



±38,988 SF Warehouse / Distribution Space with In-Place Racking

CROSSROADS LOGISTICS CENTER

19105 CHRISTOPHER WAY, UNIT 200

LATHROP, CA 95330



**FOR SUBLEASE
LED 3/31/2028**

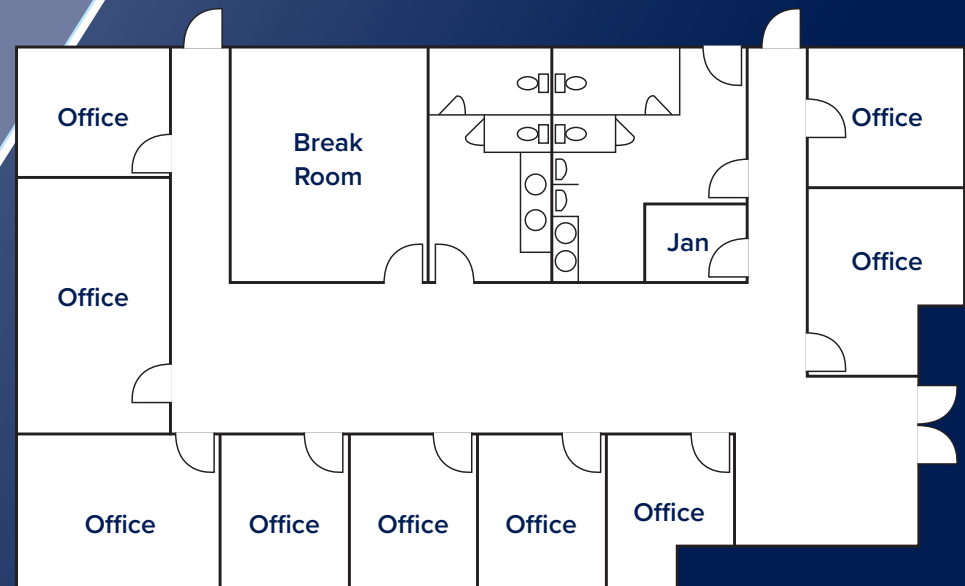
AVAILABLE SIZE	±38,988 SF
PARCEL SIZE	±7.72 acres
OFFICE SIZE	±3,168 SF
OFFICE DESCRIPTION	9 private offices, break room and 2 restrooms
DOCK HIGH DOORS	6 doors (w/ bumpers)
GRADE LEVEL DOORS	1 door
EMPLOYEE PARKING	38 stalls
TRAILER PARKING	TBD
FIRE SUPPRESSION	ESFR
COLUMN SPACING	57' x 57'
CLEAR HEIGHT	29' - 32'
SKYLIGHTS	Yes
LIGHTING	LED w/ sensors
TRUCK COURT	116' - 188'
INDICATED POWER	225 amps, 277/480V, 3-phase
RACKING	In-place
WATER	City of Lathrop
SEWER	City of Lathrop
GAS & ELECTRIC	PG&E

EXCELLENT PROXIMITY TO BAY AREA, PORT OF OAKLAND AND BNSF & UP INTERMODAL FACILITIES

EASY ACCESS TO INTERSTATE 5, HIGHWAY 99 AND HIGHWAY 120



OFFICE SITE PLAN - ±3,168 SF



TRANSPORTATION & LOGISTICS

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City	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
Airport	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
Port	STOCKTON METRO AIRPORT	8 miles
	OAKLAND INT'L AIRPORT	56 miles
	SAN JOSE INT'L AIRPORT	62 miles
	SACRAMENTO INT'L AIRPORT	70 miles
	SAN FRANCISCO INT'L AIRPORT	75 miles
Rail	UP INTERMODAL FACILITY	7 miles
	BNSF INTERMODAL FACILITY	14 miles





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