

BAY AREA LOGISTICS CENTER

2995 Atlas Road | Hilltop | Richmond, CA 94806

Stand-Alone State-of-the-Art Building

- Cross Loading with $\pm 180'$ and $\pm 130'$ Truck Courts
- On-Site Trailer and Employee Parking
- $\pm 54'$ x $\pm 50'$ Column Spacing
- $\pm 36'$ Clear Height
- ESFR Sprinkler System
- $\pm 4,000$ AMPS (Upgradeable)

Infill San Francisco Bay Area Location Ideal for Same and Next Day Delivery

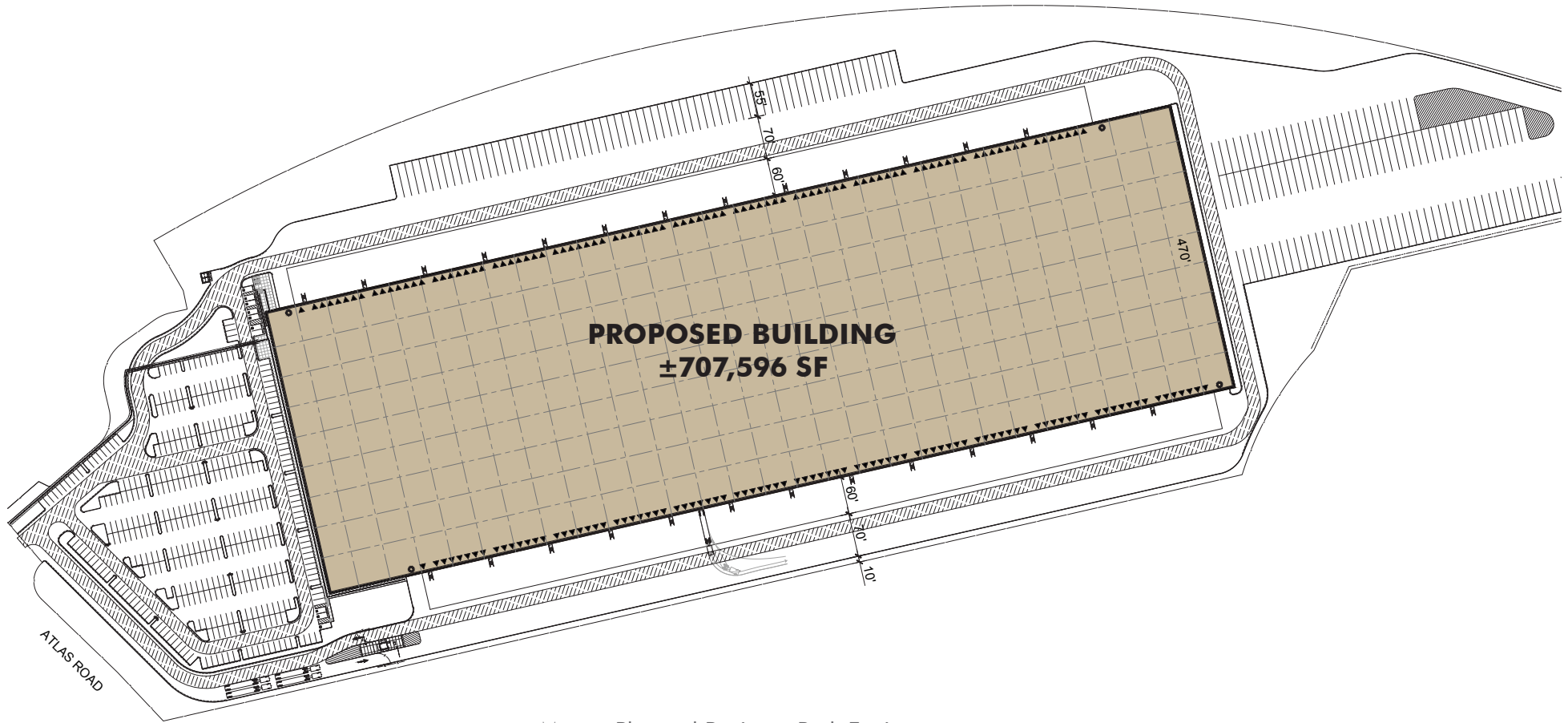
- Low Drayage Cost Due to Close Proximity to the Port of Oakland
- Next Door to UPS Hub
- ± 2.1 Miles to I-80

