

# Offering Memorandum

±32.71 Acre Industrial Development Opportunity

600, 750 & 910 De Lima Road, