



FOR LEASE

**±11,000 SF MFG/WHSE with small fenced yard**

2250 Wilbur Lane, Antioch CA

HOME

SPECIFICATIONS

SITE PLAN

AERIAL

PARCEL MAP

ACCESS

LOCATION

DEMOGRAPHICS



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**WESTCORE**  
PROPERTIES

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## Property Highlights

- **Address:** 2250 Wilbur Lane
- **Available:** ±11,000 SF MFG/WHSE with small fenced yard
- **Divisible:** Down to ±11,000 SF
- **Clear Height:** Up to 22' clear
- **Loading:**
  - Grade Level door opens to the yard on the South end
  - Dock-high loading on the North end
- **Column Spacing:** 40' x 40'
- **Foundation:** ±12" reinforced concrete slab
- **Demographics:** See Page 8
- **Office:** ±200 SF of office and one (1) restroom
- **Sprinkler density:** Ordinary Hazard Fire Suppression, up to .33/3,000
- **Power:**
  - **Building A:** 2,500 amps@ 277/480 volts\*
  - **Building B:** 4,000 amps@ 277/480 volts\*

\*To main panel. Subject to PG&E verification
- **Rail:**
  - BNSF main line bisects buildings
  - One (1) active spur for Building A
  - Two (2) inactive spurs for Building B
- **Distances:**
  - 1.4 miles to CA-160
  - 2.1 miles to Hwy 4
  - 18 miles to Hwy 4/I-680 interchange
  - 39 miles to Port of Oakland
- **APNs:**
  - 051-100-021-8
  - 051-100-025-9

## Zoning:

PBC: Planned Business Center: This district provides sites in landscaped settings for office centers, research and development facilities, limited industrial activities (including production and assembly, but no raw materials processing or bulk handling), limited warehouse type retail and commercial activities, and small-scale warehousing distribution. – per Antioch, CA Code of Ordinances.

*For more information on zoning please contact the Antioch Planning Zoning Hotline: (925) 779-6122*

## Interactive Zoning Map:

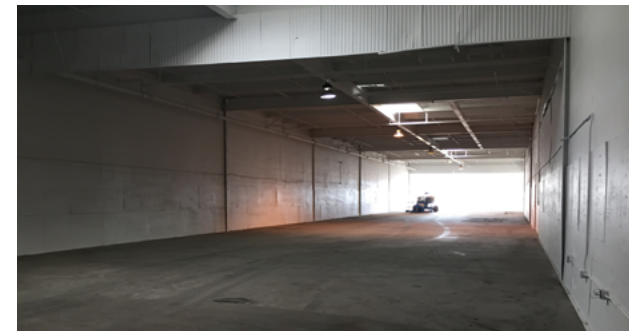
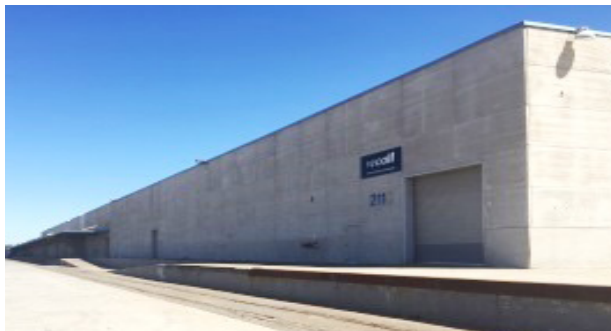
[www.antiochprospector.com](http://www.antiochprospector.com)