STAND ALONE | STATE-OF-THE-ART | WAREHOUSE

$\pm 707,596$ SF
CLASS A WAREHOUSE

DEVELOPMENT BY **LDK**
Ventures

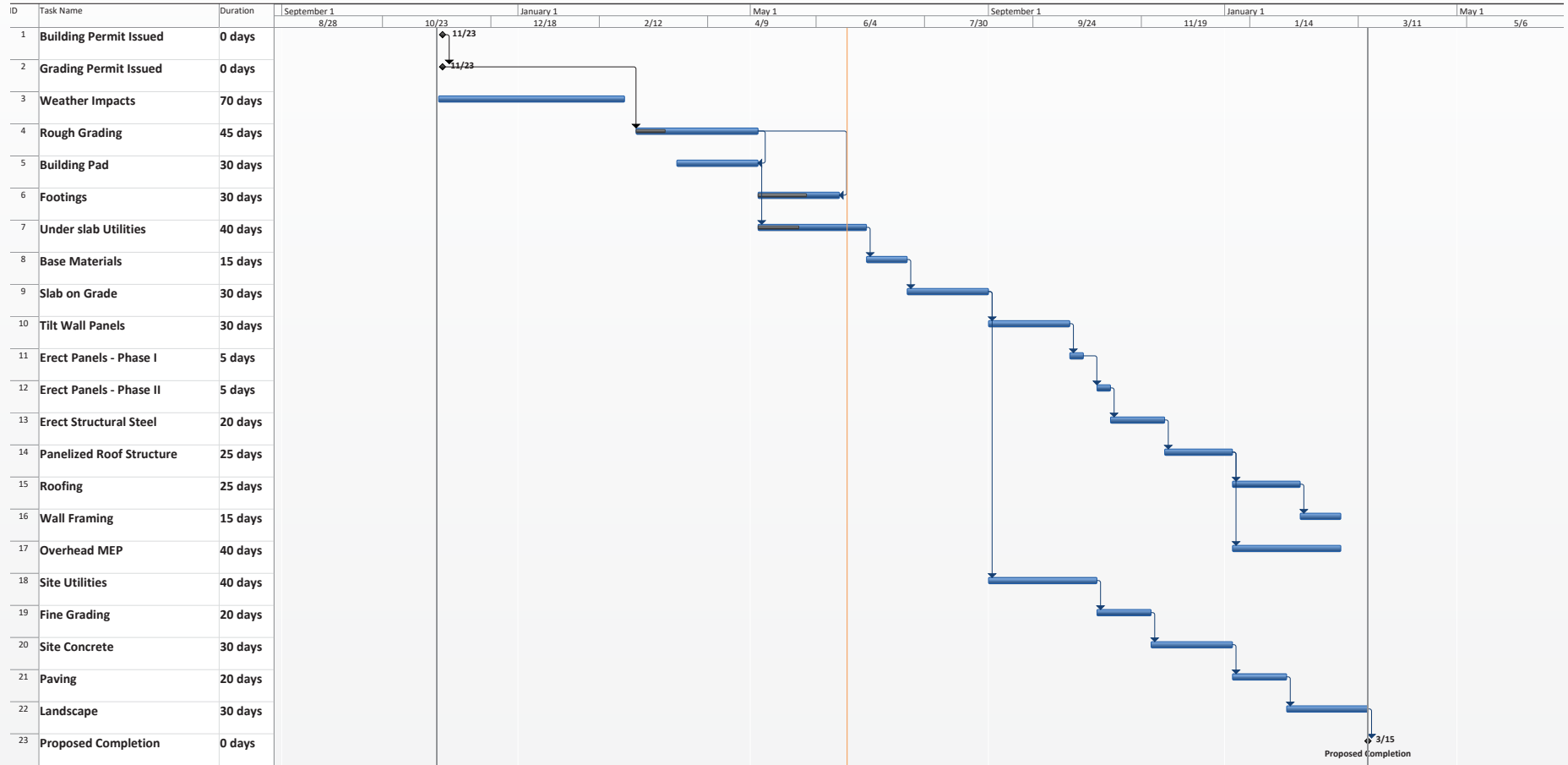
CBRE

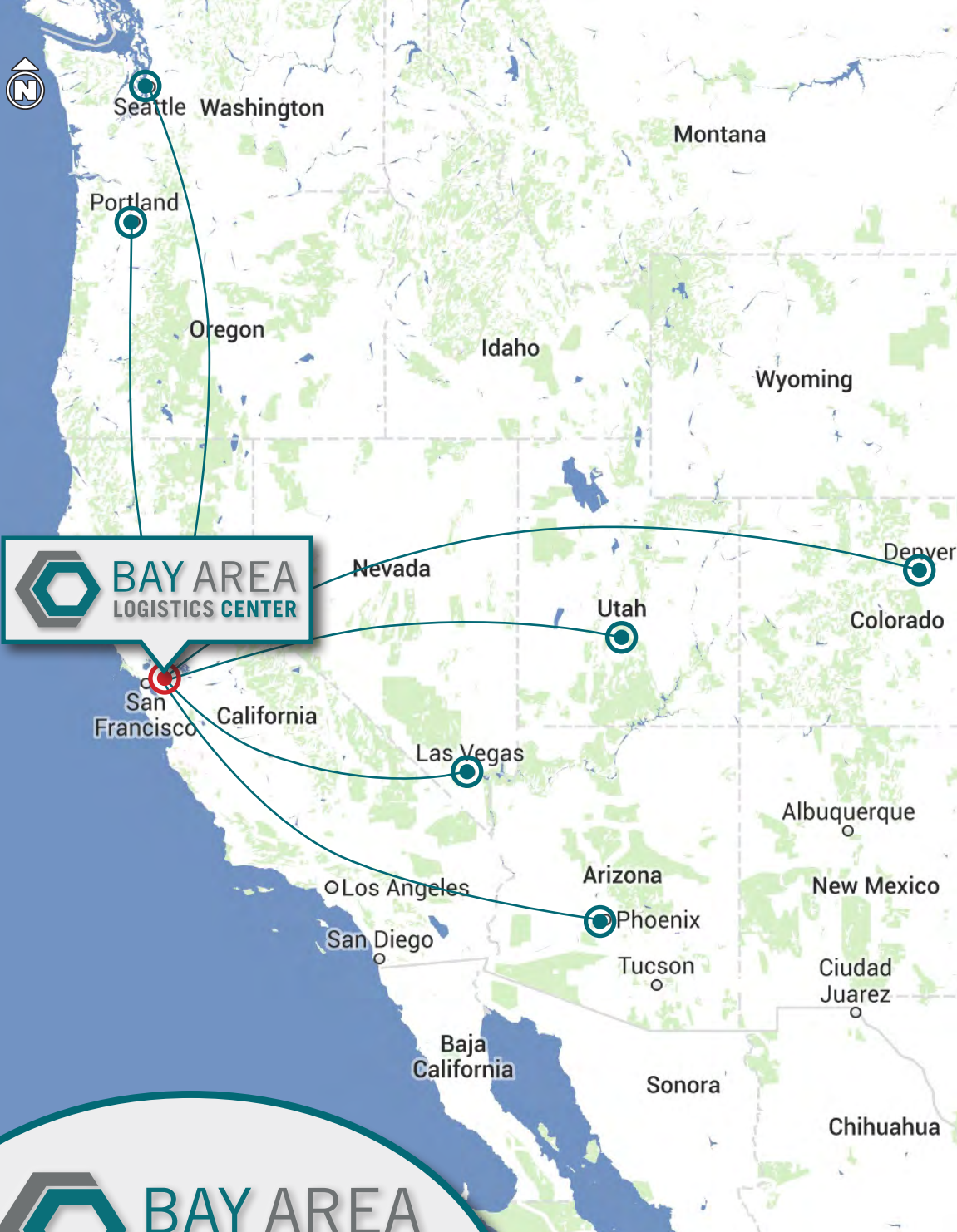


- Master Planned Business Park Environment
- ±42 Acre Development Site
- Estimated Construction Completion March 2018
- Freestanding Identity and Security
- Cross-Dock Class-A Distribution Warehouse
- ±2.1 Miles to I-80 via Richmond Parkway Interchange
- ±18 Miles to the Port of Oakland
- **Site Plan May Be Modified to Accommodate Specific or Unique User Requirements on a Build to Suit Basis**



Bay Area Logistics Center 2995 Atlas Road, Richmond, CA Estimated Construction Timeline





LOCAL DISTRIBUTION MILEAGE

UPS Hub	0.4 miles
Port of Oakland	16 miles
San Francisco	20 miles
SFO	33 miles
San Jose	58 miles

REGIONAL DISTRIBUTION MILEAGE

Sacramento	68 miles
Stockton	69 miles
Fresno	191 miles
Los Angeles	387 miles
Reno	199 miles

WEST COAST DISTRIBUTION MILEAGE

