



OUTPOST

**“GATEWAY TO THE
EAST BAY”**



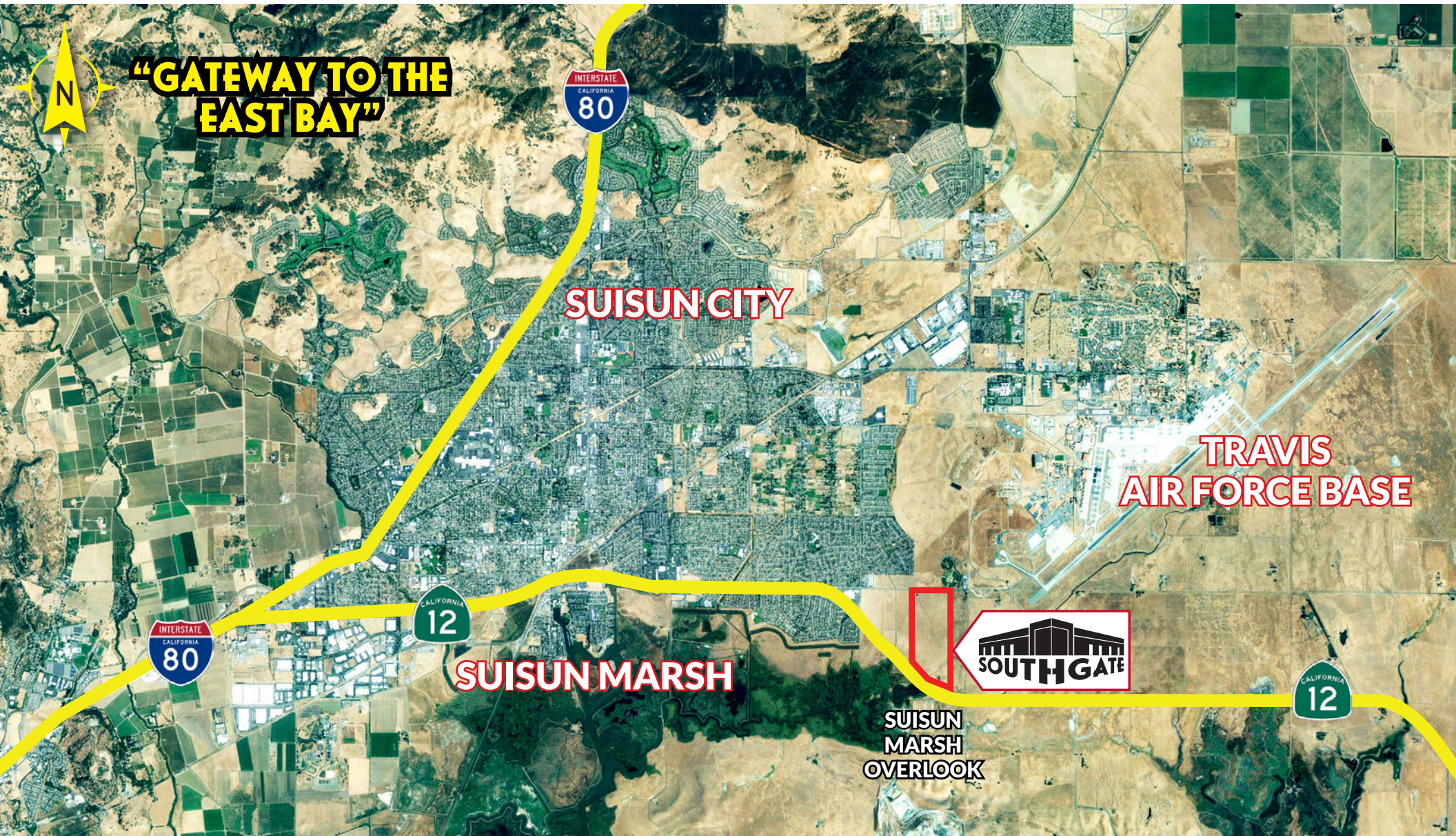
**POTENTIAL INDUSTRIAL, LOGISTICS & YARD
LAND with POSSIBLE MITIGATION ACREAGE
I-80 & HIGHWAY 12 CORRIDORS • SOLANO COUNTY**

