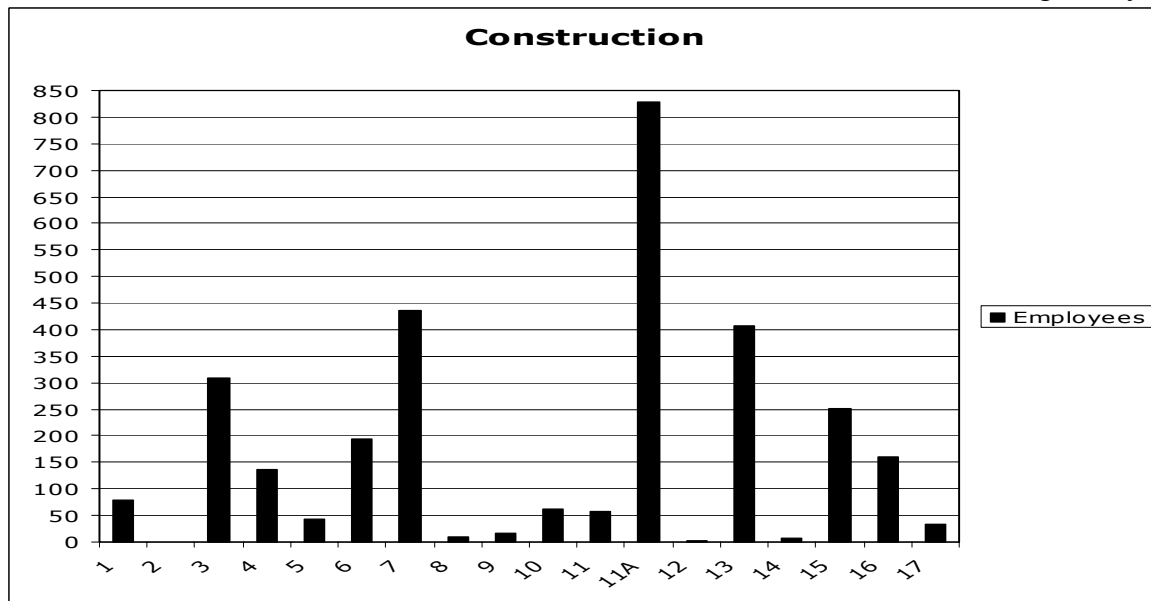


DESCRIPTION OF INDUSTRIAL TYPES

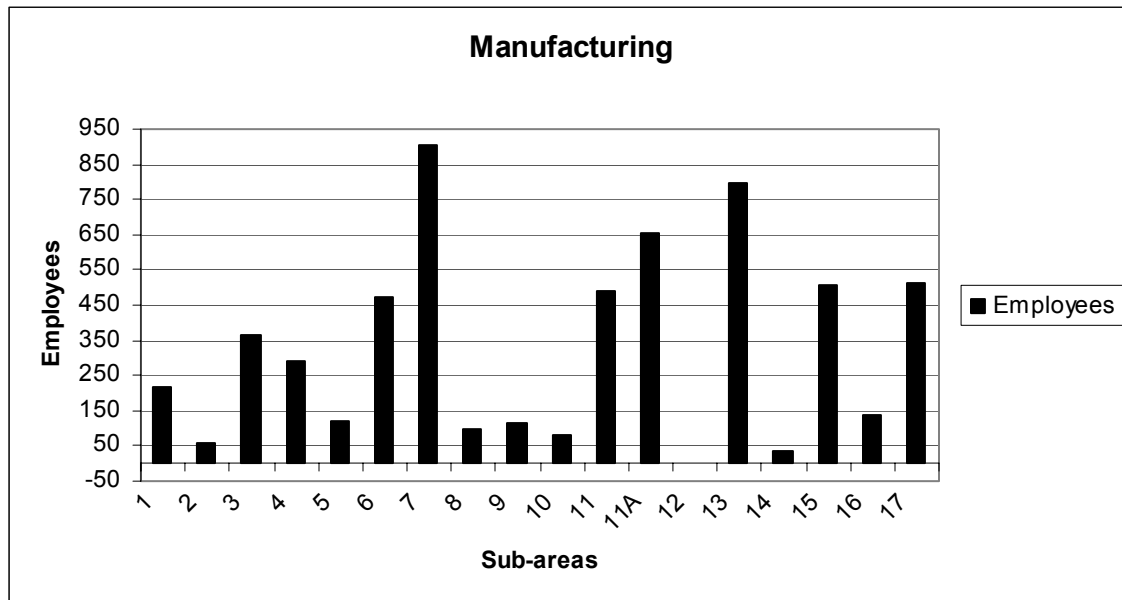
CONSTRUCTION, SALES SERVICE AND MATERIAL SUPPLIERS

Construction materials sales and service jobs are increasing parallel to the residential construction boom, and represent the fastest growing sector of the local economy in the region along with financial services. Typically the former require various types of facilities, from smaller warehouse spaces under 15,000 sf to large open yards encompassing several acres and incorporating both large warehouses of up to 50,000 sf and more as well as open yard storage of materials. Roofing materials, sheetrock, plaster, cement and other exterior materials, rock and gravel are some of the materials requiring large storage areas, some of which may be uncovered. The staff analysis of EDD data discovered that a large portion of contractor business operate out of home businesses, which may not be reflected in the EDD sourced data. In addition, much of this trade may have labor supplied in the informal economy, therefore employment in this sector is greatly underestimated. The majority of the Construction Material Sales and Service firms are located in the Central city, Sub-areas #1, #3, #11A (Central Oakland), #15 (West Oakland). Larger firms may have offices within industrial business office park such as Sub-area #13 (Edgewater Business Park). The Coliseum Construction Corridor trade association was recently formed by leaders of this industry within the Coliseum Redevelopment Area with the intent of promoting construction material suppliers to contractors regionally.



