

# CROSSROADS COMMERCE CENTER 501 D'ARCY PARKWAY • LATHROP, CA

±8.99 Acre Fenced & Paved Truck Yard Divisible to 4.5 Acres



**AVAILABLE: APRIL 2020**

## **EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:**

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## Property Specifications

- **APN:** 198-190-06
- **Zoning:** I-G (Industrial General, City of Lathrop)
- **Parking:** ±198 striped parking stalls with room to expand
- **Truck Route:** STAA approved truck route
- **Yard:** Lit, secured and fully paved
- Immediate access to Interstate 5 via Harlan Road
- Close proximity to the Bay Area
- Ready access to the Union Pacific (1.6 miles) and Burlington Northern Santa Fe Intermodal Facilities (7.2 miles)
- Close to I-5 and Highway 120
- Priced below replacement cost
- Fenced and paved
- Security Guard shack
- Clean, ready to use property

The site, which is conveniently located at the crossroads to the Central Valley and San Francisco Bay area, provides direct access to I-5, I-205, I-580, Hwy 99 and Hwy 120 connecting it to the entire West Coast. The trailer yard is located in the heart of the fastest growing logistics market in Northern California. Development of quality logistics facilities has surpassed 5 million square feet in 2018 as vacancies in the Central Valley have fallen to all time lows.

The site benefits from close proximity to the Burlington Northern Santa Fe and Union Pacific Intermodal facilities and is one of the closest locations in the Central Valley to the Port of Oakland, only 62 miles to the east. The established Crossroads Commerce Center is occupied by corporate neighbors such as: Heinz, Tesla Motors, In-N-Out, Del Monte, Ashley Furniture, Home Depot, JC Penney, Swift, Food 4 Less and Old Dominion.

The City of Lathrop is the desired Central Valley location with 7.2 million people within 60 miles. Institutional ownership within the Lathrop submarket includes UBS, Exeter, Lowenberg, Panattoni, CenterPoint, Clarion, CalSTRS, Crow Holdings, Mapletree Investments, Vertical Ventures, Prologis, Blackstone and Buzz Oates.

## Property Photos





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## Major Occupiers of Crossroads Commerce Center





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THE SITE BENEFITS FROM IMMEDIATE  
**ACCESS TO INTERSTATE 5**  
VIA HIGHWAY 120,  
**CONNECTING**  
THE TRAILER YARD WITH THE  
**ENTIRE WEST COAST.**



EASY ACCESS TO MAJOR ARTERIALS  
**I-5, I-205, & HWY 99**



WITHIN CLOSE PROXIMITY TO  
**UNION PACIFIC & BURLINGTON**  
**NORTHERN SANTA FE RAILROADS**



MULTIPLE PORTS LOCATED WITHIN  
**60 MILES OF THE LOCATION**



## LOGISTICS & TRANSPORTATION

### 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
Seattle:	809 miles
Denver:	1,243 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
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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