**FOR
SALE**



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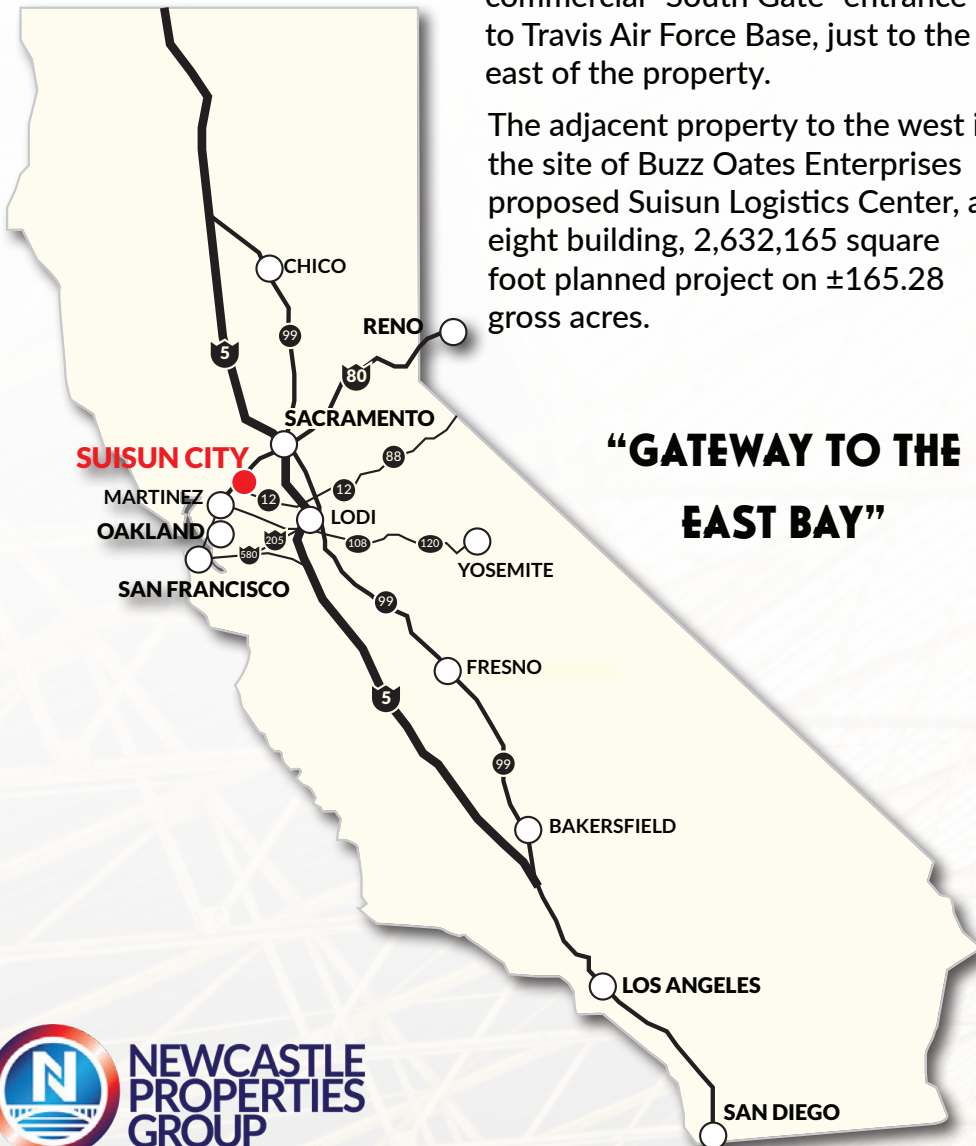
POTENTIAL INDUSTRIAL, LOGISTICS & YARD LAND with POSSIBLE MITIGATION ACREAGE I-80 & HIGHWAY 12 CORRIDORS • SOLANO COUNTY

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THE LOCATION

Southgate Yard fronts on Peterson Road, just off Highway 12, which serves as an easy connection to Interstate 80, thus serving the East Bay to the west and Sacramento to the east. Peterson Road is the commercial “South Gate” entrance to Travis Air Force Base, just to the east of the property.

The adjacent property to the west is the site of Buzz Oates Enterprises proposed Suisun Logistics Center, an eight building, 2,632,165 square foot planned project on ± 165.28 gross acres.



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EAST BAY”**

THE RIGHT PLACE AT THE RIGHT TIME

Demand for industrial real estate is at historic levels, and land to accommodate traditional warehousing, ecommerce, logistics and yard users is in short supply. This shortage is particularly true for sites with good freeway access that can serve the Bay Area. Southgate Yard has the potential to supply exactly what the market seeks as a large acreage, industrial project.

THE PROPERTY

Southgate Yard is a single, ± 186.89 acre parcel in unincorporated Solano County. The property is adjacent to Travis Air Force Base. The potentially developable property is the northern ± 58.23 acres that fronts Peterson Road. The balance of the property, ± 130 acres on the south end, is encumbered by a conservation easement. This southern acreage is not developable.



