ANTIOCH GATEWAY

ANTIOCH, CA

±24.79 ACRES FULLY ENTITLED INDUSTRIAL DEVELOPMENT OPPORTUNITY **FOR SALE OR LEASE**



JLL

Jones Lang LaSalle Brokerage, Inc. License #01856260

PROPERTY OVERVIEW

Total Site Area:
±24.79 Acres

Prime Location with immediate access to HWY 160

Surrounded by robust labor pool and corporate neighbors

Located along E. 18th Street and Drive In Way, with excellent visibility and direct access to State Route 160 and Northern California's key shipping corridors, this ±24.79 AC entitled industrial site is available for sale or for lease on a build-to-suit basis. Flexible site plans accommodate a cross-dock or single-load building of up to ±447,000 SF, and the site's location within a Qualified Opportunity Zone offers potential tax advantages for eligible investors, all in the market's most cost-efficient, labor-rich logistics and distribution location.



PROPERTY HIGHLIGHTS

QUALIFIED OPPORTUNITY ZONE
OZ 2.0
DESIGNATED TRACT

±431,797 SF BUILDING FOOTPRINT	**±24.79** ACRES	UP TO **10,000 SF** OFFICE	**363’ X 1,083’** DIMENSIONS	**402** (±49 EV) AUTO PARKING
159 TRAILER PARKING	**36’** CLEAR HEIGHT	UP TO **106** DOCK HIGH DOORS	**4** GRADE LEVEL DOORS	**135’/177’** TOTAL TRUCK COURT
60’ X 56’ COLUMN SPACING	**4,000 AMPS** POWER	**LED** 30 FC	**CROSS-DOCK** LOADING	**ESFR** SPRINKLERS

