

Big Break Oakley

A property redevelopment
opportunity in eastern
Contra Costa County



Big Break Oakley Opportunity

The Property

The property consists of 11 parcels of land located in the northwest corner of Oakley totaling approximately 348 acres.

Location: 6000 Bridgehead Road, Oakley

Acreage: 348 total acres; 150 developable

Topography: Generally flat

Zoning: Pending Specific Plan

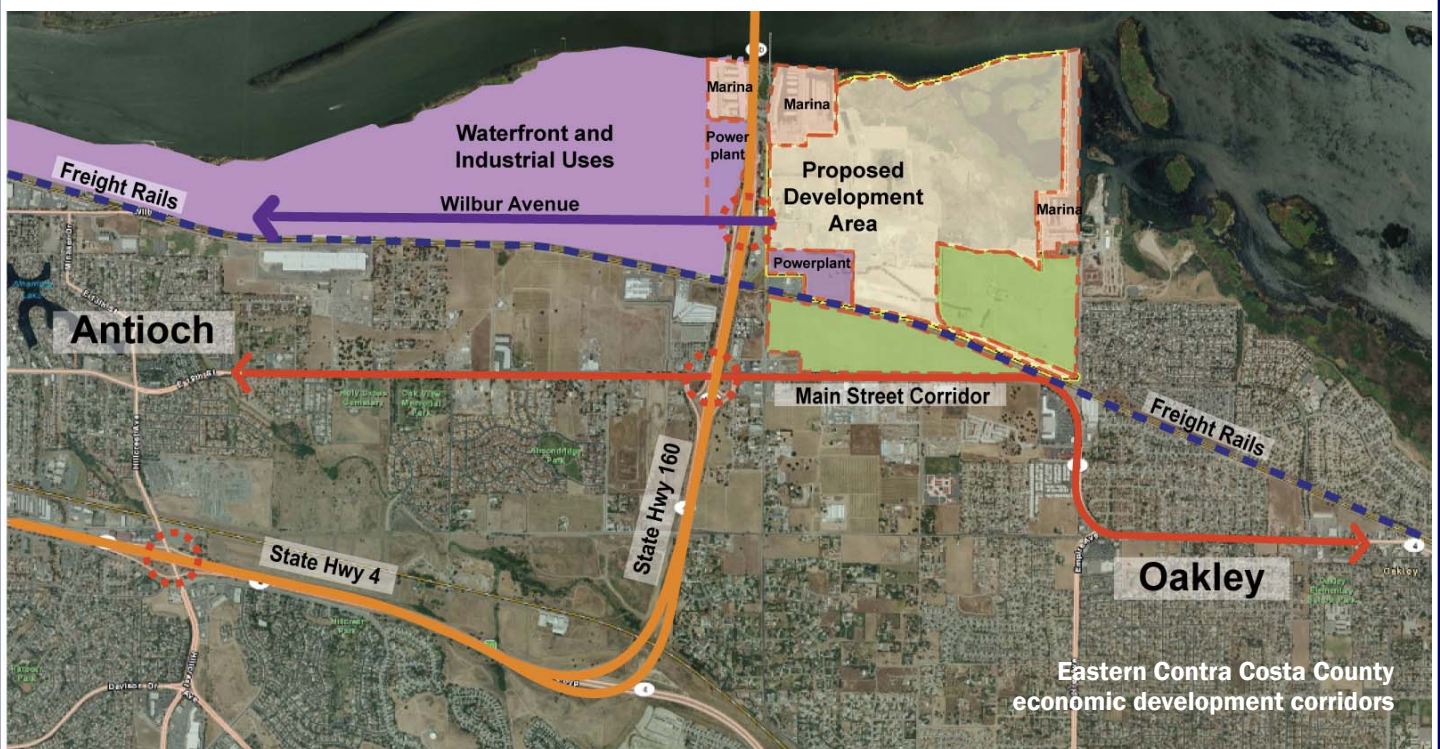
Site Access: Frontage on Bridgehead Road.
Entrance at Wilbur St. intersection
Easy access off State Route 160
Connection to newly widened SR 4

Rail: Burlington Northern Santa Fe with rail spurs serving the site.

