

LogistiCentersm at Mariposa Road

6440 E Mariposa Road | Stockton, California 95215

±921,033 SF on ±67.72 Acres For Lease | Q2 2023 Delivery

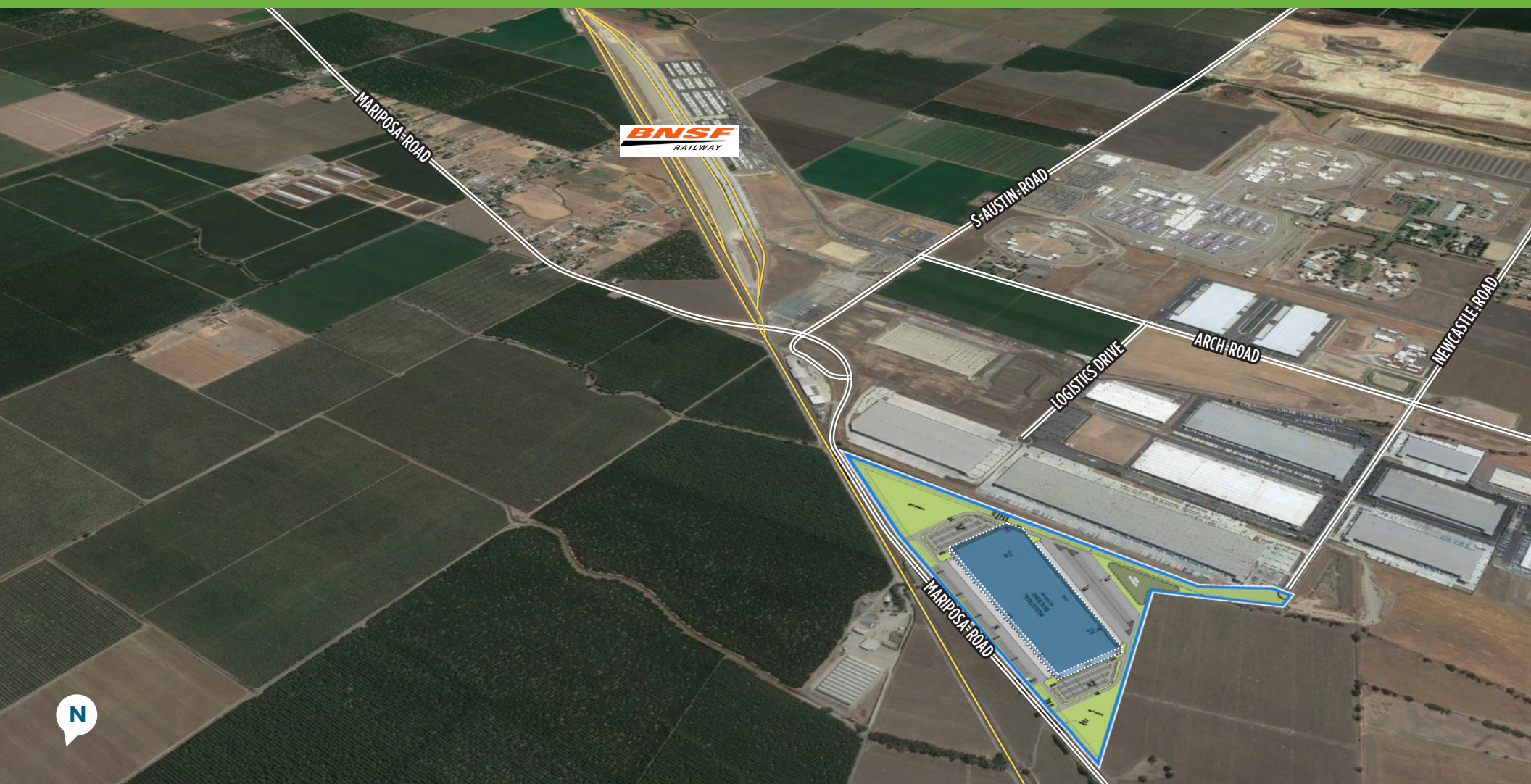


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PROJECT HIGHLIGHTS

- ±921,033 SF Available | Q2 2023 planned delivery
- Tenant-ready improvements
- Industrial Limited (IL) - City of Stockton zoning
- Zoning allows for a variety of uses - advanced manufacturing, distribution, warehousing + more
- ±.5 mile to BNSF and ±5 miles to Union Pacific intermodal facilities
- Direct access to Hwy 99, Hwy 4, and Interstate 5
- ±4 miles to Stockton Metropolitan Airport
- ±12 miles to the Port of Stockton