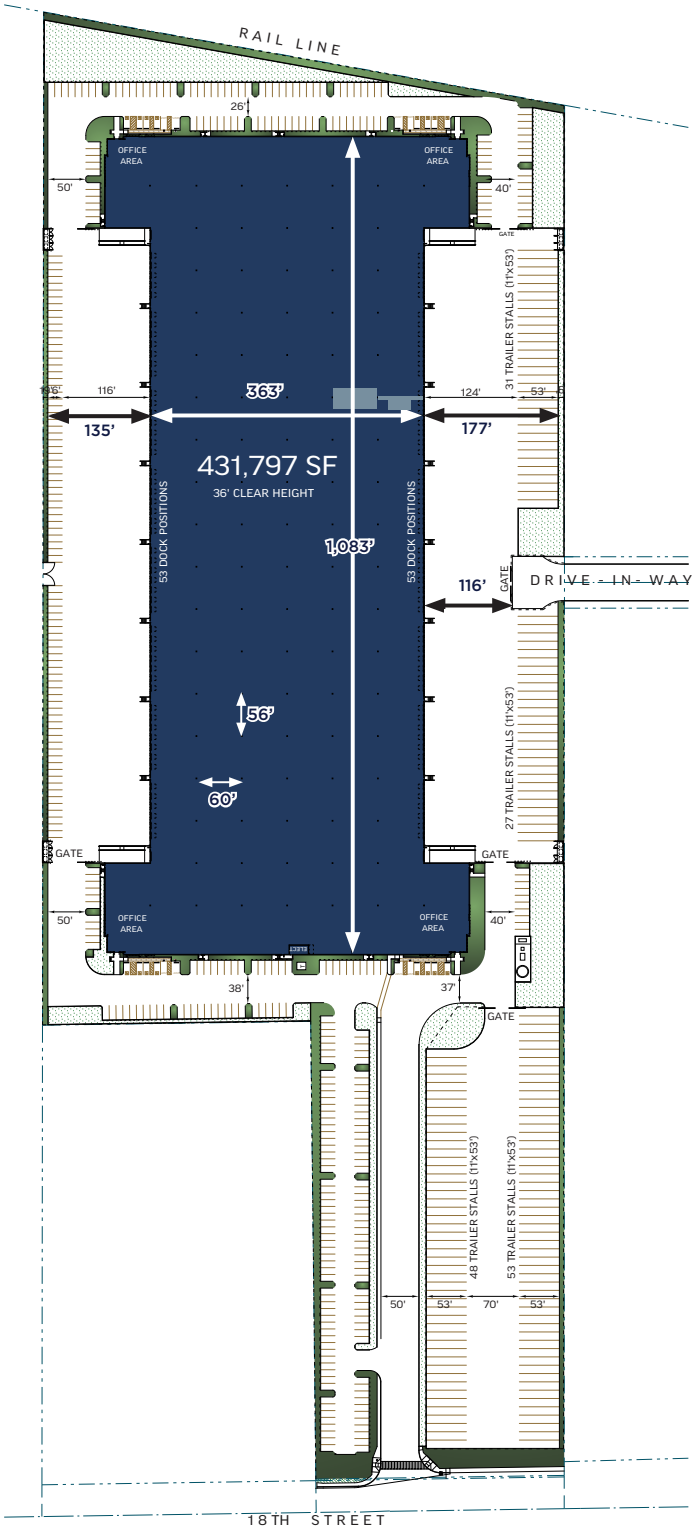






APPROVED SITE PLAN - CROSS DOCK

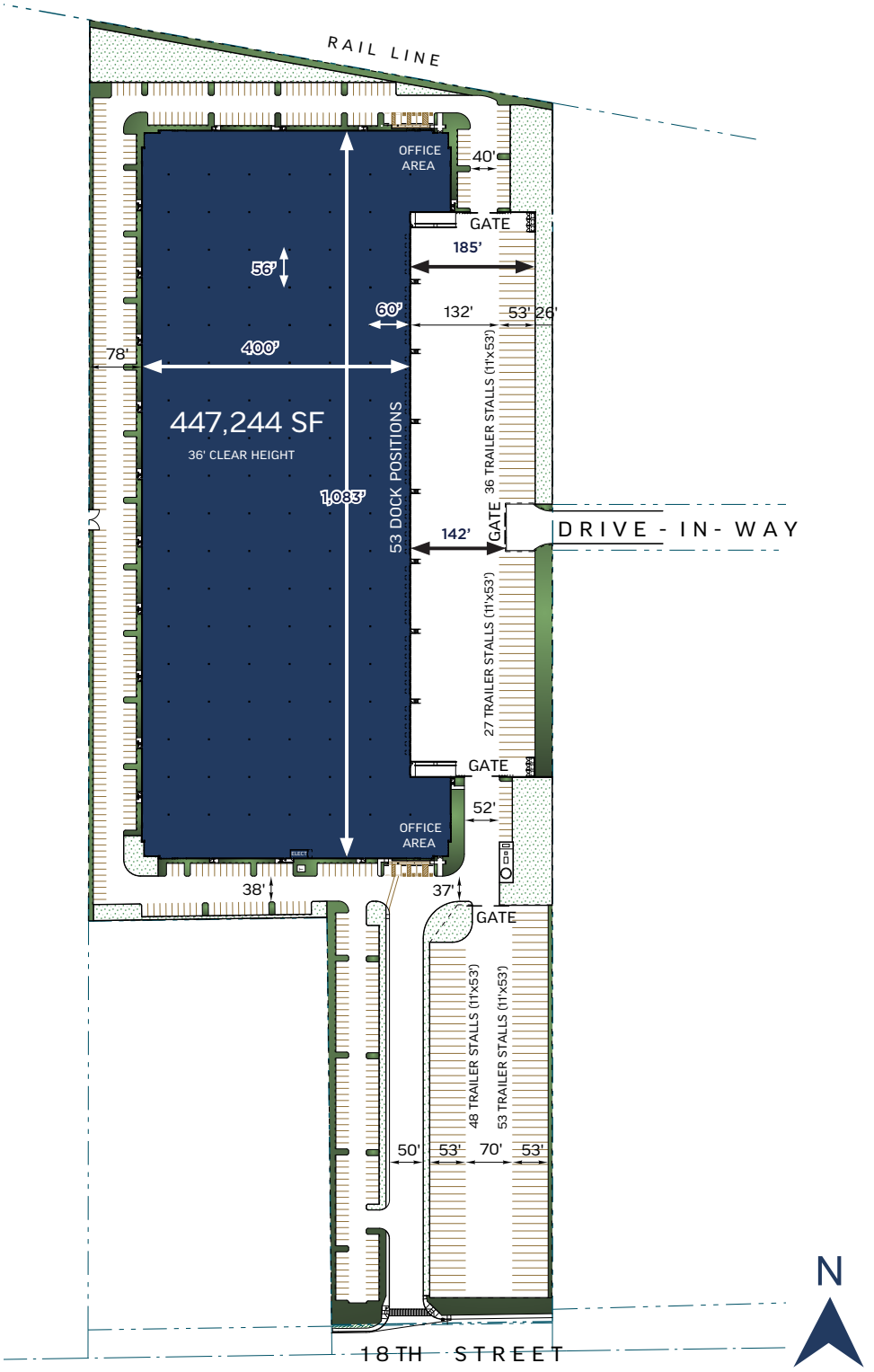
Building SF	431,797 SF
Potential Office	Up to 10,000 SF
Dock Doors	106
Building Dimensions	1,083’ x 363’
Trailer Storage	159 stalls
Auto Parking	402 stalls
Loading	Cross-dock



