



REAL
ESTATE

AVAILABLE FOR:
LOGISTICS /
DISTRIBUTION /
MANUFACTURING /



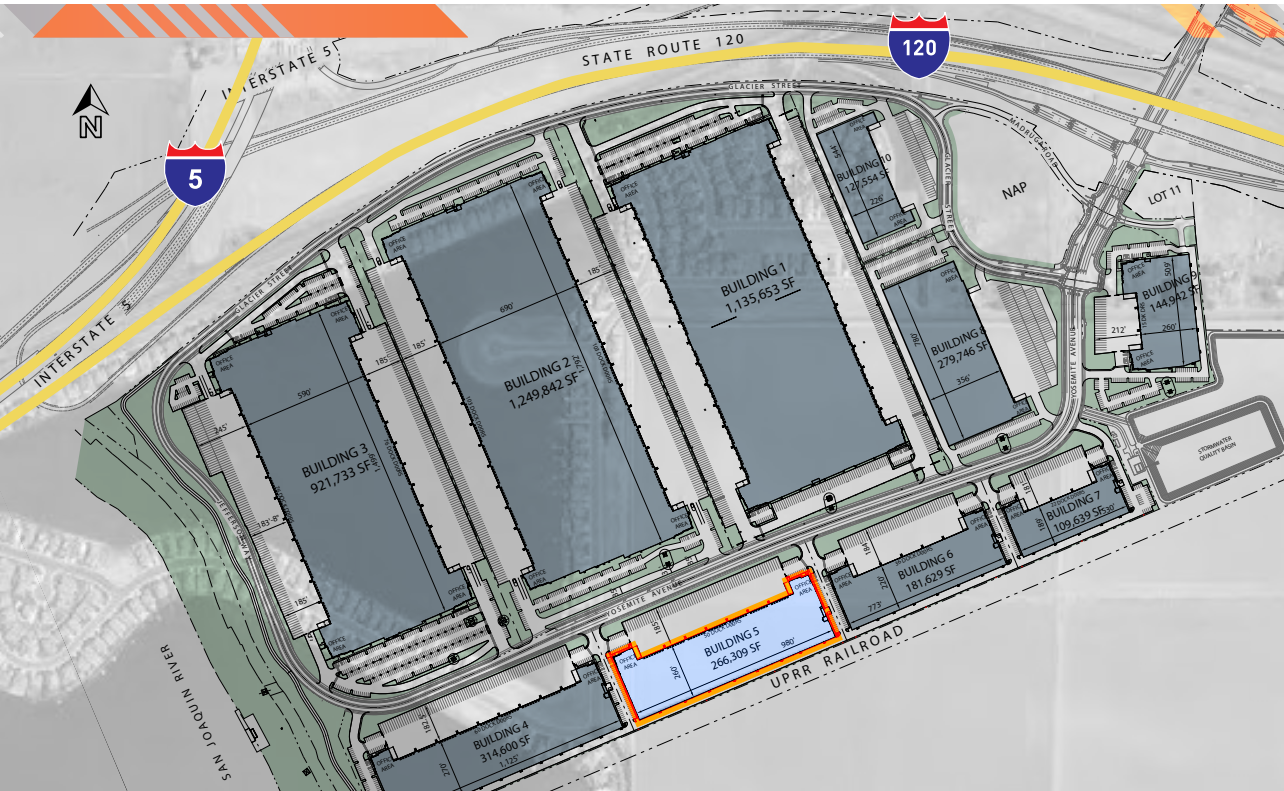
±70,000 - 266,309 SF AVAILABLE FOR LEASE