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POTENTIAL ANNEXATION

The City of Suisun essentially has only one remaining direction to expand until it is at full build-out, and that is east, to the edge of Travis Air Force Base. This area has been targeted by the City of Suisun for annexation for decades. In 2016-17 there was an abbreviated effort by a prior party to submit for annexation a project on \pm 353 acres, which included the subject property at the time, called the "Suisun Logistics Center."

In the summer of 2020, Buzz Oates Enterprises, a prominent local industrial developer, acquired the adjacent acreage and is expected to reinitiate an annexation proposal to Suisun City, including completing an environmental impact report.

PLANNED DEVELOPMENT

The Suisun Logistics Center moving forward creates an opportunity for the owner of the Southgate Yard to participate in an annexation effort many years in the making, and to join efforts with a reputable developer as the other landowner applicant.

The City of Suisun, Solano County, and neighboring municipalities would benefit from the jobs the project would supply, the needed contribution to regional infrastructure projects, and the expanded tax base.

Travis Air Force Base would benefit from development of adjacent land in a limited, compatible, and likely complimentary manner.

THE OPPORTUNITY

There is a general consensus that industrial land uses are appropriate for the Southgate Yard acreage. The site is marginal farm ground that is impacted by both Travis AFB noise and safety constraints. Industrial land uses at the north end of the site would be both compatible and complimentary to Travis AFB.

The site needs to be rezoned, entitled and mitigated. There are no guarantees that such approvals would be achieved, but there is reason to believe that all of the stakeholders involved would support industrial development at the north end of the property. At the offering price there is tremendous upside potential given the demand for entitled and permitted industrial land.

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PETERSEN ROAD

WALMART



BUZZ OATES



KILDEER ROAD





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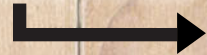
**TRAVIS AIR
FORCE BASE**

WALMART

WALTERS ROAD

PETERSEN ROAD

±186.89 ACRES TOTAL



**POTENTIAL
INDUSTRIAL,
LOGISTICS YARD
±56.89 ACRES**

**CONSERVATION
EASEMENT
ACREAGE ± 130
ACRES
(NOT DEVELOPABLE)**

KILDEER ROAD

CALIFORNIA
12





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MILES TO MAJOR MARKETS

BOISE	477
DENVER	919
FRESNO	160
LAS VEGAS	403
LOS ANGELES	356
OAKLAND	34
PHOENIX	647
PORTLAND	502
RENO	146
SACRAMENTO	35
SALT LAKE CITY	566
SAN FRANCISCO	47
SAN JOSE	62
SEATTLE	645



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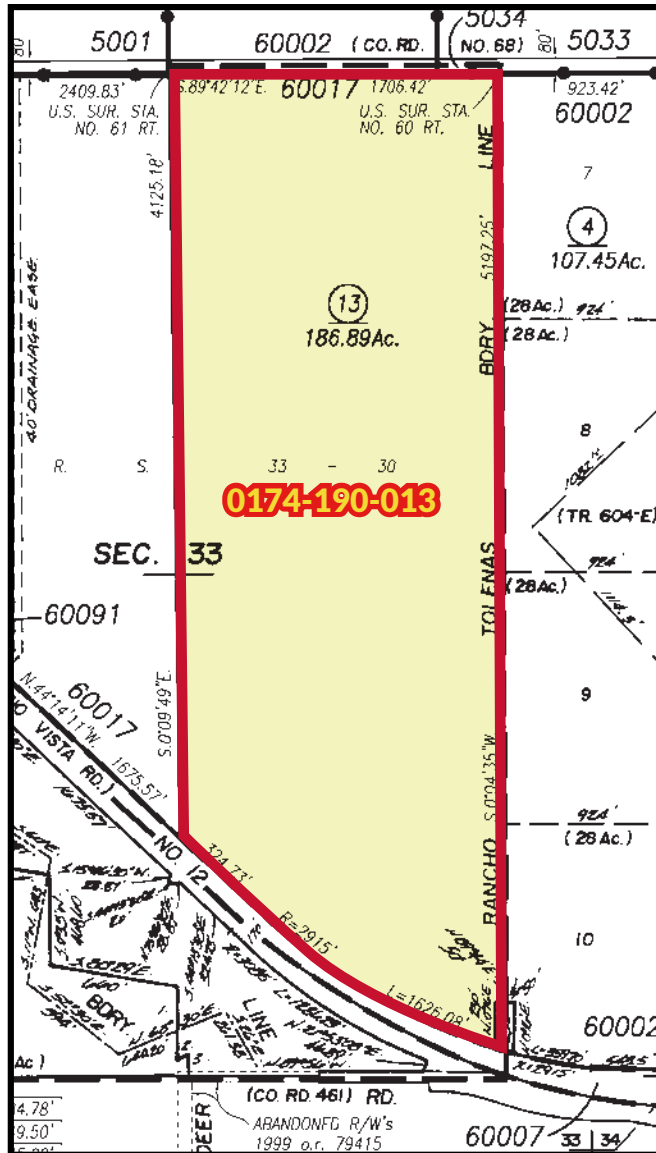
**NEWCASTLE
PROPERTIES
GROUP**