Denver, CO	1,249 miles
Phoenix, AZ	755 miles
Seattle, WA	787 miles
Salt Lake City, UT	717 miles
Las Vegas, NV	575 miles
Portland, OR	615 miles

* All mileage approximate



BUILDING AREA:

- ±707,596 SF
- ±42 Acres
- Build-to-Suit Office
- ESFR Sprinkler System

ELECTRICAL POWER:

- ±4,000 Amp
- ±480 Volt
- ±3-Phase

LOADING AREA:

- ±180' - 130' Truck Courts
- ±130' Truck Court Depth
- ±4 Grade Level Doors (±12' x 14')
- ±54' x 50' Typical Column Spacing
- ±158 Dock High Doors

PARKING:

- 418 Stalls
- 157 Trailer Stalls

INTERIOR CEILING CLEARANCE:

- ±36' Minimum Clear Height

LIGHTING:

- To Suit



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RENDERING & SITE INFORMATION

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BAY AREA
LOGISTICS CENTER



ups 1601 Atlas Road, Richmond

Richmond

5 MILES

Berkeley

10 MILES

Oakland

15 MILES

FedEx 85th Avenue, Oakland

ups 8400 Pardee Drive, Oakland

FedEx 8455 Pardee Drive, Oakland

20 MILES

San Francisco



BAY AREA
LOGISTICS CENTER

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OVERNIGHT HUB SITES

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AMENITIES MAP

SERVICES WITHIN A 2 MILE RADIUS FROM SITE

RESTAURANTS

- B&K Grill
- Bismillah Restaurant
- Cazuelas Grill
- Chevy's Fresh Mex
- El Tazumal
- Empire Buffet
- Great Khan
- Great Steak & Potato Co.
- IHOP Restaurant
- Kim's Teriyaki House
- La Cascadita
- La Revolucion
- Lee's Garden Buffet
- Lyns Café
- Oriental Express
- Paradise Bakery & Café
- Pete's Place
- Sala Thai
- Sukie's Country Kitchen
- Taqueria Los Cerros
- Taqueria Maria
- Tokyo Restaurant

MAJOR RETAIL

- Walmart
- Macy's
- JCPenney
- Sears

BANKS

- Bank of America
- Chase Bank
- Mechanics Bank
- Citibank

HOTELS

- Courtyard by Marriott
- Extended Stay America
- Sands Inn & Suites

RESTORATION
HARDWARE

Richmond
Country Club

WILLIAMS-SONOMA



Whole
Foods

STARBUCKS

HILLTOP MALL

Bayview-Montalvin



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