5070 YOSEMITE AVENUE

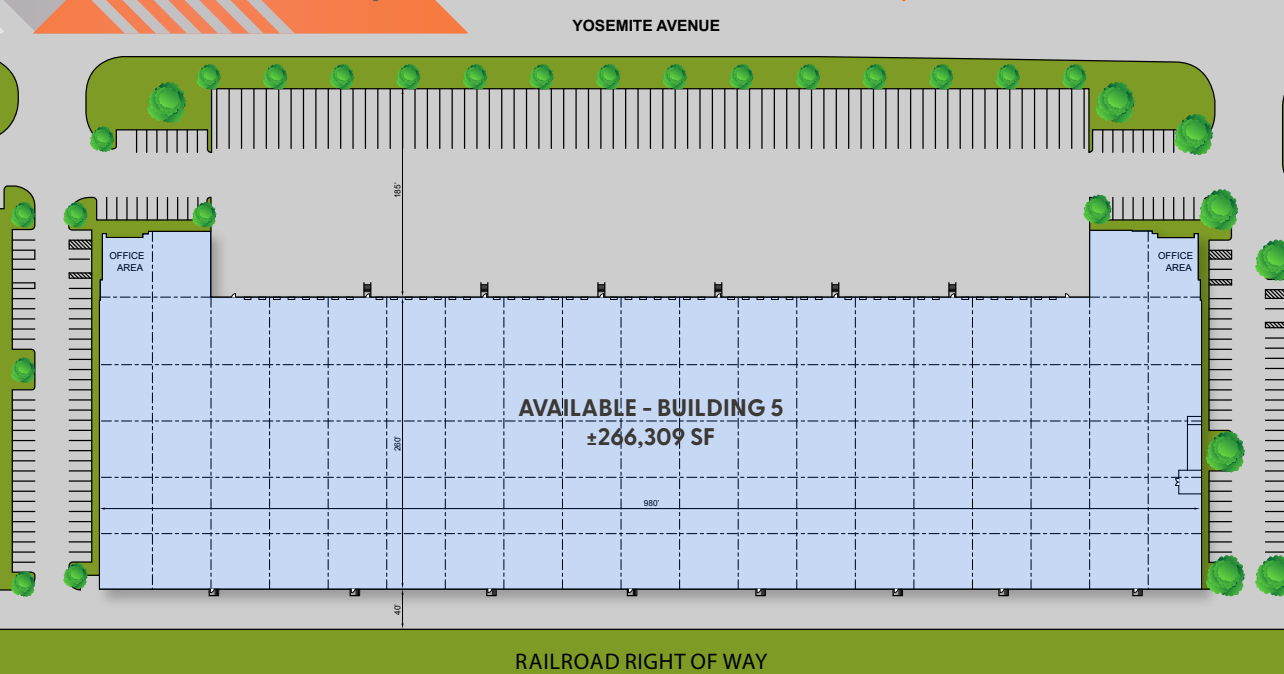
LATHROP, CA

CBRE

OVERALL SITE PLAN



BUILDING PLAN | 5070 Yosemite Avenue, Lathrop, CA



PROPERTY SPECIFICATIONS



Building Size:
±266,309 SF
(980' X 260')



Site Acres:
±126.50



Office: 2,473 SF
of spec office (1%)



Clear Height:
32'



Column Spacing:
50' X 52'



Dock Doors:
50



Grade Level
Doors: 2



Employee
Parking: 97



Dock Doors Equipped
with Mechanical
Levelers: 25



Trailer
Parking: 68



Skylights:
3%



Warehouse Slab:
7" Reinforced,
4,000 Psi



Electrical:
4,000 Amps,
277/480v,
3-Phase, 4 Wire
(to be verified)



Utility Service:
• City Water, Sewer
• Gas Service
(stubbed to building)
• Power – PG&E