CONCEPTUAL PLAN - SINGLE LOAD

SUBJECT TO CITY APPROVAL

Building SF	447,244 SF
Potential Office	Up to 10,000 SF
Dock Doors	53
Building Dimensions	1,083’ x 400’
Trailer Storage	164 stalls
Auto Parking	402 stalls
Loading	Single-side



BUILT FOR MODERN INDUSTRY

Approved Uses

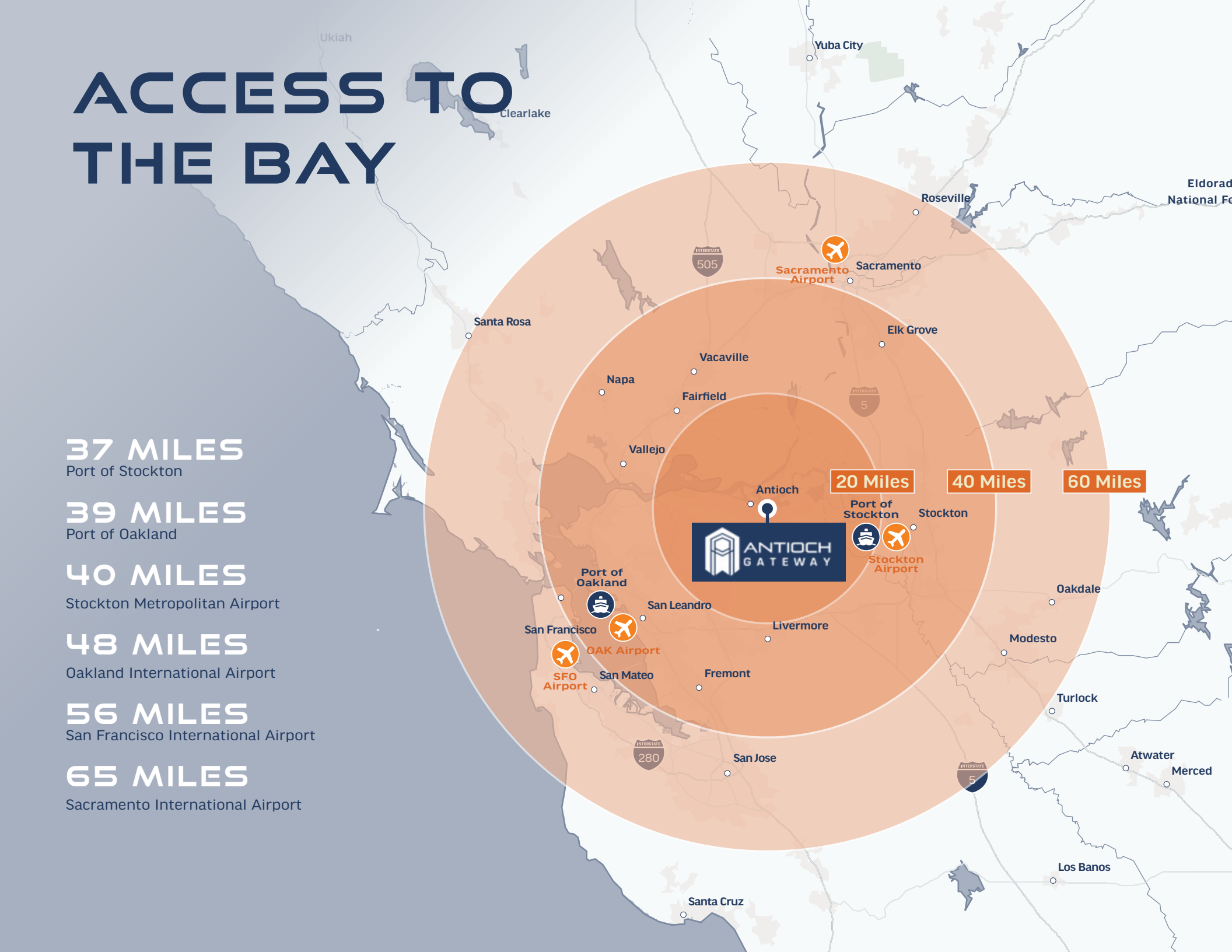
- **Warehousing & Logistics**: General Warehousing, High-Cube, Cold Storage, Fulfillment, Parcel Hub, etc
- **Manufacturing & Specialized**: General Manufacturing, Transload
- **Additional Potential Uses***: Data Center, Industrial Battery Storage

