



# NORCAL LOGISTICS CENTER

NEWCASTLE 8 - 1,201,726 SF AVAILABLE

5298 Mariposa Road, Stockton, CA 95202



 **IDI Logistics**

[www.idilogistics.com](http://www.idilogistics.com)



# SITE INFORMATION



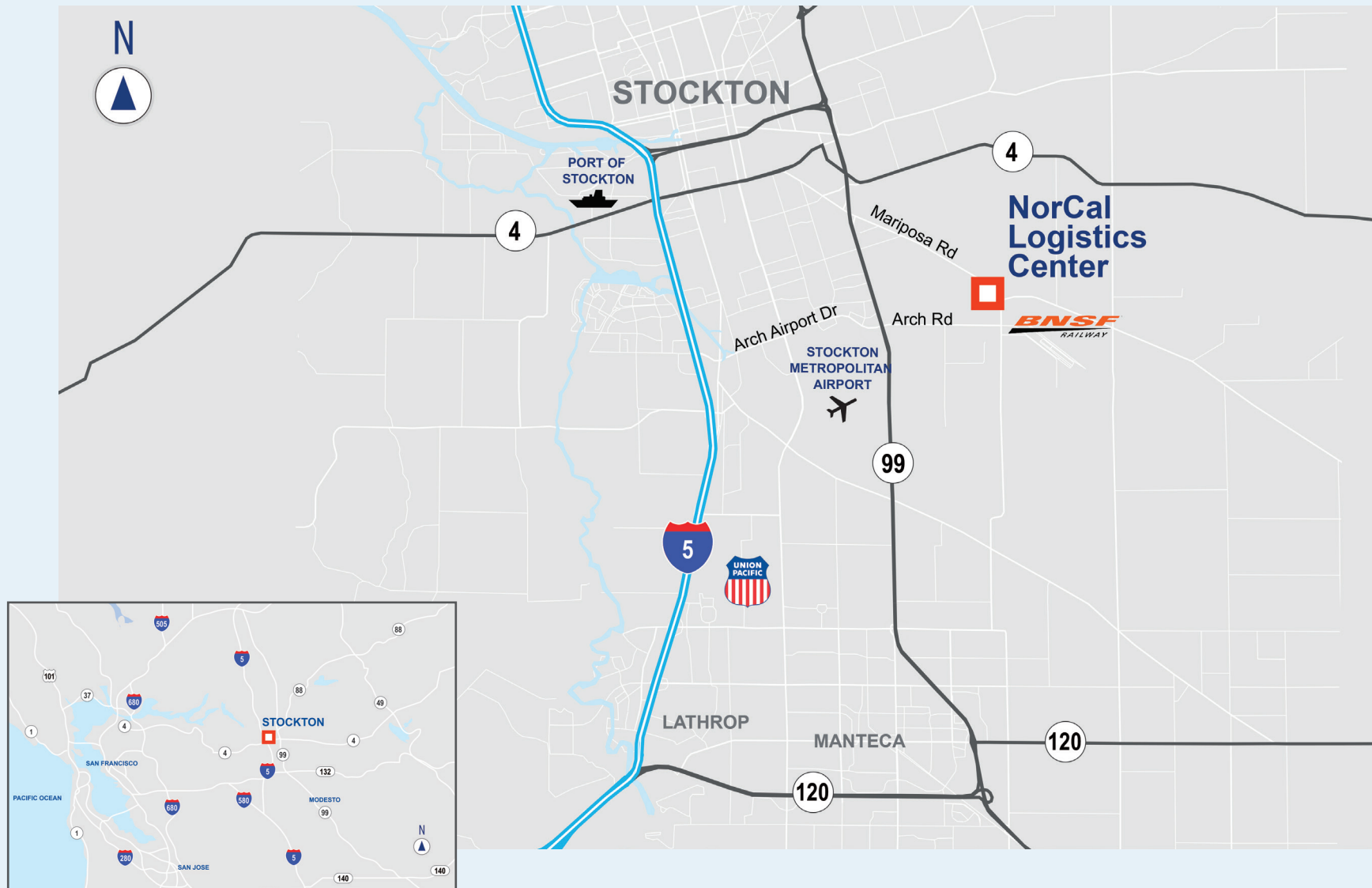
Norcal Logistics Center, Newcastle 8 is a 1,201,726 SF Class A industrial/distribution facility strategically placed within the commercial district of Stockton, California.

The property offers close access to both BNSF and Union Pacific intermodal facilities, the Port of Stockton, and Stockton Metro Airport – as well as direct road access to CA Highways 99, 4 & 120 and Interstates 5, 205, & 580.