DEVELOPMENT TIMELINE



JUL 2022
Pad Ready

NOV 2022
Install Roof

MAY 2023
Spec TI

2022

2023

APR 2022
Groundbreaking

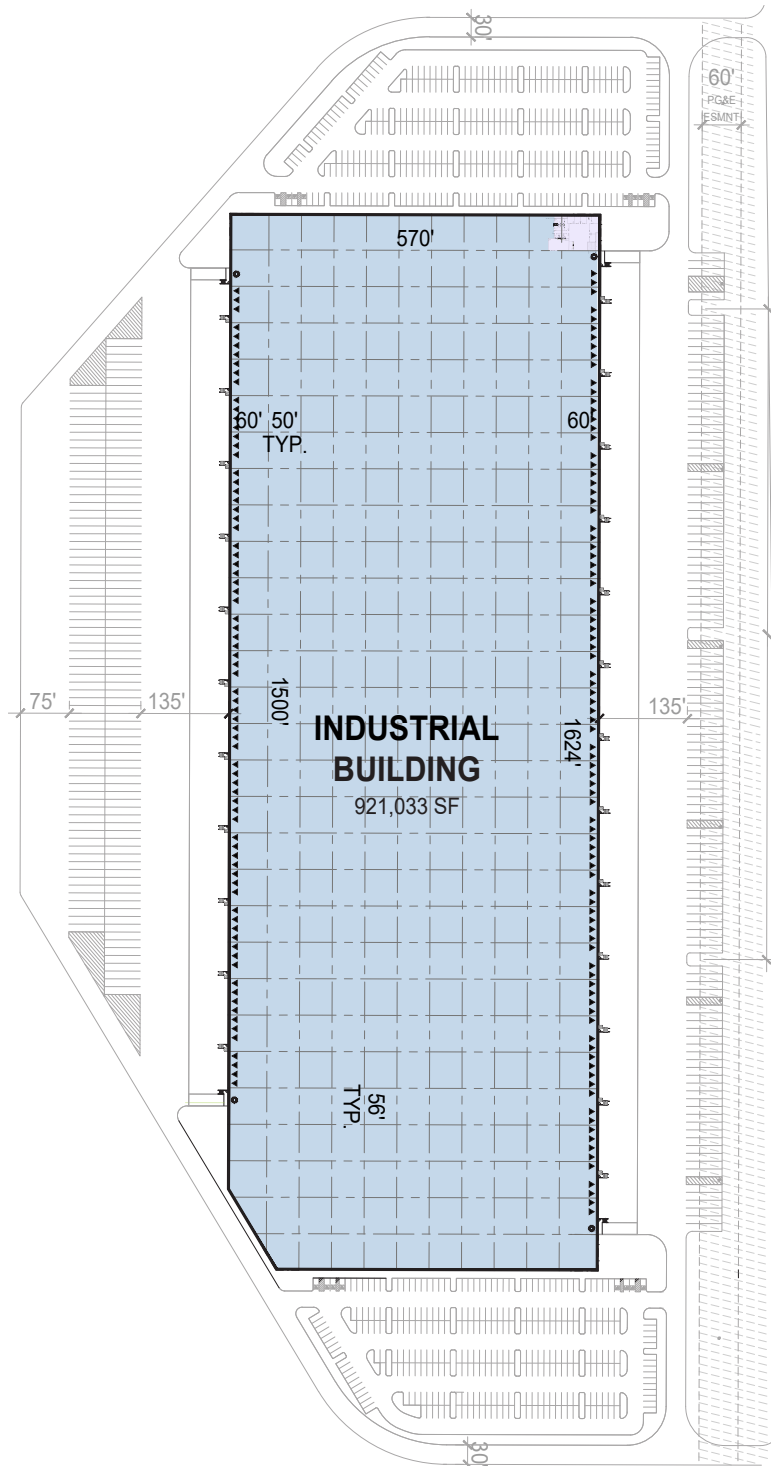
OCT 2022
Lift Walls

APR 2023
Substantially Comp

SITE MAP



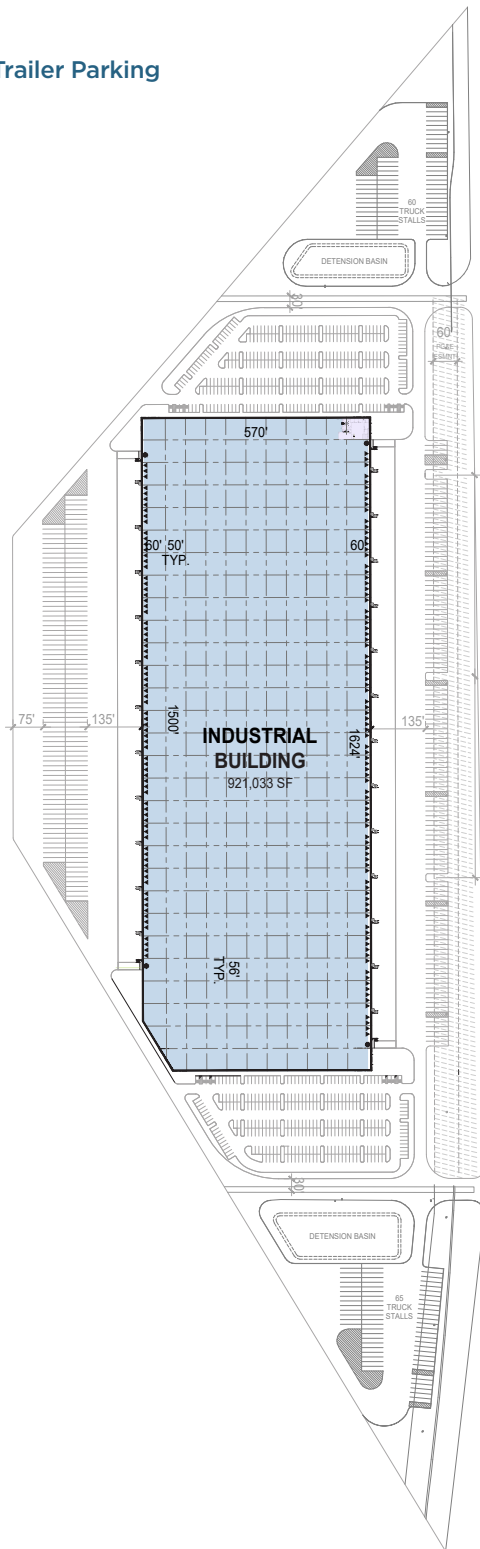
Site Plan



BUILDING SPECIFICATIONS

Building SF:	±921,033 SF
Building Dimensions:	1,624' x 570'
Office SF:	±3,960 SF
Column Spacing:	50' x 56'
Clear Height:	40'
Grade Level Doors:	4
Dock-High Doors:	168
Dock Equipment:	40k Lbs. Mechanical Pit Levelers @ Every 3rd Door
Power:	4,000 Amps, 277/480V, 3 Phase
Floor System:	8" Fully Reinforced Slab
Fire Suppression System:	ESFR
Ventilation:	140k CFM
Lighting:	LED @ 25 Footcandles 36" above FF
Skylights:	Yes
Roof System:	TPO
Concrete Truck Apron:	70'
Auto Parking:	644 Stalls
Trailer Parking:	276 Stalls
Water/Sewer/Storm:	Sanitary Sewer Line Water Line Storm Drain
Gas/Electrical Service:	PG&E
Telcom Service:	AT&T