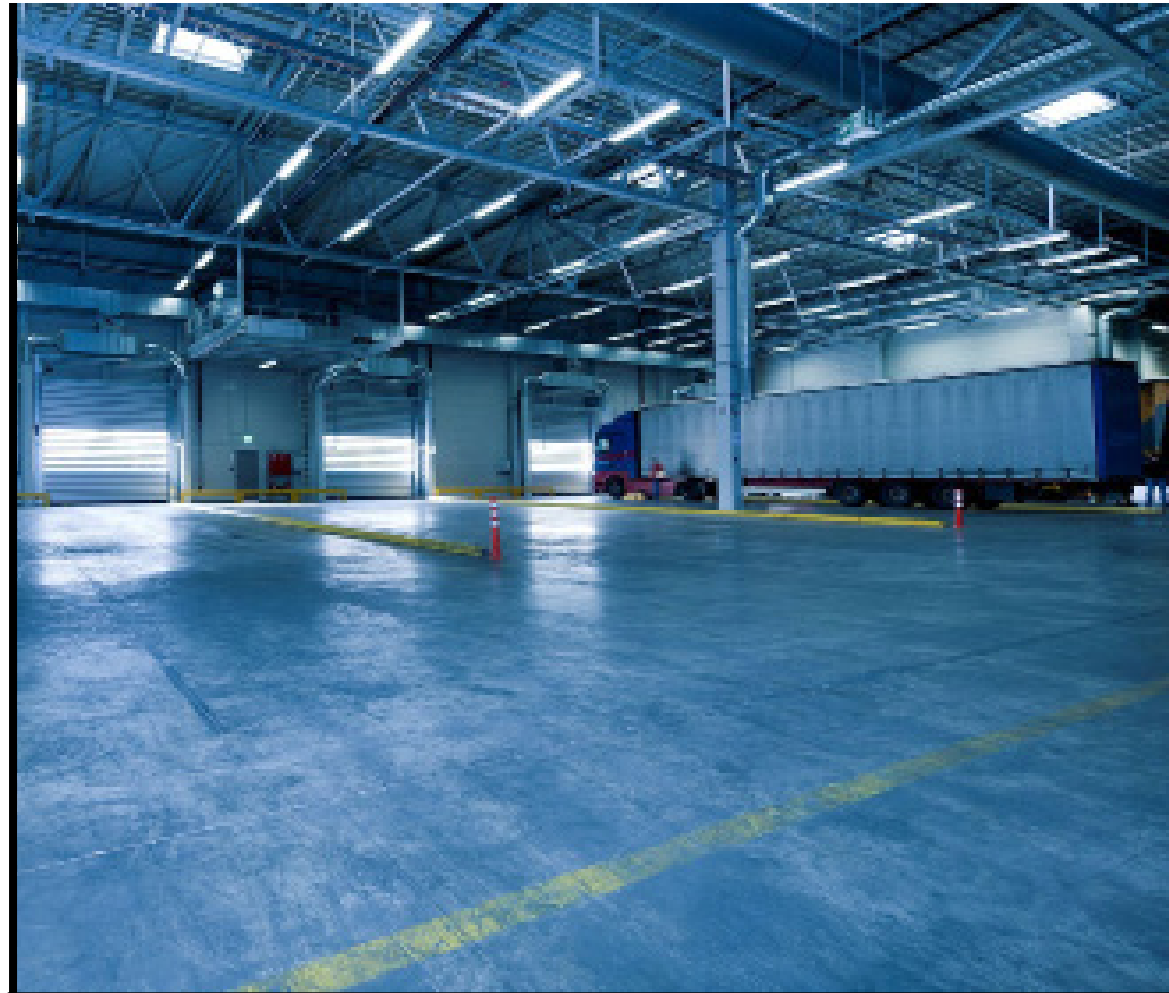


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PARCEL MAP



PARCEL, ACREAGE, LAND USE AND ZONING

SOLANO COUNTY PARCEL NUMBERS	ACREAGE	GENERAL PLAN LAND USE (EXISTING)	ZONING (EXISTING)
0174-190-013	±186.89 acres	AGRICULTURAL	A-160 EXCLUSIVE AGRICULTURAL 160 ACRES

SIZE DISCLAIMER:

The acreage measurements are approximate only. The use of approximate acreage figures does not mean that a more accurate measurement do not exist.



SOUTHGATE

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