Utilities

- **Power**: PG&E (8MW Capacity Adjacent)
- **Water**: City of Antioch
- **Wastewater**: City of Antioch & Delta Diablo
- **Stormwater**: City of Antioch

Subject to City approval and confirmation of utility capacity

ACCESS TO THE BAY



37 MILES
Port of Stockton

39 MILES
Port of Oakland

40 MILES
Stockton Metropolitan Airport

48 MILES
Oakland International Airport

56 MILES
San Francisco International Airport

65 MILES
Sacramento International Airport

DEMOGRAPHICS

Why Antioch?

INDUSTRIAL CONCENTRATION

WITHIN A 35-MINUTE DRIVE

12,957
2026 Manufacturing Employees (NAICS)

479
2026 Manufacturing Businesses (NAICS)

5,287
2026 Transportation/ Warehouse Employees

847
2026 Transportation/ Warehouse Businesses

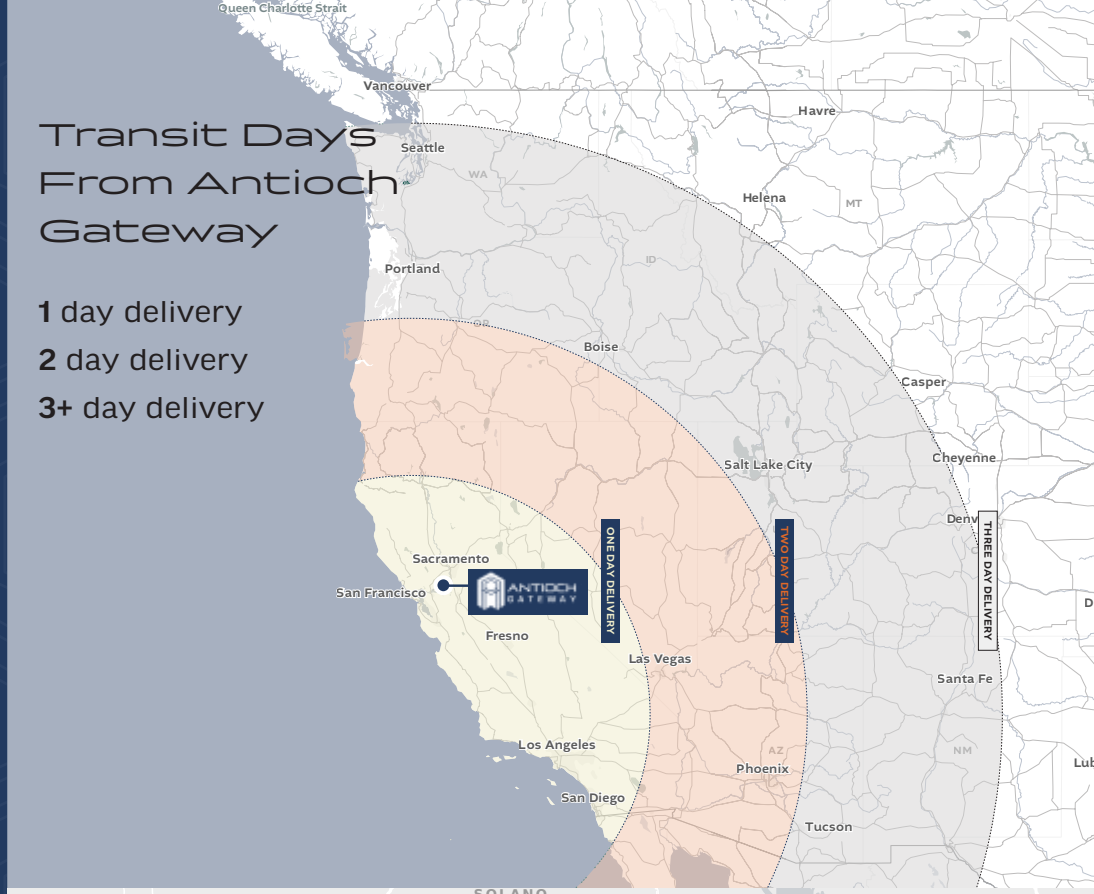
11,654
2026 Engineering Employees

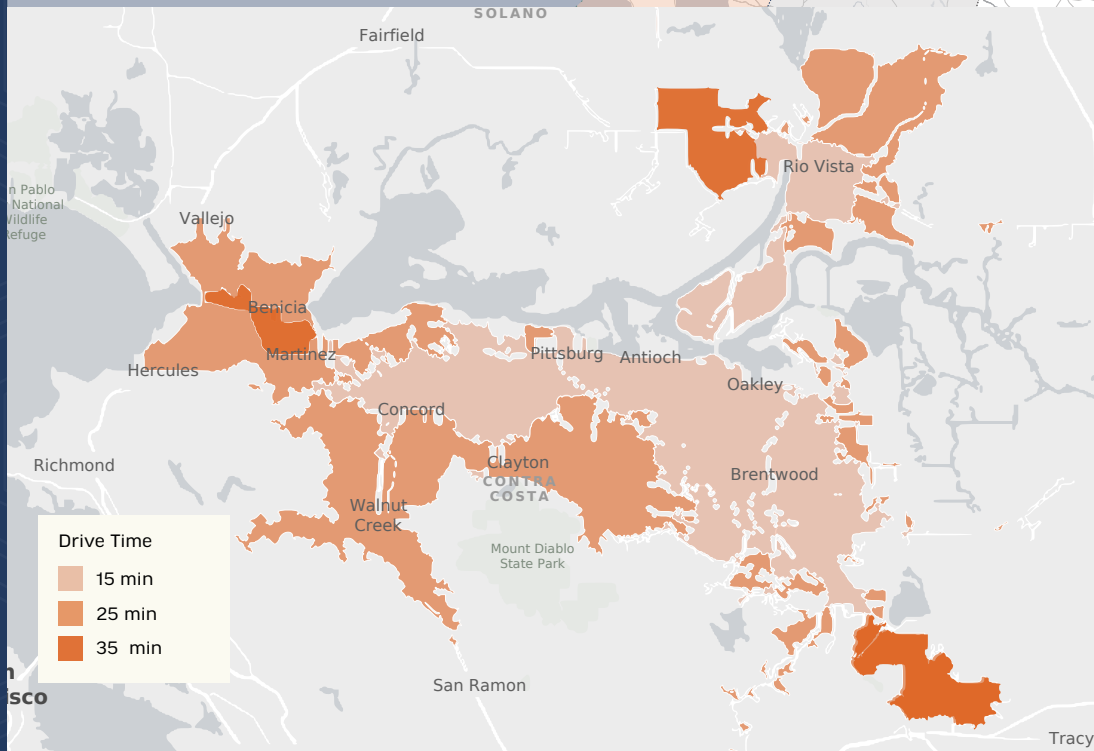