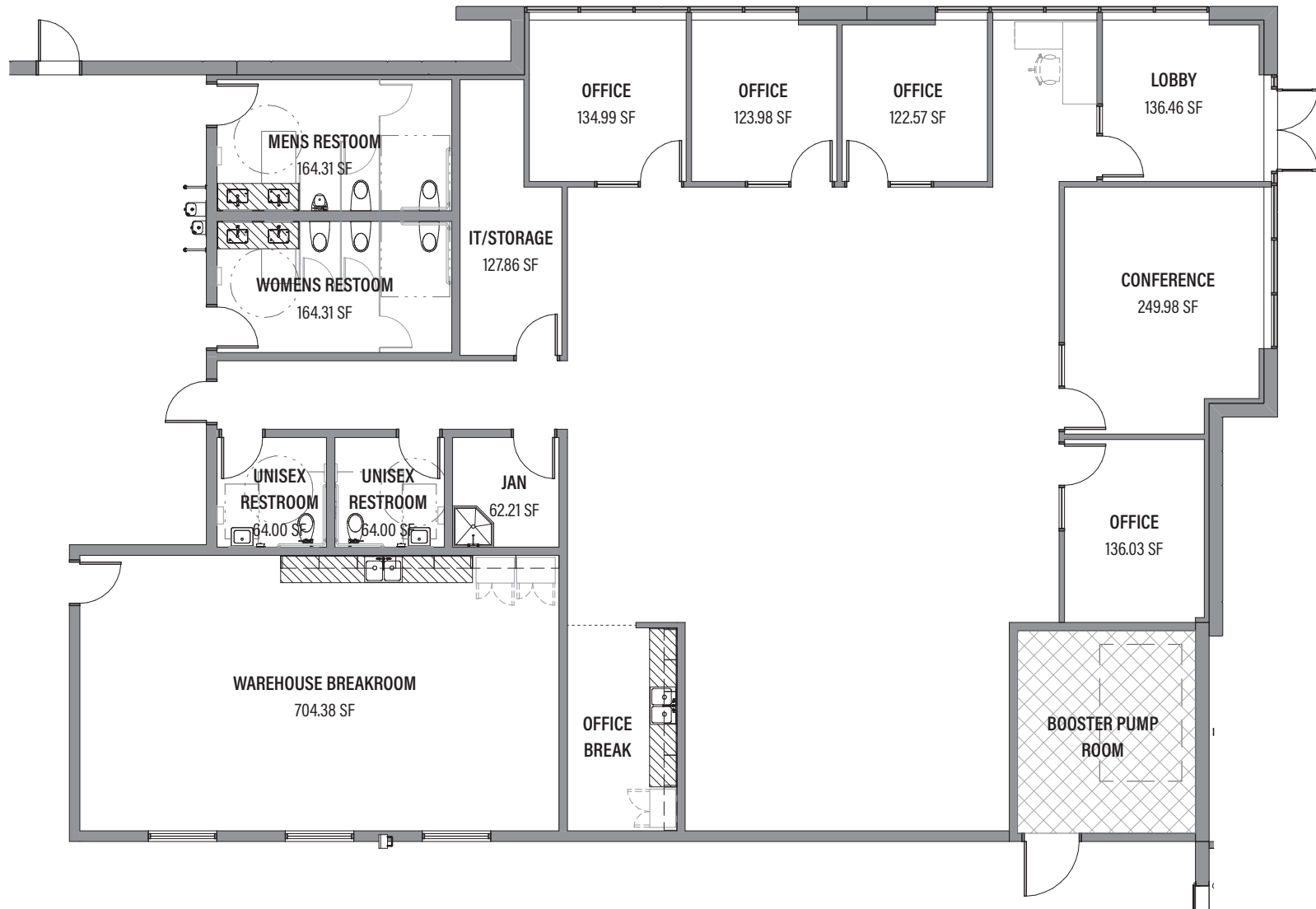
Site Plan w/Extended Trailer Parking



BUILDING SPECIFICATIONS

Building SF:	±921,033 SF
Building Dimensions:	1,624' x 570'
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Ventilation:	140k CFM
Lighting:	LED @ 25 Footcandles 36" above FF
Skylights:	Yes
Roof System:	TPO
Concrete Truck Apron:	70'
Auto Parking:	644 Stalls
Trailer Parking:	401 Stalls
Water/Sewer/Storm:	Sanitary Sewer Line Water Line Storm Drain
Gas/Electrical Service:	PG&E
Telcom Service:	AT&T