## Total Building SF: ±666,575 SF

- **Building A:** ±168,540 SF
- **Building B:** ±498,035 SF

## Total Land: 37.33 AC

## Year Built: 1955-1960



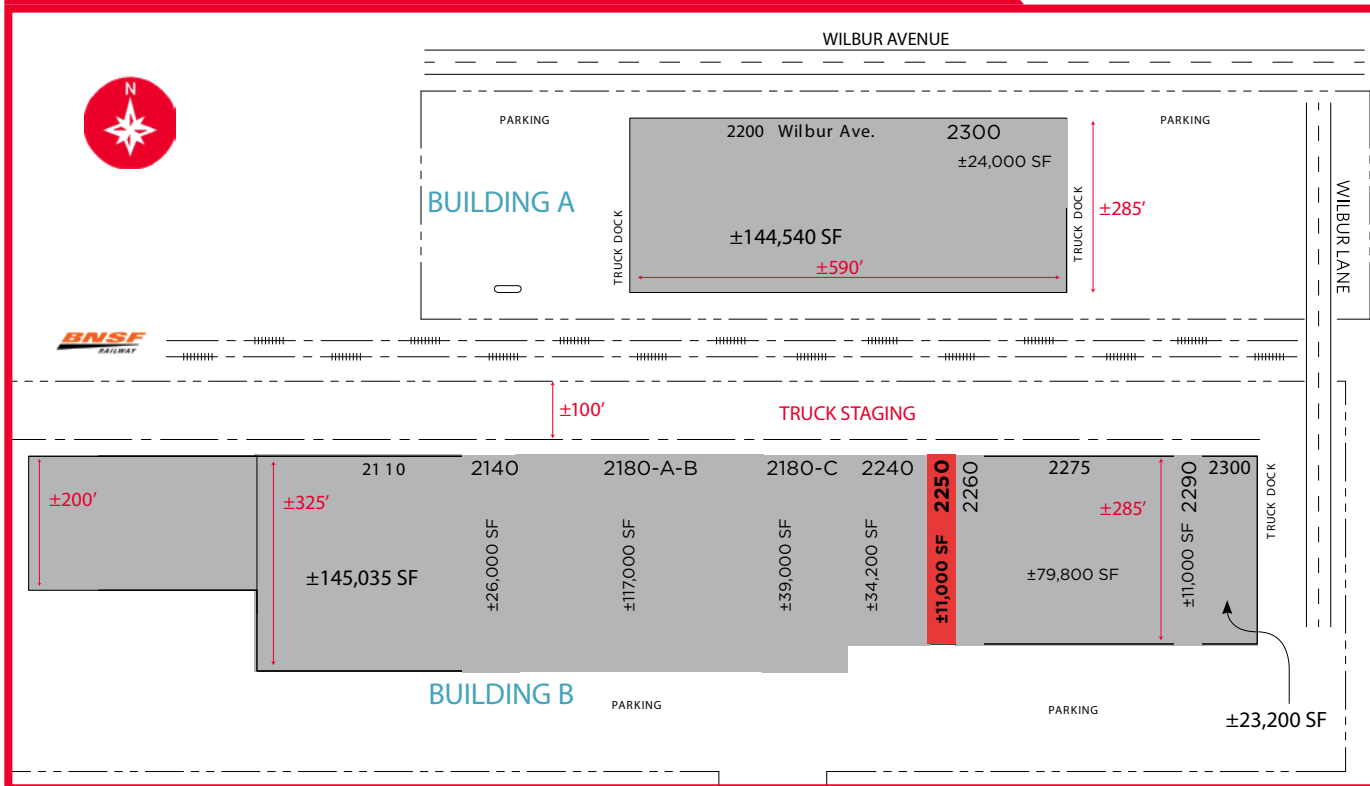
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## ANTIOCH DISTRIBUTION CENTER | SITE PLAN



**Address:** 2250 Wilbur Lane

**DIMENSIONS OF AVAILABLE SPACES:**

2250 (11,000 SF): 80' X 325'

### KEY

- AVAILABLE
- OCCUPIED

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**ANTIOCH DISTRIBUTION CENTER | AERIAL MAP**