Sprinkler:
ESFR

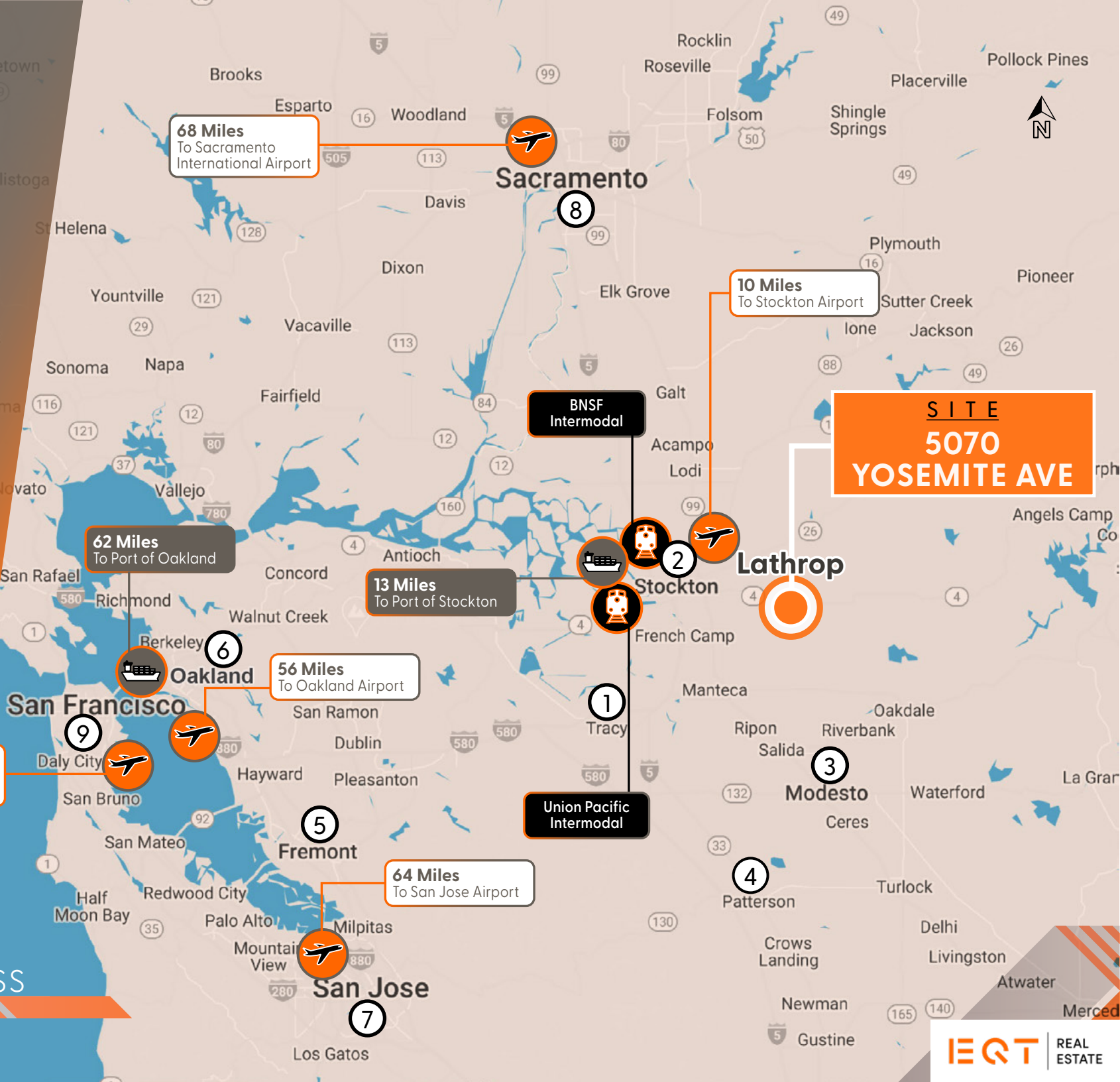
PROPERTY PHOTOS



LATHROP TENANTS AERIAL VIEW



- ① 10 Miles
TO TRACY
- ② 15 Miles
TO STOCKTON
- ③ 24 Miles
TO MODESTO
- ④ 30 Miles
TO PATTERSON
- ⑤ 52 Miles
TO FREMONT
- ⑥ 62 Miles
TO OAKLAND
- ⑦ 66 Miles
TO SAN JOSE
- ⑧ 68 Miles
TO SACRAMENTO
- ⑨ 74 Miles
TO SAN FRANCISCO



REGIONAL CONNECTIVITY

MAJOR CITIES

	MILES
SACRAMENTO	±60
OAKLAND	±62
SAN FRANCISCO	±74
SAN JOSE	±66
LOS ANGELES	±330
FRESNO	±117

WESTERN MARKETS (2 DAY DELIVERY)

SEATTLE	±810
PORTLAND	±640
LAS VEGAS	±510
BOISE	±610
SALT LAKE CITY	±710
PHOENIX	±700
ALBUQUERQUE	±1,030

AIRPORTS

STOCKTON METROPOLITAN AIRPORT	±10
SACRAMENTO INTERNATIONAL AIRPORT	±68
OAKLAND INTERNATIONAL AIRPORT	±56
SAN FRANCISCO INTERNATIONAL AIRPORT	±74
SAN JOSE INTERNATIONAL AIRPORT	±64

SHIPPING PORTS

PORT OF OAKLAND	±62
PORT OF STOCKTON	±13
PORT OF LONG BEACH	±353

INTERMODALS

BNSF INTERNATIONAL FACILITY (STOCKTON)	±14
UNION PACIFIC INTERMODAL (LATHROP)	±7



5070 YOSEMITE AVENUE

LATHROP, CA

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