BUILDING OFFICE FLOOR PLAN

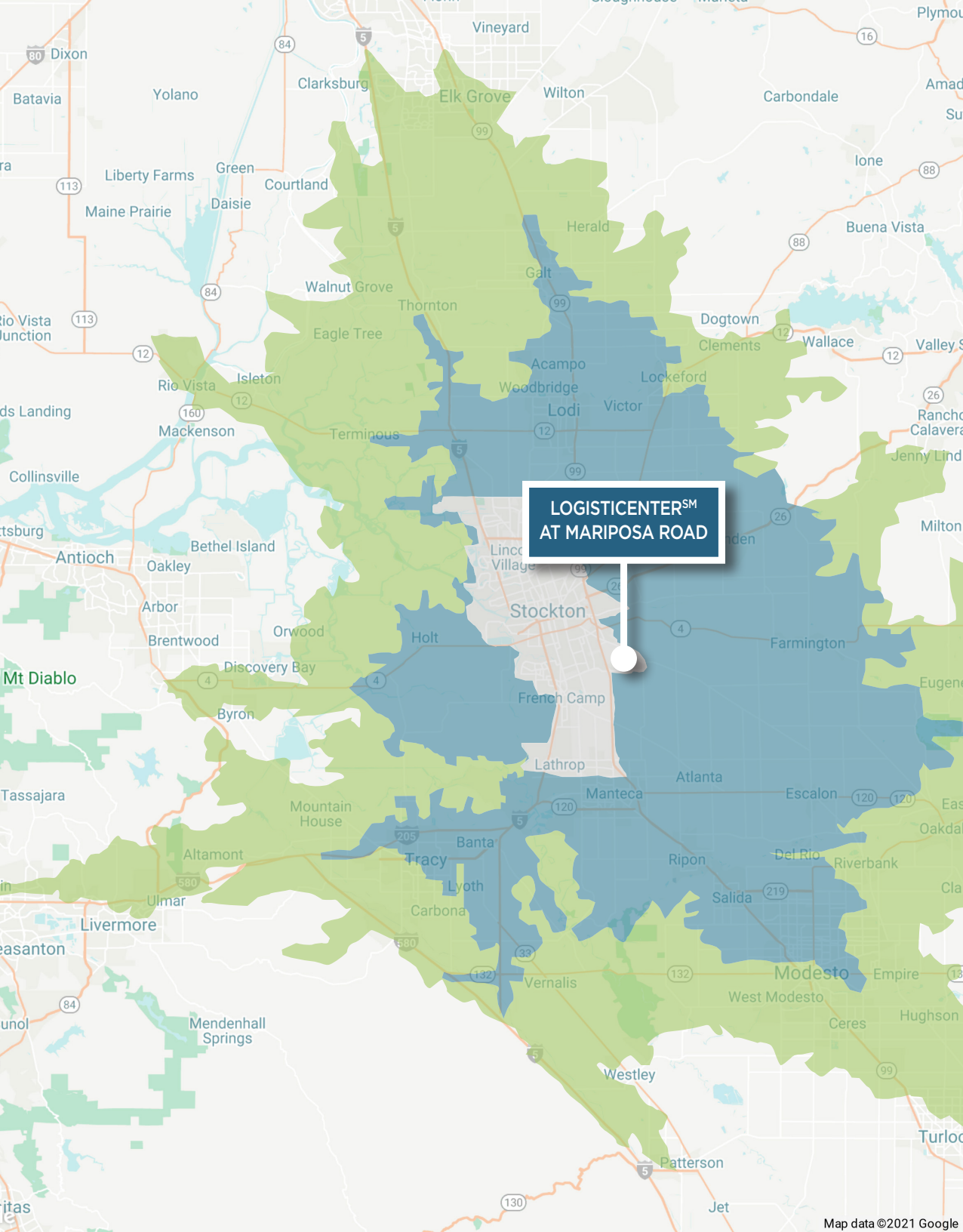


LOCATION NEIGHBORING TENANTS



LOCATION ACCESS MAP





DEMOGRAPHICS

WITHIN A 45-MINUTE DRIVE

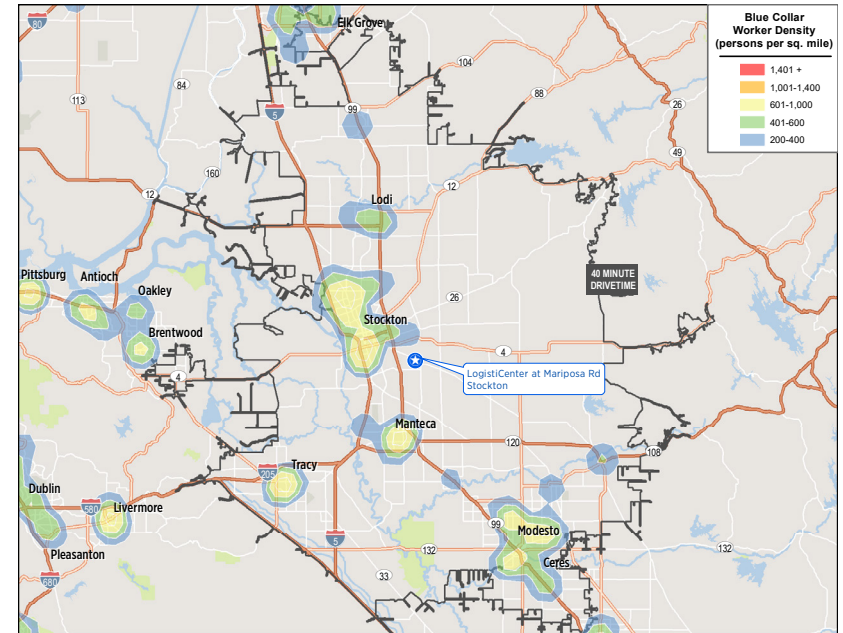
	30-MIN DRIVE	45-MIN DRIVE
TOTAL POPULATION	801,707	1,510,401
TOTAL HOUSEHOLDS	251,631	473,385
MILLENNIAL POPULATION % (AGE 25-39)	23.1%	21.8%
GEN X POPULATION % (AGE 40-55)	17.1%	17.1%
MEDIAN HOUSEHOLD INCOME	\$61,707	\$67,769
AVG. CONSUMER EXPENDING PER HOUSEHOLD ON GOODS	\$47,939	\$50,983
HOUSEHOLD INCOME > \$100,000	72,605	155,482
MANUFACTURING WORKERS	26,895	54,309
WAREHOUSE/DISTRIBUTION WORKERS	21,817	36,658