11,296
2026 Production employees

23,419
2026 Transportation/Moving Employees

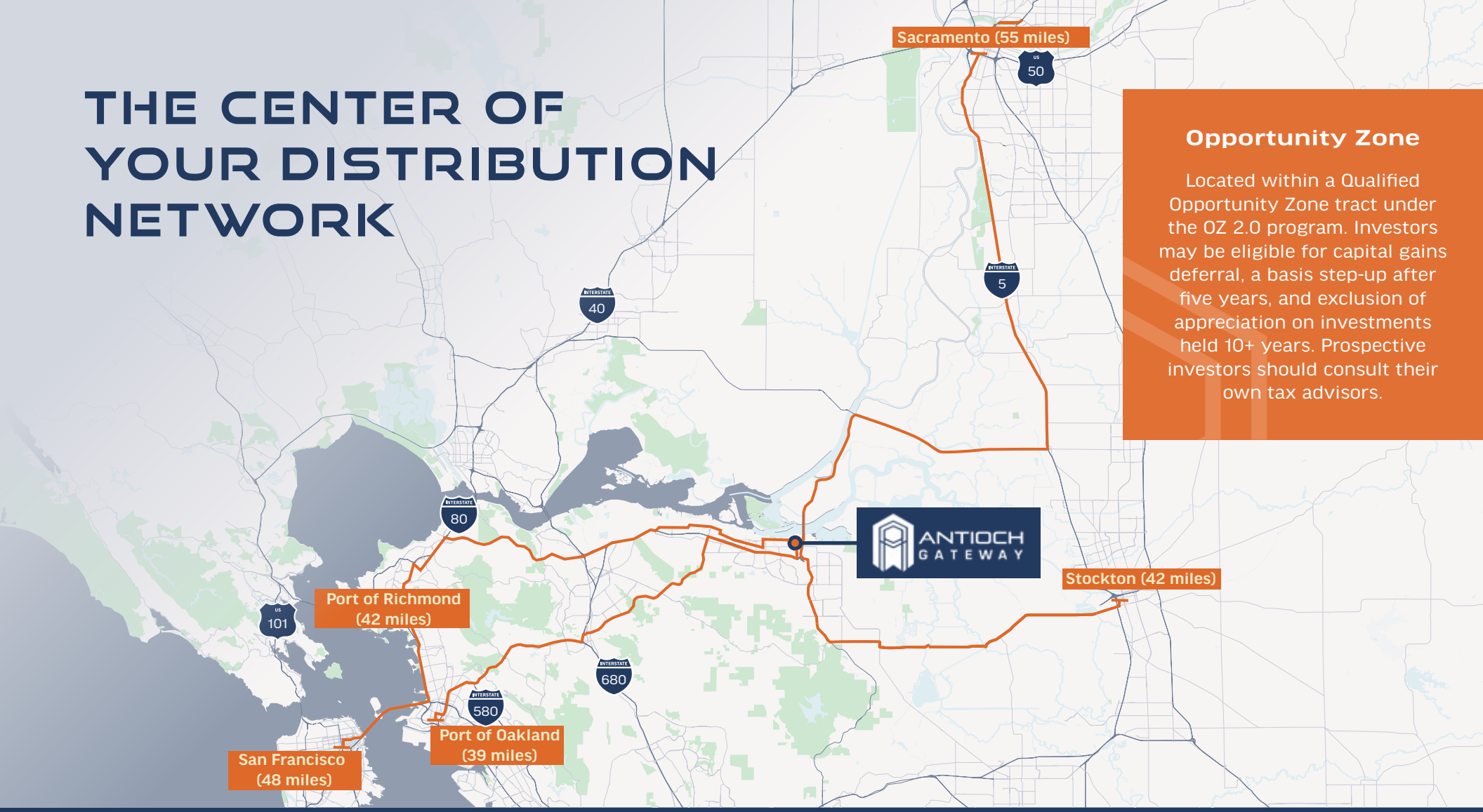
WITHIN A 15, 25 AND 35-MINUTE DRIVE FROM SITE

	15 MIN	25 MIN	35 MIN
TOTAL POPULATION (CURRENT)	229,098	428,450	834,185
TOTAL HOUSEHOLDS	72,437	140,306	296,740
MEDIAN HOUSEHOLD INCOME	$116,613	$117,648	$129,626
MEDIAN HOME VALUE	$687,666	$696,951	$806,446
BACHELOR'S DEGREE	33,562	66,977	166,980
GRAD/PROFESSIONAL DEGREE	13,919	26,333	85,629





THE CENTER OF YOUR DISTRIBUTION NETWORK



Opportunity Zone

Located within a Qualified Opportunity Zone tract under the OZ 2.0 program. Investors may be eligible for capital gains deferral, a basis step-up after five years, and exclusion of appreciation on investments held 10+ years. Prospective investors should consult their own tax advisors.

Rail Proximity

The BNSF Railway main line runs along the site's northern boundary, and the surrounding Antioch industrial corridor is rail-served. Rail service to the site is not currently in place

Strategic Regional Connectivity

Situated near State Route 4, the site connects directly to Interstate 80 to the west and Interstate 5 to the east. This strategic positioning enables highly efficient access to both the dense San Francisco Bay Area consumer base and the major distribution hubs of the Sacramento and Central Valley regions.

Optimized Last-Mile Delivery

Positioned closer to core Bay Area consumers than traditional Central Valley hubs, significantly reducing transit times, driver hours, and fuel costs to San Francisco, Oakland, and San Jose.



YOUR NEIGHBORS

ANTIOCH GATEWAY



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