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AERIAL

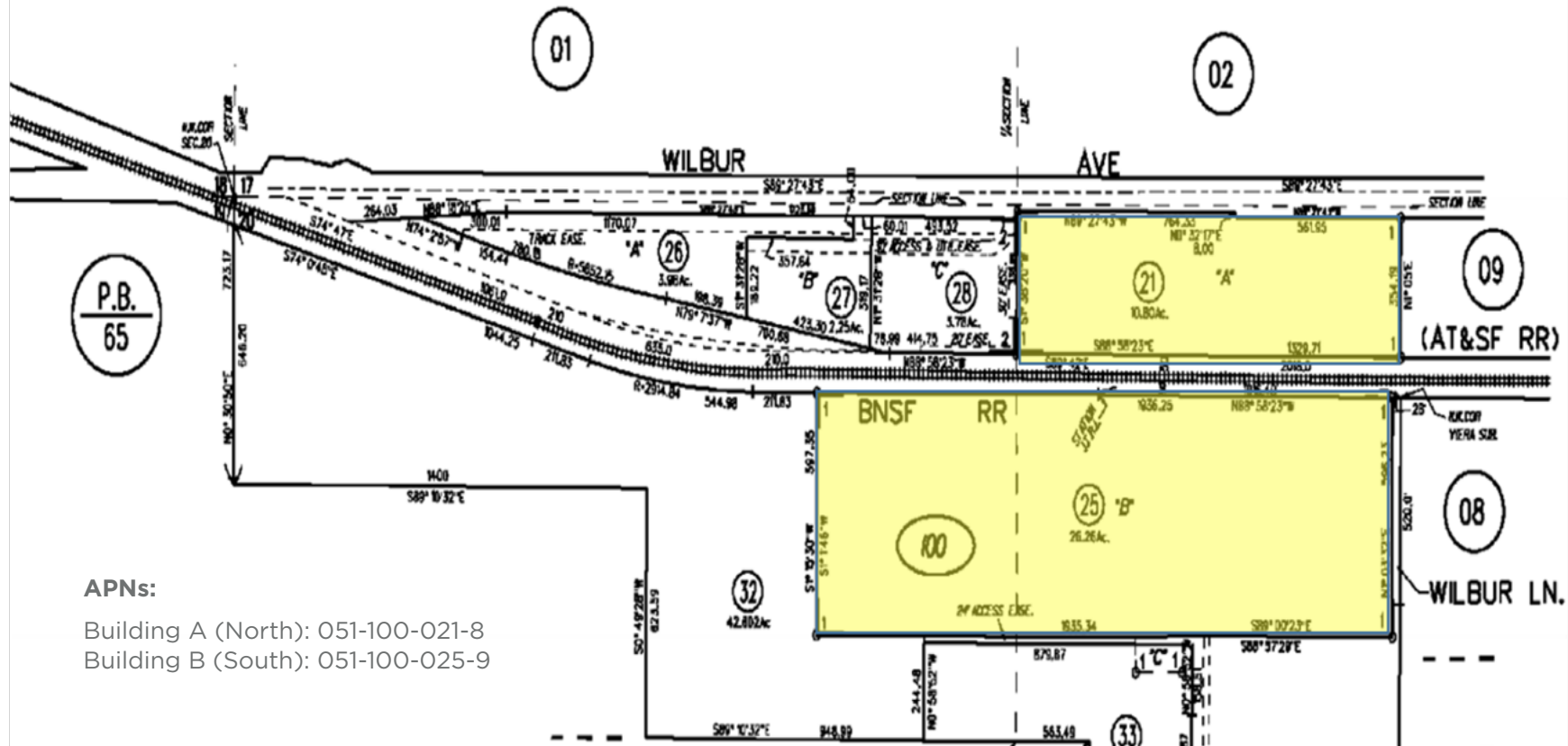
## PARCEL MAP

## ACCESS

LOCATION

## DEMOGRAPHICS

## ANTIOCH DISTRIBUTION CENTER | PARCEL MAP



## APNs:

Building A (North): 051-100-021-8  
Building B (South): 051-100-025-9

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WESTCORE  
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**ANTIOCH DISTRIBUTION CENTER | LOCAL AERIAL**