● 15-MIN DRIVE
 ● 30-MIN DRIVE
 ● 45-MIN DRIVE

LABOR MARKET ANALYSIS

WAREHOUSE WORKER TARGETED DEMOGRAPHIC POOL - 2020

- Large, highly concentrated population with an above average projected growth over the next five years
- Substantial warehouse worker labor pool of approximately 46,000 individuals within a 10-mile radius
- A positive labor supply/demand balance - with approximately 15,000 more laborers than warehouse jobs within a 40-minute drive time
- Sizable unemployed population of over 90,000 - which may suggest better new job absorption potential
- Moderate market affluence with a higher percentage of households earning less than \$35,000 per year



Location	Population			Blue-Collar Worker Labor Pool			Current Unemployment		Area Affluence	
	40-minute Drivetime	Projected 5-Year Change, All Ages	% Within 10 Miles	40-minute Drivetime	Supply/Demand Balance (if > 0, supply > demand)	Individuals Within 10 Miles	Moving Workers by Residence	Rate	Total	% of Households Earning < \$35k
Logisticcenter at Mariposa Road	1,259,800	4.2%	32%	127,216	15,486	46,905	18,378	17%	91,889	26%
Sacramento	2,208,794	4.5%	40%	178,377	-7,877	73,716	24,549	15%	160,416	23%
Fresno	1,213,341	3.6%	57%	75,827	-5,451	57,471	13,916	15%	81,817	31%
Tracy	1,334,063	4.6%	12%	137,869	4,842	15,435	19,624	16%	97,406	23%
Patterson	785,019	3.6%	4%	81,986	-259	3,404	12,117	17%	59,260	25%
Fairfield	1,241,034	2.8%	20%	118,055	16,170	26,316	13,737	15%	95,464	17%
Vacaville	1,209,252	3.5%	23%	95,816	1,074	25,316	11,591	15%	78,301	20%
U.S. Average	--	3.5%	--	--	--	--	--	4.2%	7,183,750	23.9%

DRAYAGE COST WITHIN COMPARATIVE MARKET

DRAYAGE FROM PORT OF OAKLAND

	AVERAGE DRAYAGE PER CONTAINER FROM PORT OF OAKLAND	COST DIFFERENCE VS. LOGISTICENTER AT MARIPOSA RD
FAIRFIELD, CA	\$435.00	-\$107.50
TRACY, CA	\$447.50	-\$95.00
VACAVILLE, CA	\$462.50	-\$80.00
SACRAMENTO, CA	\$537.50	-\$5.00
LOGISTICENTER AT MARIPOSA ROAD	\$542.50	--
PATTERSON, CA	\$602.50	+\$60.00
FRESNO, CA	\$842.50	+\$300.00