Energy: Located in the East Bay's power generation corridor



- A site analysis has identified approximately 150 total acres available for redevelopment.
- An additional 175 acres are designated as East Bay Delta wetlands, a unique natural resource and attraction in the East Bay region.



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The Status

This former manufacturing property has been dismantled and a majority of the buildings have been removed to foundation level.

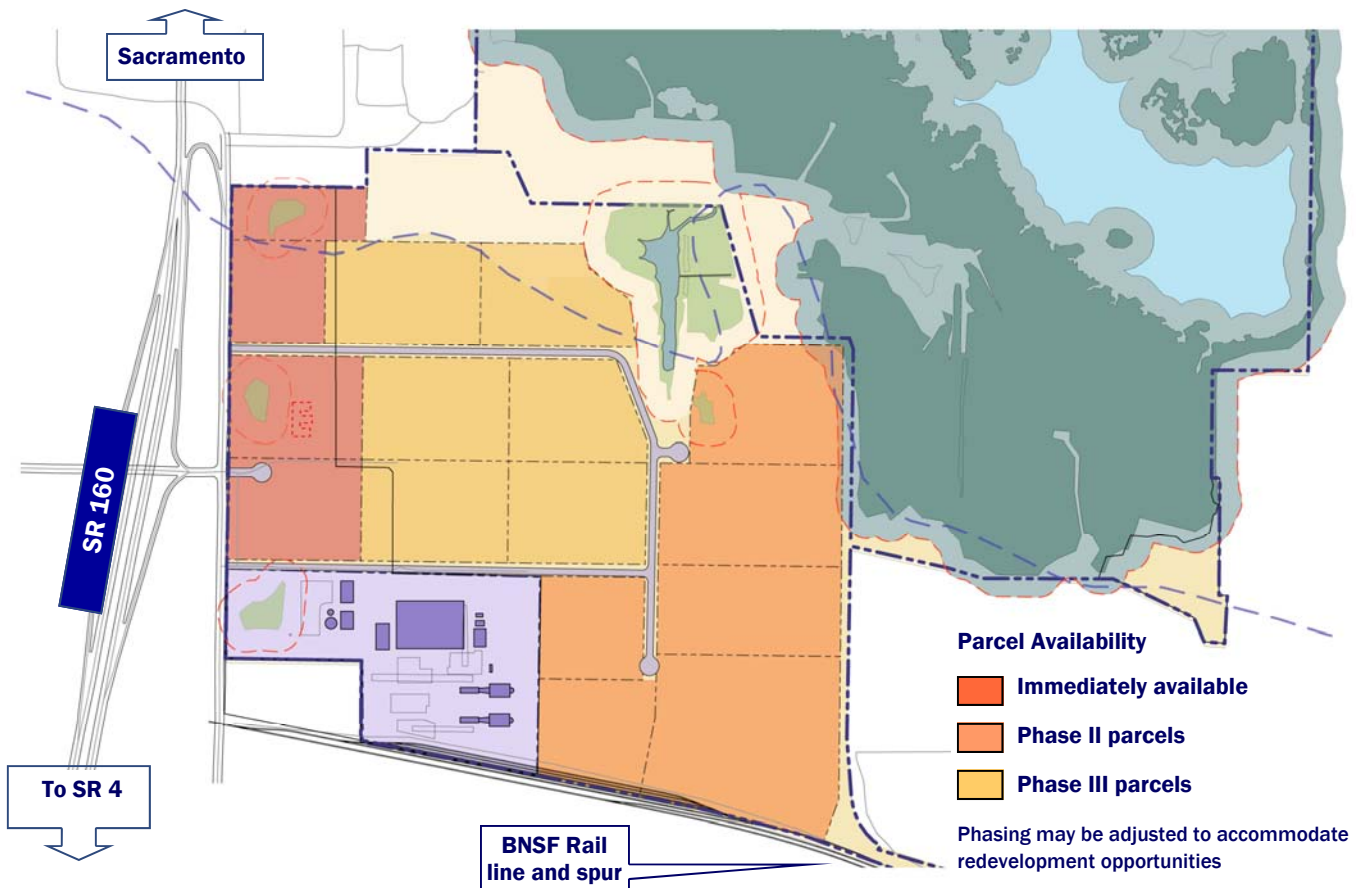
The current owner has embarked on a multi-phase remediation program under the guidance of the California Department of Toxic Substances Control.