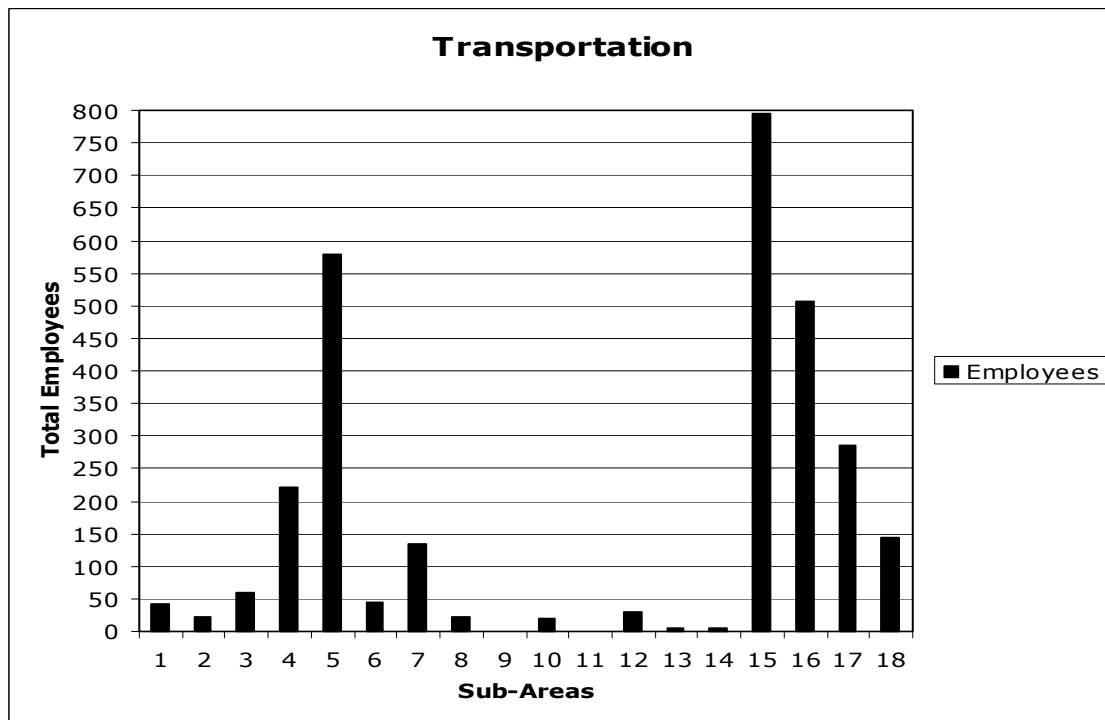
MANUFACTURING

There are multiple manufacturers in Oakland. Some of these which are corporate owned have chosen to stay in Oakland and reinvest in their existing plant. Others are local family-owned companies that would choose Oakland over all other locations to expand and grow their business, pending ability to do so in the face of rising land cost. Small food companies are moving to Oakland in significant numbers as they leave Emeryville or San Francisco for more affordable and convenient facilities. The City frequently receives calls from new food producers including catering kitchens, culinary academies, chocolate and yogurt makers, to name a few, for smaller spaces of up to 10,000 square feet. New mid-sized (20+ employees) beverage companies have located in Oakland in the past two years. Boutique food producers as well as custom high end fabricators tend to desire facilities in areas such as West Oakland and Embarcadero Cove area for their ambience, but others which are dependent upon air freight for shipment are attracted to facilities near the Oakland Airport, including the Medford Gould Business Park (98th and San Leandro Street), which has multiple spaces specifically designed for food users.



TRANSPORTATION

The majority of trucking firms were located in Central East Oakland the majority are in Subarea 14 (Airport area), Subarea 5 (due to presence of the AC Transit corporation yard) and Sub-area #4 (the Port and Army Base were not including in the present analysis). There are many firms that will soon be displaced from present leases on the Oakland Army Base and the Port areas, including those temporarily leases at the old “Suburu” site. Land within the East Oakland San Leandro Corridor is shrinking in availability and is priced beyond the purchasing power of such firms. The displacement of so many Port-bound transportation users all at once is bound to impact the already congested I-880 freeway within Oakland. Firms that require multiple in and out trips from the Port of Oakland daily such as refrigerated container depot and repair services are most in need of locations close to the Port. Fumigation services require location within close proximity to the Port. Some truck repair, brake and tire services as well as container storage may need to be accommodated as a public necessity for essential-Port related purposes as well as utilization by recycling companies to export material overseas. Keeping a balance of full in-bound as well as out-bound containers is a critical part of any Port’s financial success.



WHOLESALE

Many manufacturing firms such as the NUMMI plant in Fremont (auto assembly plant) have mandated a “just in time” policy, mandating that their wholesale parts suppliers be located at a maximum distance from their “*mother ship*” plant. In addition, wholesale mega-retailers including Walmart, Target and Costco require a short turn around time for their in-coming goods from overseas, primarily China, for cross-docking (unloading sea containers) into smaller truck-laden cargo containers for shipment to stores throughout the Western states. They are seeking major cross-docking facilities and warehouse opportunities with close proximity to the seaport and airport terminals in Oakland. Customs warehouses and Foreign Trade facilities, which are customs warehouses for incoming high-value goods, are also located within Oakland.