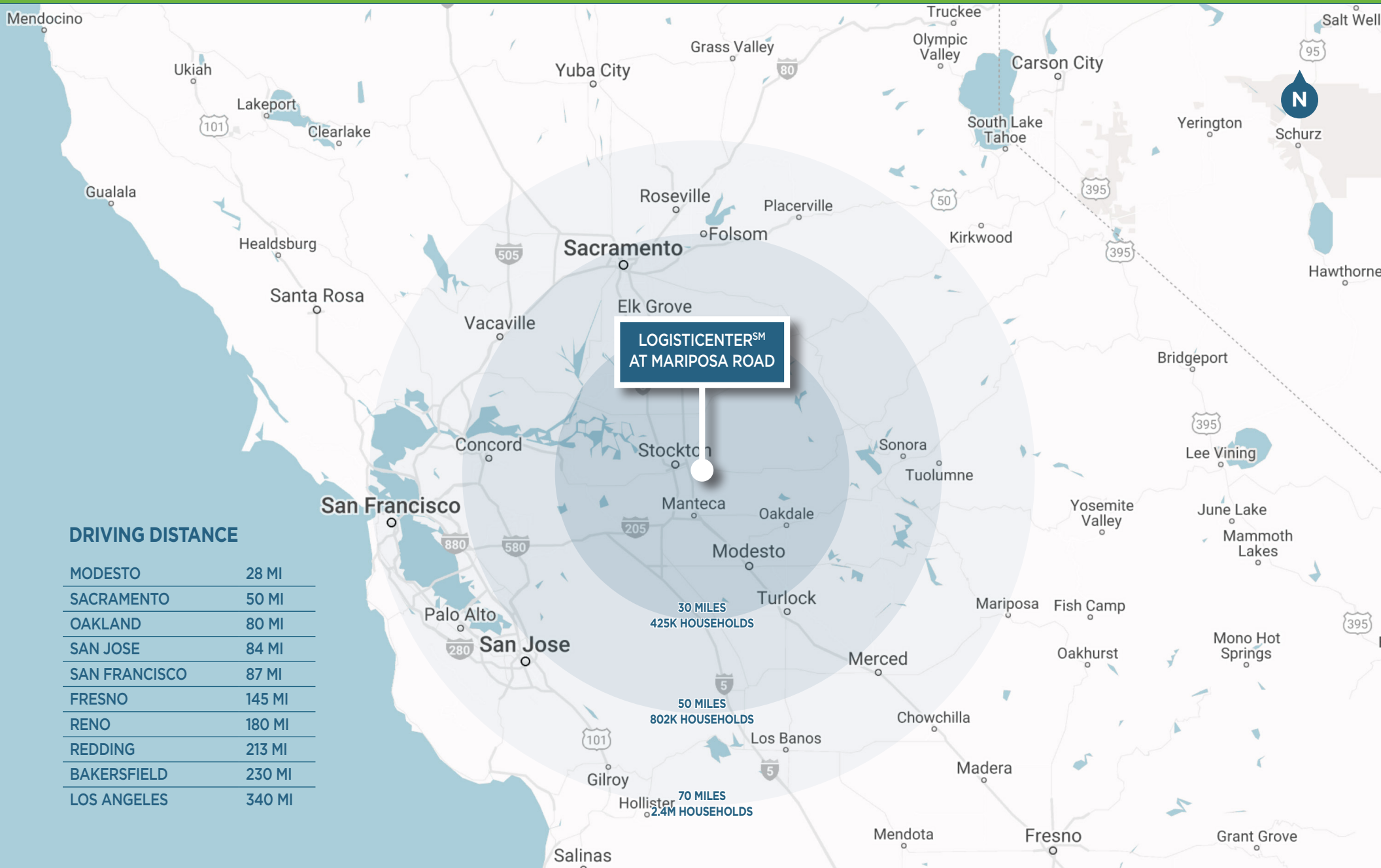
Rate quotes exclude fuel surcharges, chassis, detention, tolls, terminal/gate fees, port congestion, etc.

AREA INFRASTRUCTURE

- PORTS
- INTERMODAL FACILITIES
- FedEx/UPS LOCATIONS



LOCATION REGIONAL MARKET MAP



DRIVING DISTANCE

MODESTO	28 MI
SACRAMENTO	50 MI
OAKLAND	80 MI
SAN JOSE	84 MI
SAN FRANCISCO	87 MI
FRESNO	145 MI
RENO	180 MI
REDDING	213 MI
BAKERSFIELD	230 MI
LOS ANGELES	340 MI

ACCESS TO MARKETS

PORTS

STOCKTON	8.4 MI
OAKLAND	74.5 MI
LONG BEACH	365 MI
SEATTLE	805 MI

AIRPORTS

STOCKTON	5.8 MI
SACRAMENTO	63 MI
OAKLAND	68 MI
SAN JOSE	76 MI
SAN FRANCISCO	88 MI

DELIVERY TIME / POPULATION

SAME DAY ●	45,925,208
NEXT DAY ●	77,037,078
TWO DAY ●	138,070,457



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