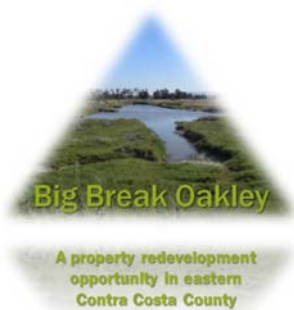
Several parcels are immediately available for redevelopment and the remainder will become available in phases. The owner seeks to integrate remediation and redevelopment to promote future land use.

Potential Site Uses

A preliminary reuse assessment identified numerous market drivers within the East Bay region and specifically in the northeastern section of Contra Costa County. The following are examples of industries that may benefit from locating on the property:

- Remanufacturing disassembly, reassembly
- Light industrial and assembly
- Green industry manufacturing and research
- Data centers and back office operations
- Emerging technologies research, prototype and production
- Intermodal transport and distribution
- Warehouse and rail-based yard storage
- Marine-related industries





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The City of Oakley

Oakley, California is a vibrant and growing community located in "the Heart of the Delta."

As one of California's youngest cities, Oakley is committed to well-planned growth and development. Oakley boasts small town charm welcoming of enterprise and industry, alike. Affordable land and housing, a growing population of professional and skilled workers, and easy access to major road, rail, and water transport corridors create an atmosphere attractive to businesses and employees.

Potential Programs and Incentives

- East Bay EDA Recycling Market Development Fund
- East Bay EDA Industrial Development Bonds
- Contra Costa Regional Permit Assistance Center
- California Research and Development Tax Credit
- California New Hire Tax Credit

California's East Bay Region

The East Bay, located on the eastern shore of the San Francisco Bay, is comprised of Alameda and Contra Costa Counties. The region is rich in intellectual, economic and natural assets. The region supports world-class research institutions, three national laboratories, corporate research centers, and a concentration of innovative manufacturing enterprises. The region offers a number of initiatives and incentives to support economic development efforts focused on:

- Clean energy
- Water technology
- Goods movement
- Green technologies
- Research and development
- Manufacturing

Eastern Contra Costa County

The Eastern Contra Costa region of Pittsburg, Antioch, and Oakley has a long history of economic vitality and industrial innovation. These Delta gateway communities include thriving businesses, active marine industries and vital industrial enterprises. Growing populations and infrastructure investment, combined with direct access to highway, rail, water and power networks have created an environment conducive to commercial and industrial growth.

The Pittsburg-Antioch-Oakley power corridor is a major energy generation cluster, featuring seven electric power generating plants and a nearby commercial wind farm.

A plan is underway to construct a 624 megawatt natural gas power generation plant on a 22-acre parcel within the property. This generating plant, which is in the permitting process, is the first major development to occur on the former industrial site.

The remaining land available for development will likely benefit from the economic momentum generated by the significant investment being made on the part of Radback Energy, General Electric and other entities involved in this project.



Artist rendering of Oakley Generating Station

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Available Utilities

Ironhouse Sanitary District:

2.8 million GPD capacity
Planned expansion to 4.3 million GPD

Electricity:

21 KV along Bridgehead Road
60 KV entering property from SR 160
Property abuts a planned 624 MW natural gas
power generation station

Natural gas:

PG&E natural gas substation adjacent to site

Communications:

Fiber optic lines along Bridgehead Road

Diablo Water District:

2 million GPD previous draw

