

# 8.99± Acres | Crossroads Commerce Center



FENCED & PAVED TRUCK YARD DIVISIBLE TO 4.5± ACRES



## Prologis Park Lathrop 5

501 D'Arcy Parkway, Lathrop, CA 95330 USA

### LOCATION

- Strategic location for a secured truck yard surrounded by institutionally owned industrial buildings 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).

### PROPERTY SPECIFICATIONS

- 8.99 acre truck yard divisible to 4.5 acres
- 199 striped parking stalls, expandable to 250 striped stalls
- Lit, secured and fully paved truck yard
- Security guard shack
- APN: 198-190-06
- STAA approved truck route

### ADVANTAGES AND AMENITIES

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

# 8.99± Acres | Crossroads Commerce Center



FENCED & PAVED TRUCK YARD DIVISIBLE TO 4.5± ACRES



# 8.99± Acres | Crossroads Commerce Center

FENCED & PAVED TRUCK YARD DIVISIBLE TO 4.5± ACRES



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**

# 8.99± Acres | Crossroads Commerce Center



FENCED & PAVED TRUCK YARD DIVISIBLE TO 4.5± ACRES

**Mike Goldstein, SIOR**  
 michael.goldstein@colliers.com  
 ph +1 209 475 5106  
 cell +1 925 683 7059  
 3439 Brookside Road  
 Suite 108  
 Stockton, CA 95219 USA

**Ryan McShane, SIOR**  
 ryan.mcshane@colliers.com  
 ph +1 209 475 5105  
 cell +1 209 483 9851  
 3439 Brookside Road  
 Suite 108  
 Stockton, CA 95219 USA

**Gregory O'Leary, SIOR**  
 g.oleary@colliers.com  
 ph +1 209 475 5108  
 cell +1 209 639 2908  
 3439 Brookside Road  
 Suite 108  
 Stockton, CA 95219 USA

**Wes Widmer, SIOR**  
 wes.widmer@colliers.com  
 ph +1 209 475 5109  
 cell +1 209 598 0331  
 3439 Brookside Road  
 Suite 108  
 Stockton, CA 95219 USA



**Prologis**  
**Matt Drury**  
 mdrury@prologis.com  
 ph +1 209 833 5389  
 cell +1 415 418 4485  
 815 International Parkway  
 Tracy, CA 95377 USA



**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