

AVAILABLE FOR LEASE > ±92,400 SF CLASS "A" DISTRIBUTION/MANUFACTURING FACILITY

CROSSROADS COMMERCE CENTER

601 TESLA DRIVE • LATHROP, CALIFORNIA



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VIRTUAL TOUR



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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COLLIERS INTERNATIONAL

3439 Brookside Rd, Suite 108
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PROPERTY FEATURES:

Property Address:	601 Tesla Drive Lathrop, CA
Total Sq. Ft.:	±266,021 SF
Building Class:	Class "A" Warehouse/Distribution Facility
Year Constructed:	2001
Construction Type:	Concrete tilt-up
Parcel Size:	±11.49 Acres
Parking:	106 stalls
Zoning:	IG, General Industrial (City of Lathrop)
Municipality:	City of Lathrop
Water:	City of Lathrop
Sewer:	City of Lathrop
Storm:	City of Lathrop
Gas & Electric:	PG&E
Truck Route:	STAA

Institutional Quality

Close proximity to Union Pacific & BNSF Intermodal Facilities

Ideal distribution point to NorCal & West Coast Markets

Direct access to I-5, I-580, I-205, Hwy 99 & Hwy 120

Corporate neighbors include: Medline, Amazon, Heinz, JCPenney, Tesla, Swift, In-N-Out, Del Monte, Ashley Furniture, Home Depot, etc.

AVAILABLE FEATURES:

Available Sq. Ft.:	±92,400 SF
Office Sq. Ft.:	±1,000 SF of office, 2 private offices (13'x15' and 11'x 14') reception area, break area, and 2 restrooms
Dimensions:	280'W x 330'D
Construction Type:	Concrete tilt-up
Skylights:	42
Minimum Clear Height:	28'
Fire Suppression:	ESFR
Column Spacing:	56' x 48'
Truck Court:	160' with 65' concrete apron
Dock High Doors:	Fifteen (15)
Grade Level Doors:	Two (2)
Truck Route:	STAA



