

AVAILABLE > ±173,621 SF CLASS "A" LOGISTICS/MANUFACTURING FACILITY - RAIL POSSIBLE

CROSSROADS COMMERCE CENTER

601-619 TESLA DRIVE • LATHROP, CALIFORNIA



LBA Logistics 



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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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

Additional Features:

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

AVAILABLE FEATURES:

Available Sq. Ft.: ±173,261 SF

Office Sq. Ft.: ±5,000 SF

Dimensions: 280'W x Most common depth 330'

Construction Type: Concrete tilt-up

Skylights: 1.5%

Auto Parking: 70 stalls

Minimum Clear Height: 28'

Fire Suppression: ESFR

Indicated Power: 6,000 amps, 277/480V, 3-Phase

Column Spacing: 56' x 46'

Truck Court: 160' with 65' concrete apron

Dock High Doors: Eighteen (18), (5) include levelers, shelters & electrical operators

Grade Level Doors: Three (3)

Truck Route: STAA

Rail Provider: Union Pacific - Rail Possible



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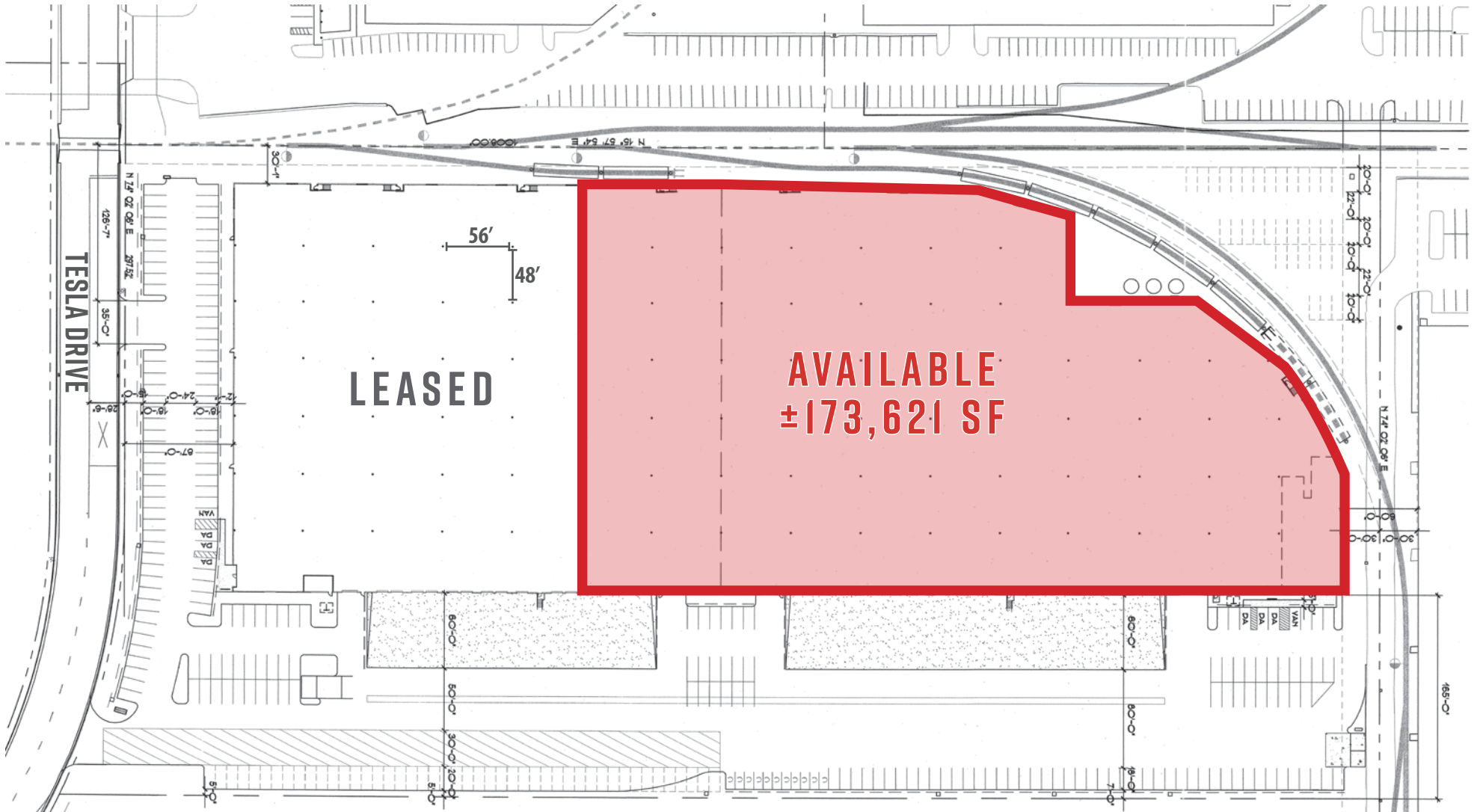
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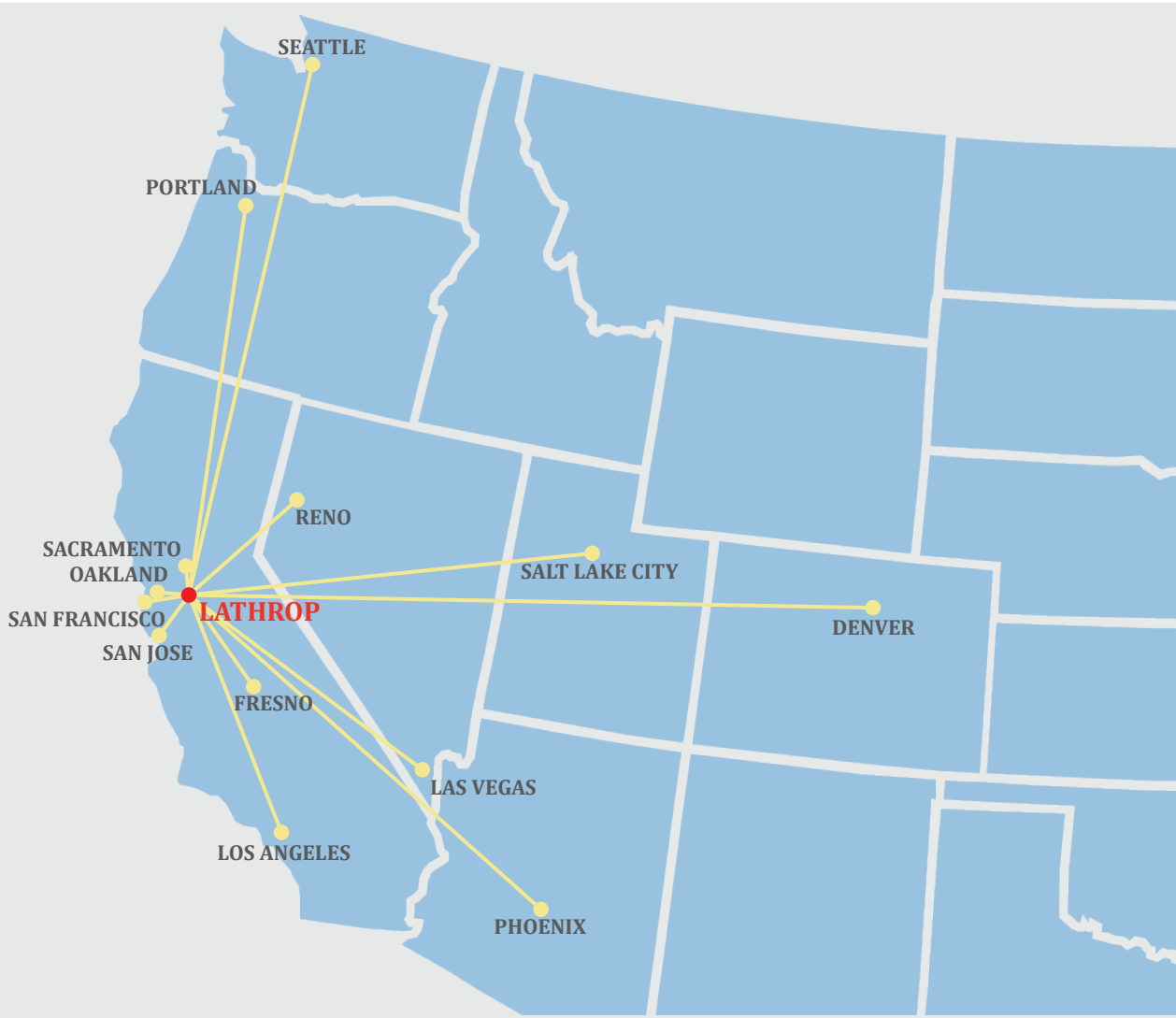
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TRANSPORTATION & LOGISTICS

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
	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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