

**FOR LEASE:**  
3201 Wilbur Avenue,  
Antioch, California



AVAILABLE  
EAST AREA  
7.0 Acres

AVAILABLE  
WEST AREA  
13.25 Acres

**CONTACT FOR MORE INFORMATION:**

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# 3201 Wilbur Avenue, Antioch, California



## SITE SPECIFICATIONS:

### Land:

*West Parcel:* 13.25 AC usable area

*East Parcel:* 6.9 AC usable area

*Yard Construction:* 9" Class 2 aggregate base (compacted to 95% minimum) over 12" subgrade (compacted to 90% minimum)

### Access Roads:

Dedicated access roads to both west and east sub-parcels off Wilbur Avenue. Each road: 26'-0" wide

### Perimeter & Security:

8'-0" perimeter fence with screening

(2) Access gates per sub-parcel (Primary from Wilbur Avenue and secondary interior to site)

### Utilities:

*Water:* Dedicated 2 or 3" water connection per sub-parcel

*Electric:* Existing 480-volt, 3-phase power per sub-parcel (capacity to upgrade to medium voltage, 4MW power)

*Natural Gas:* Potential to build out

*Sanitary:* Sewer line documented in Wilbur Ave for future connect

*Lighting:* No site lighting currently provided

### Rail Access:

Active BNSF spur located on east side of site.



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