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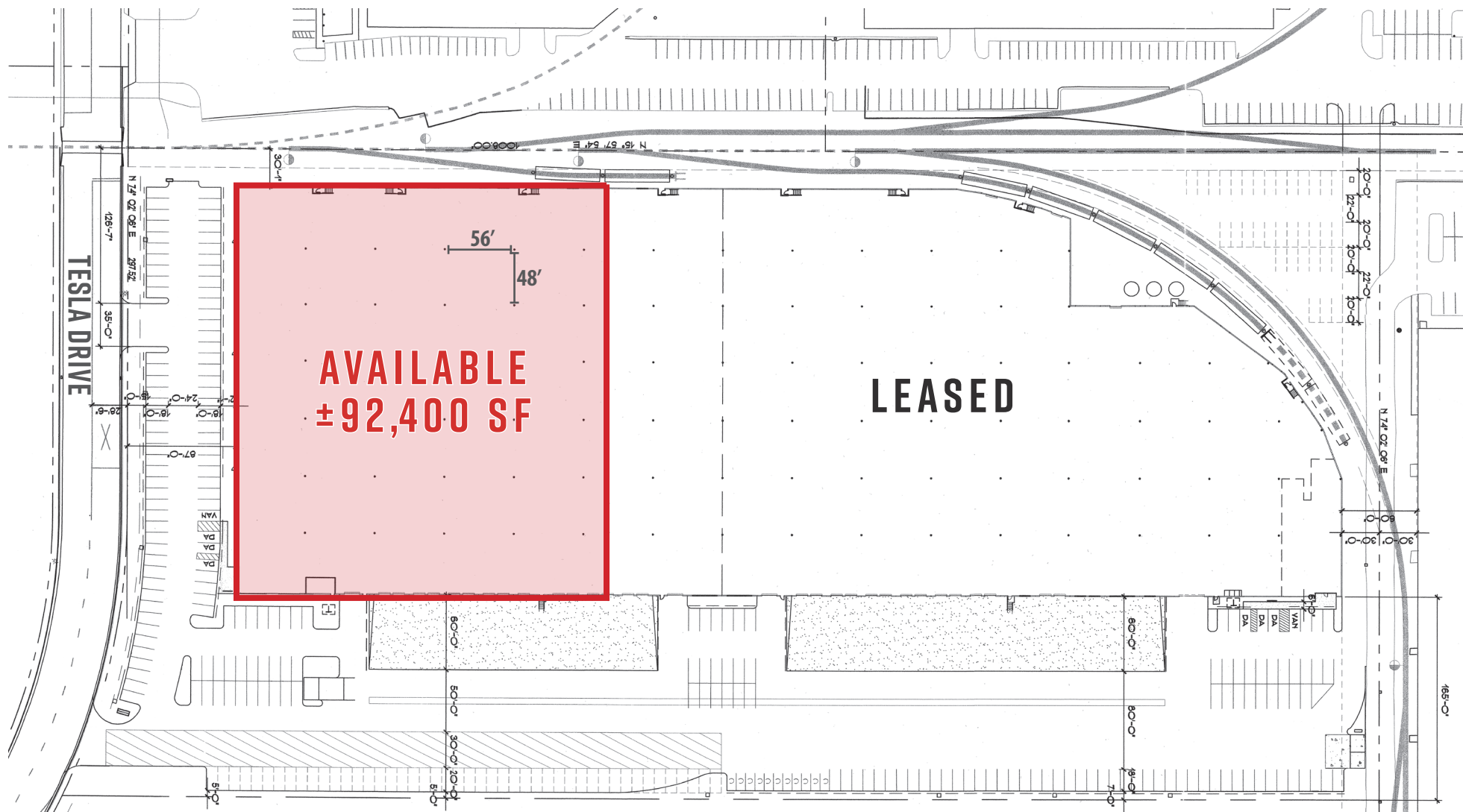
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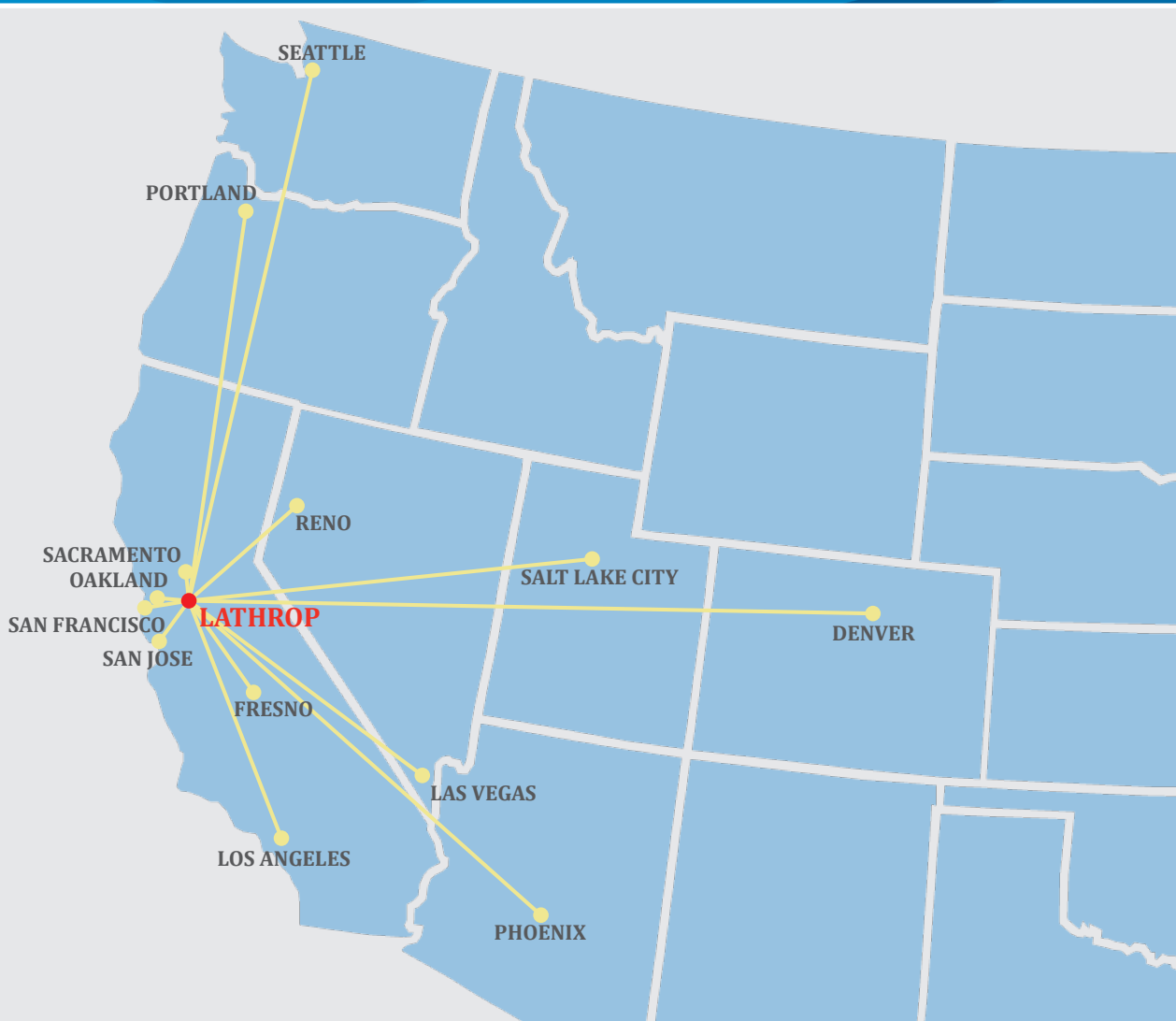
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TRANSPORTATION & LOGISTICS

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:	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
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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