

101,635± SF | Crossroads Commerce Center



LTL CROSS-DOCK FACILITY ON 23.07± ACRES



Prologis Park Lathrop 3

701 D'Arcy Parkway, Lathrop, CA 95330 USA

LOCATION

- Strategic location for West Coast transfer facility with ease of access to Bay Area, Central Valley and Sacramento.
- Less than a one and a quarter miles from HWY 120 and one and a half miles from I-5.
- Excellent proximity to the Union Pacific & BNSF Intermodal Facilities).

FACILITY

- 101,635 square foot LTL Distribution facility
- Cross-load design with 131 dock high doors
- 747' x 113' bldg dimensions for main Cross-dock section
- 124' x 73' bldg dimensions for two-story footprint
- 269 trailer positions with concrete landing pad
- 15'-20' minimum clear height
- 1,200 Amps, 277/480 Volts, 3 Phase
- STAA approved truck route

ADVANTAGES AND AMENITIES

- Drive around capability.
- Fully secured with wrought iron fencing.
- Zoned I-G, General Industrial, City of Lathrop
- Easy access to the Port of Oakland, Port of Stockton and Port of Sacramento.

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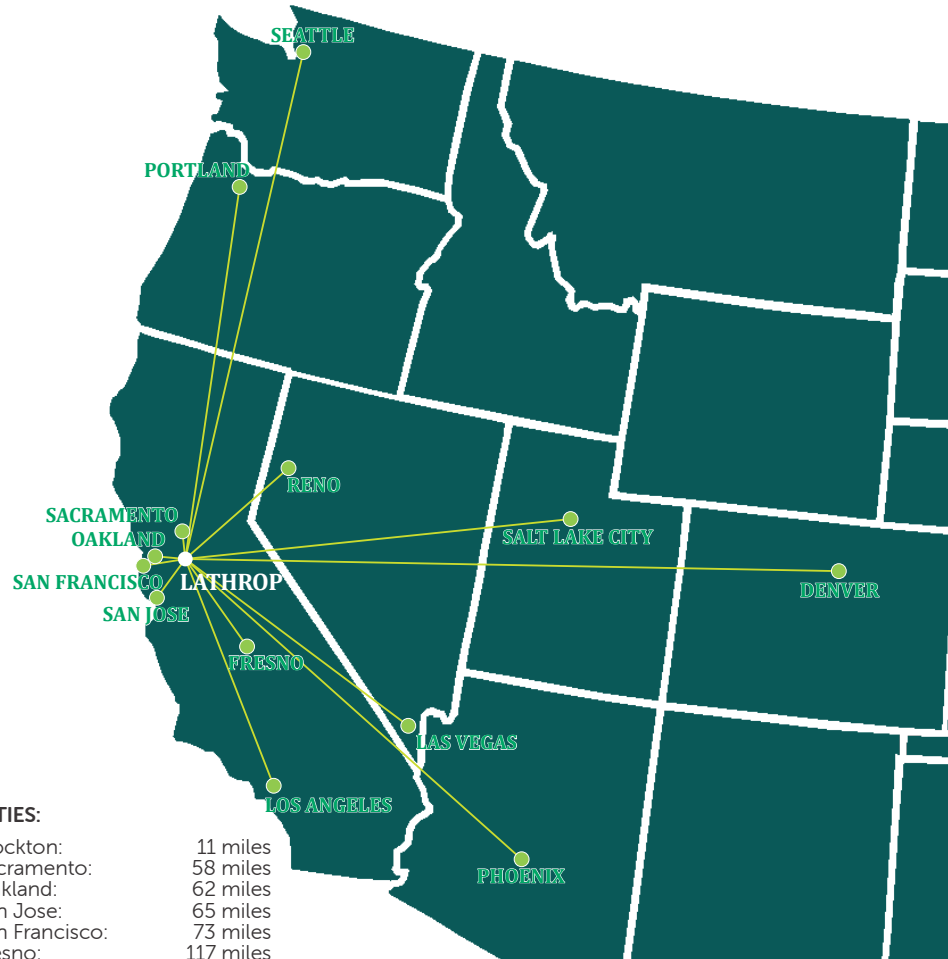
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CITIES:

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:	59 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

Property Specifications:

BUILDING SF:	101,635± SF
LOT SIZE:	23.07 ACRES
OFFICE SF:	11,235± SF
LOADING:	CROSSLOAD 131 DOCK-HIGH DOORS 1 GRADE LEVEL DOORS
TRAILER PARKING:	269 STALLS
CLEAR HEIGHT:	15'-20' MINIMUM
POWER:	1,200 AMPS, 277/480 VOLTS, 3 PHASE
FIRE SUPPRESSION:	.40/2,000 GPM (TWO SEPARATE RISERS)
DIMENSIONS:	113' D x 747' W (MAIN CROSS-DOCK PORTION) 73' D x 124' W (TWO-STORY FOOTPRINT)
LIGHTING:	METAL HALIDE
ZONING:	IG – GENERAL INDUSTRIAL (CITY OF LATHROP)
TRUCK ROUTE:	STAA
CONSTRUCTION TYPE:	CONCRETE TILT-UP
WAREHOUSE SLAB:	6"
SEWER:	CITY OF LATHROP
WATER:	CITY OF LATHROP
STORM:	CITY OF LATHROP
GAS & ELECTRIC:	PG&E
EXCELLENT ACCESS TO PORT OF STOCKTON AND 59± MILES TO PORT OF OAKLAND	
FULLY SECURED WITH GUARD GATE & WROUGHT IRON FENCING	
EXCELLENT ACCESS TO THE UNION PACIFIC & BNSF INTERMODAL FACILITIES	