## PARK BENEFITS

- Fully entitled
- Abundant labor force
- Close amenities
- Controlled LED exterior lighting
- Energy efficient building
- Affordable housing in region
- Excellent transportation infrastructure
- Access to I-5, I-205, U.S. 99 and U.S. 120
- Close proximity to intermodal (BNSF and Union Pacific) and port facilities
- High profile corporate neighbors

# PARK LOCATION





# BUILDING SPECIFICATIONS

**1,201,726** available square feet

SITE AREA: 78.88 acres  
 DIMENSIONS: 2,230' X 565'  
 OFFICE AREA: Build to suit

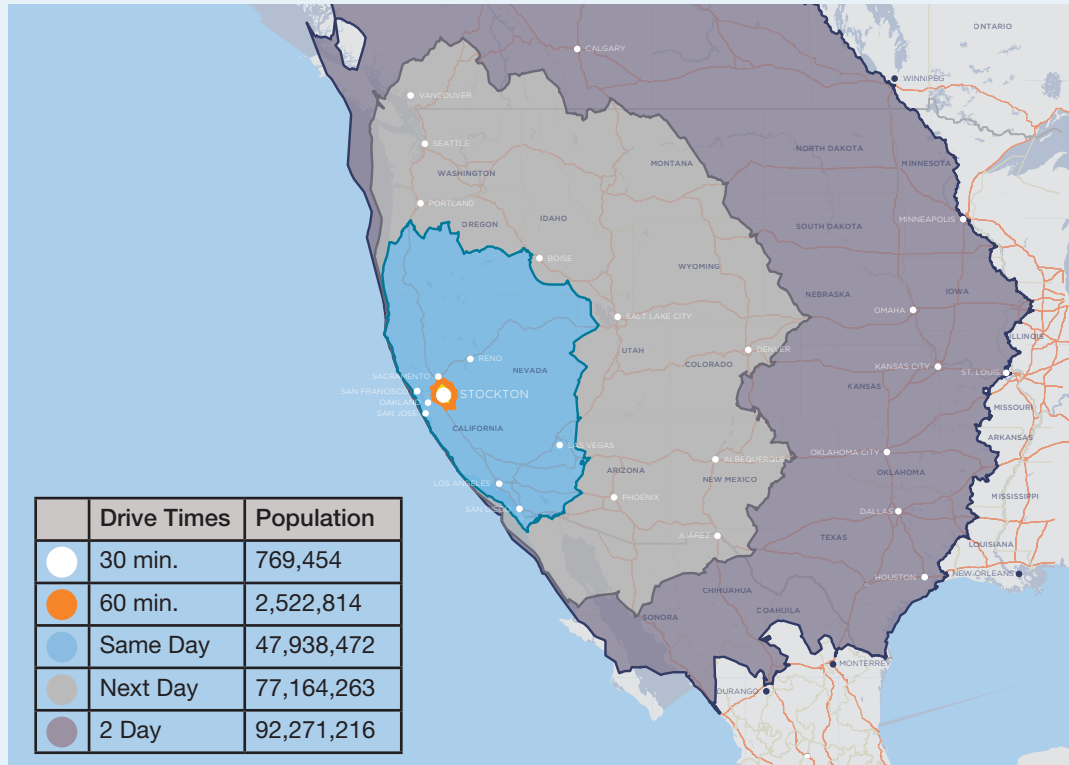
|                   |                                     |
|-------------------|-------------------------------------|
| CLEAR HEIGHT:     | 42'                                 |
| DOCKS:            | 262 (9' x 10')                      |
| DRIVE-IN DOORS:   | 4 (12' x 14')                       |
| TRUCK COURT:      | 130' / 185'                         |
| AUTO PARKING:     | 554 spaces                          |
| TRAILER PARKING:  | 983 stalls                          |
| LOADING BAY SIZE: | 58' x 70'                           |
| TYPICAL BAY:      | 58' x 60'                           |
| FLOOR SYSTEM:     | 8" Ductilcrete                      |
| POWER:            | XFMR 8,000A (UGPS) & 4,000A service |
| FIRE SPRINKLER:   | ESFR                                |





# NORCAL LOGISTICS CENTER

Strategically Located in One of  
the Premier Distribution Markets  
in the Country



## DRIVING DISTANCES

### METRO AREA

|                     |           |
|---------------------|-----------|
| Sacramento .....    | 60 miles  |
| Oakland.....        | 73 miles  |
| San Jose .....      | 76 miles  |
| San Francisco ..... | 84 miles  |
| LA .....            | 380 miles |

### INTERSTATE

|                   |          |
|-------------------|----------|
| Highway 99 .....  | 2 miles  |
| I-5 .....         | 3 miles  |
| Highway 4 .....   | 4 miles  |
| Highway 120 ..... | 13 miles |
| I-205 .....       | 15 miles |
| I-580 .....       | 27 miles |

### AIR

|                             |          |
|-----------------------------|----------|
| Stockton Metropolitan ..... | 2 miles  |
| Sacramento Int'l .....      | 62 miles |
| Oakland Int'l.....          | 65 miles |
| San Francisco Int'l.....    | 82 miles |
| San Jose Int'l .....        | 74 miles |

## ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

For more information, or to set up a tour, please contact:



**Mike Goldstein, SIOR**  
+1.209.475.5106  
michael.goldstein@colliers.com  
CA Lic. # 01319234

**Ryan McShane, SIOR**  
+1.209.475.5105  
ryan.mcshane@colliers.com  
CA Lic. # 01295796

**Greg O'Leary, SIOR**  
+1.209.475.5108  
gregory.oleary@colliers.com  
CA Lic. # 00924479

**Charlie McPhee**  
+1.213.334.4801  
charlie.mcphee@idilogistics.com

**Brandon Dickens**  
+1.714.915.7678  
brandon.dickens@idilogistics.com



www.idilogistics.com