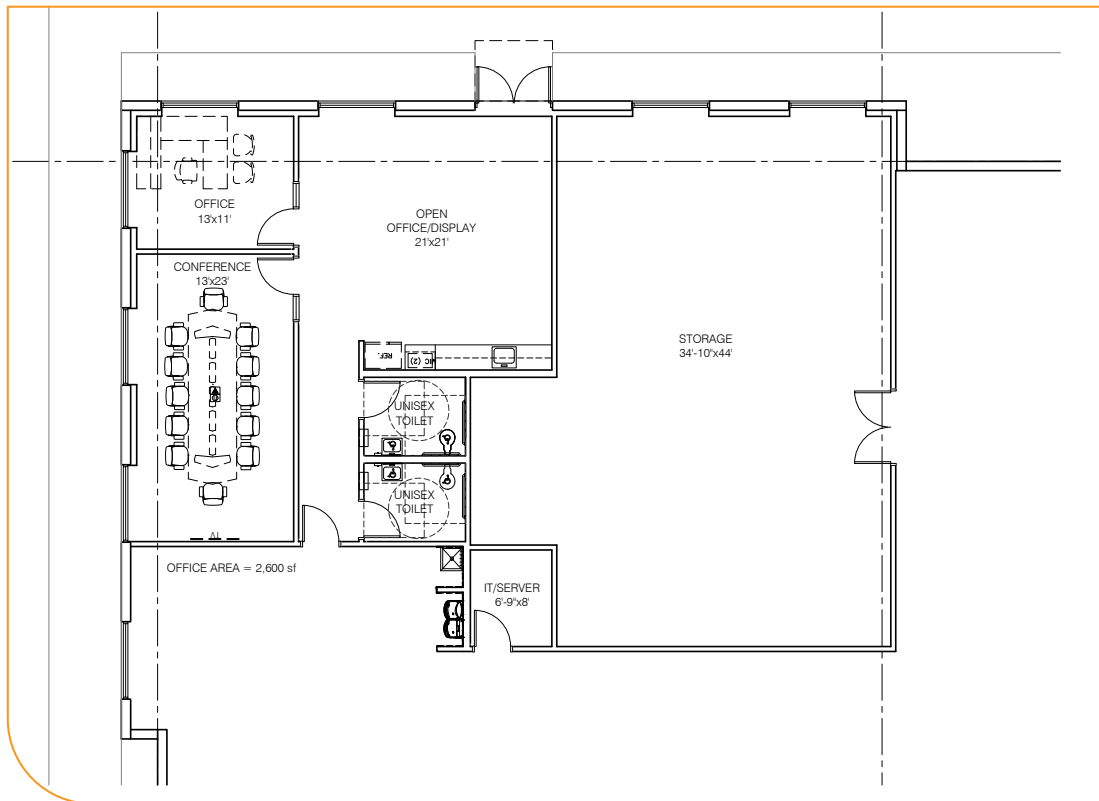
JOHN MCMANUS, MCR
Vice Chairman
510-891-5817
john.mcmanus@cushwake.com
Lic. 01129064



OFFICE PLAN

4300 WILBUR AVENUE
OAKLEY, CA 94561

±2,600 SF



BROOKS PEDDER, SIOR
Vice Chairman
925.296-7729
brooks.pedder@cbre.com
Lic. 00902154

TONY BINSWANGER, SIOR
Executive Vice President
925-296-7728
tony.binswanger@cbre.com
Lic. 01861701

JOHN MCMANUS, MCR
Vice Chairman
510-891-5817
john.mcmanus@cushwake.com
Lic. 01129064



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.