

±417,720 SF ON ±34.59 ACRES | WAREHOUSE/MFG BUILDING

Lathrop Industrial Complex

17100 SOUTH HARLAN ROAD, LATHROP, CA



THREE OVERHEAD CRANES

HEAVY POWER

YARD/TRAILER PARKING

RAIL SERVED

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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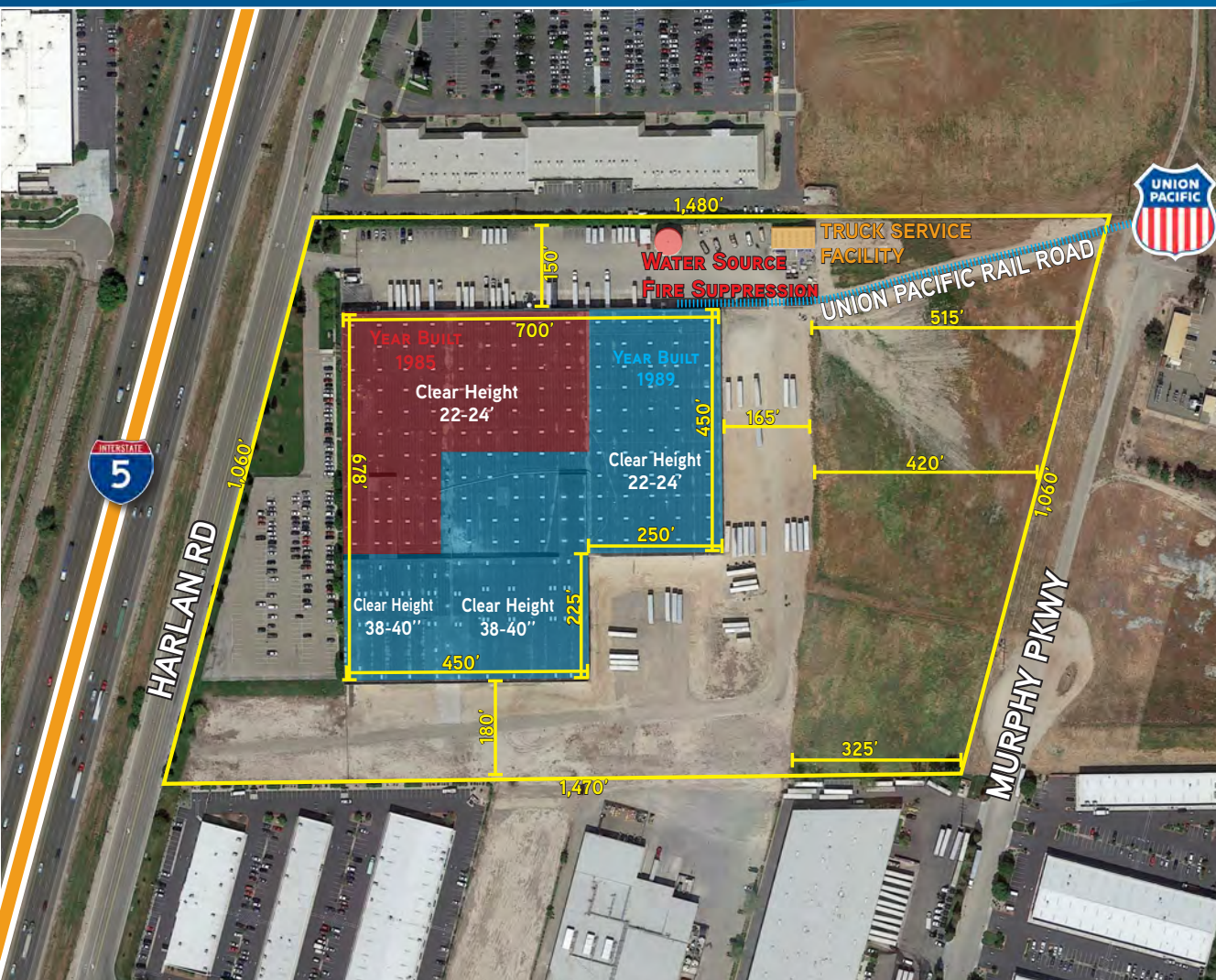
COLLIERS INTERNATIONAL
3439 Brookside Rd, Suite 108
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PROPERTY HIGHLIGHTS

- Immediate access Interstate 5 (I-5), Highway 120 & Interstate 205
- 60 miles from the Port of Oakland
- Adjacent to Crossroads Commerce Center
- Concrete tilt-up, originally constructed in 1985 and expanded in 1989
- Close proximity to both UP (6 miles - Manteca) and BNSF (14 miles - Stockton) Intermodal Facilities
- Rail served by the Union Pacific Railroad
- Freeway visibility with signage opportunity