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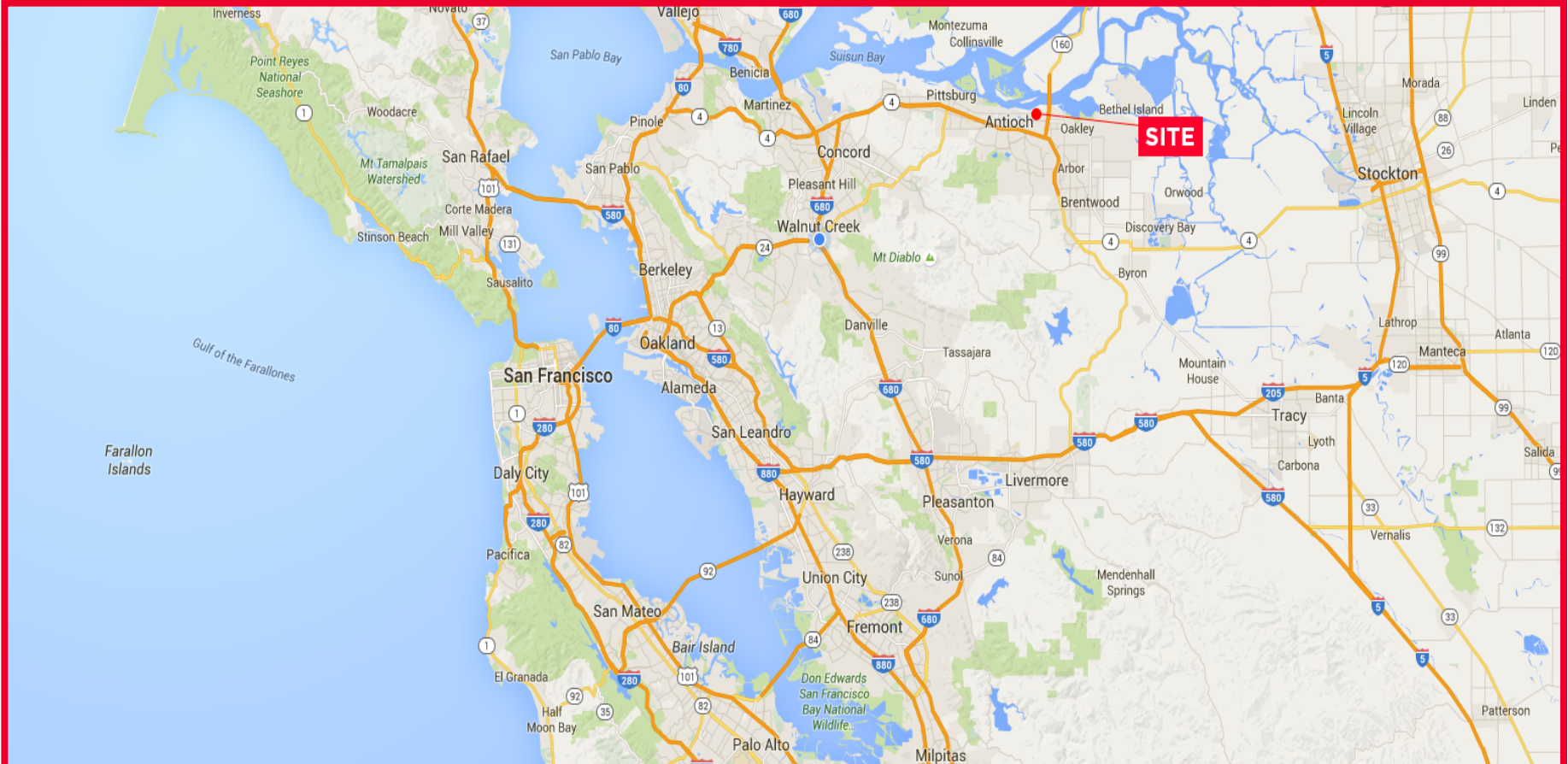
## PARCEL MAP

## ACCESS

LOCATION

## DEMOGRAPHICS

## ANTIOCH DISTRIBUTION CENTER | BAY AREA MAP



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WESTCORE  
PROPERTIES

**ANTIOCH DISTRIBUTION CENTER | DEMOGRAPHICS****Population**

|      | 5 Miles | 10 Miles | 20 Miles |
|------|---------|----------|----------|
| 2000 | 119,795 | 222,511  | 647,284  |
| 2010 | 142,653 | 276,743  | 740,633  |
| 2015 | 158,202 | 312,725  | 819,921  |

**Households**

|      | 5 Miles | 10 Miles | 20 Miles |
|------|---------|----------|----------|
| 2000 | 38,421  | 71,626   | 237,001  |
| 2010 | 44,531  | 87,386   | 266,823  |
| 2015 | 46,486  | 92,208   | 278,077  |

**Median HH Income**

|      | 5 Miles  | 10 Miles | 20 Miles  |
|------|----------|----------|-----------|
| 2015 | \$88,464 | \$88,318 | \$112,201 |

**Age**

|            |      |
|------------|------|
| Median Age | 34.2 |
|------------|------|

**Traffic Count**

|                                 |                                 |
|---------------------------------|---------------------------------|
| Average Daily<br>Traffic Volume | Up to 6,000<br>vehicles per day |
|---------------------------------|---------------------------------|

[Click to view Demographics PDF](#)