BUILDING HIGHLIGHTS

- 417,720± square feet on 34.59± acres
- Clear heights ranging from ±22'-24' to ±38'-40'
- Thirty-two (32) truck loading docks / ability to expand
- Three (3) grade-level positions
- Three (3) rail positions
- Sprinkler system: Served by a 500,000 gallon 267 HP diesel pump - 0.6 GPM/3,000 SF & 0.6 GMP/5,000 SF
- The building has two 17.1 KVA transformers feeding 2,500 and 4,000 amp switches, 277/480 V, 3-Phase
- T-5 motion sensor lighting
- Two (2) five-ton and One (1) fifteen-ton cranes

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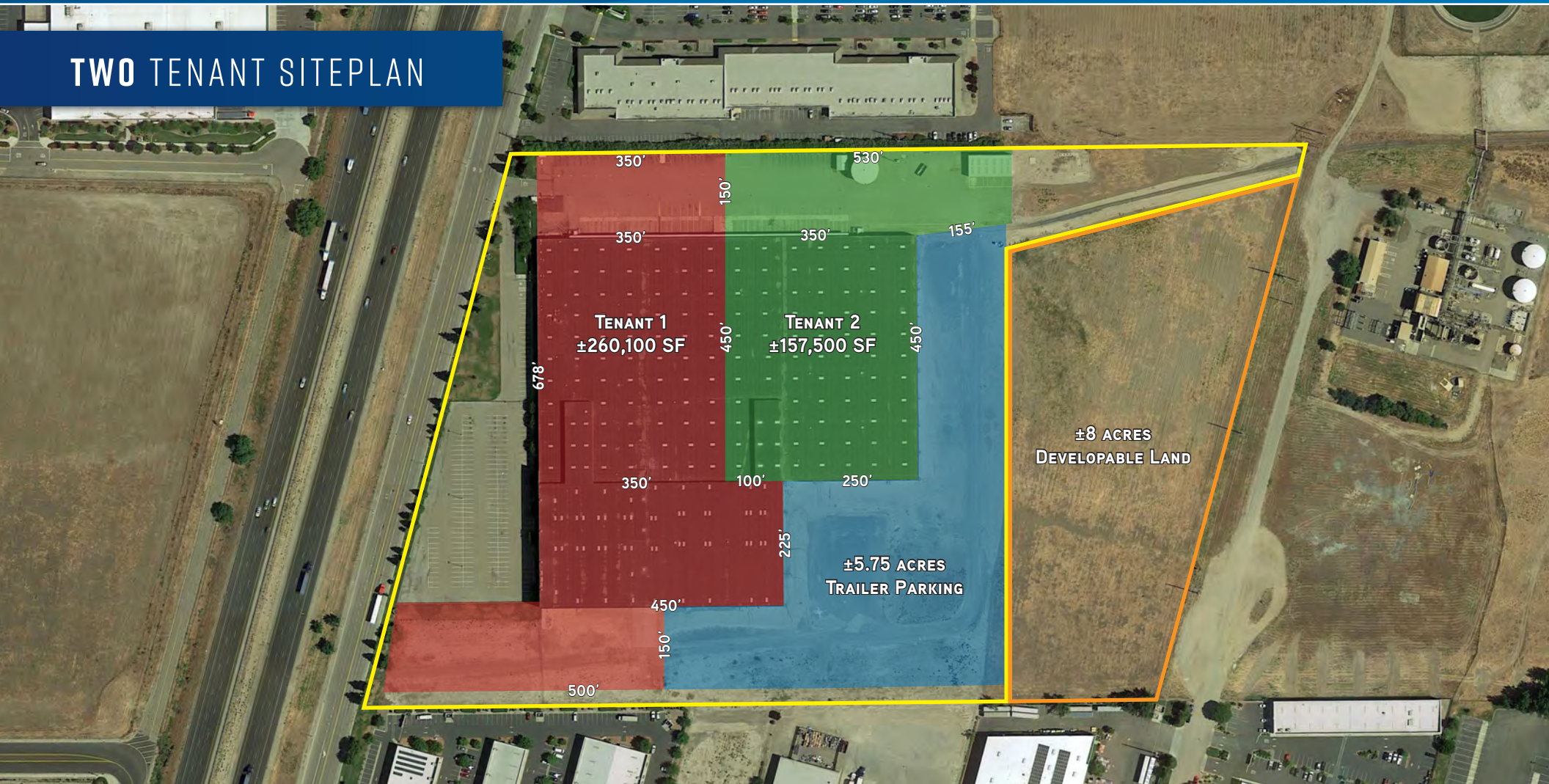


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TWO TENANT SITEPLAN



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TRANSPORTATION & LOGISTICS

Cities:	Stockton:	11 miles
	Sacramento:	58 miles
	Oakland:	62 miles
	San Jose:	65 miles
	San Francisco:	73 miles
	Fresno:	117 miles
	Reno:	192 miles
	Los Angeles:	327 miles
	Las Vegas:	511 miles
	Portland:	636 miles
	Phoenix:	697 miles
	Salt Lake City:	707 miles

Ports:	Port of Stockton:	14 miles
	Port of West Sacramento:	58 miles
	Port of Oakland:	62 miles
	Port of San Francisco:	74 miles
	Port of LA & Long Beach:	353 miles
Airports:	Port of Seattle:	813 miles

Airports:	Stockton Metropolitan Airport:	8 miles
	Oakland International Airport:	56 miles
	San Jose International Airport:	62 miles
	Sacramento International Airport:	70 miles
	San Francisco International Airport:	75 miles

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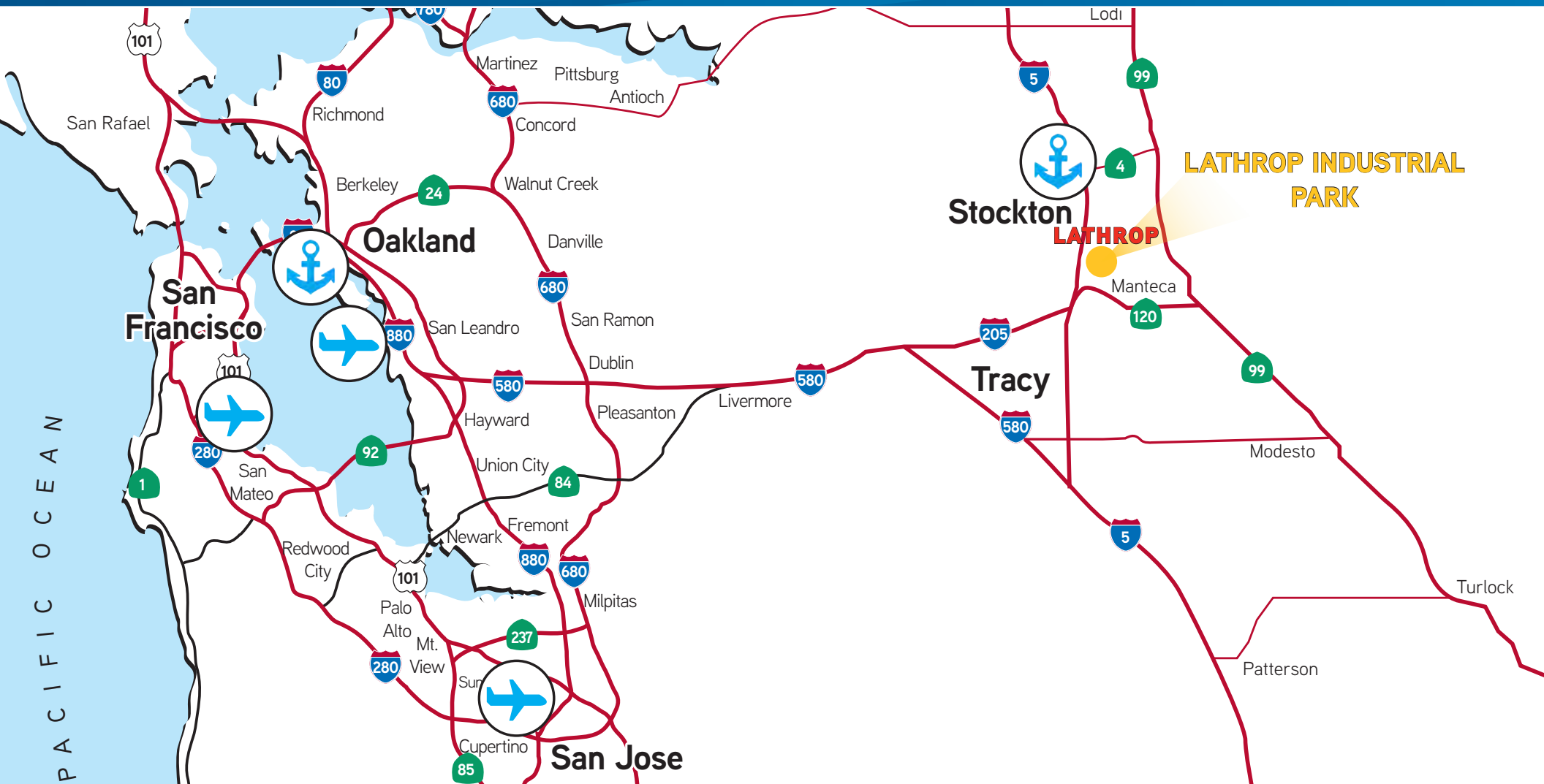
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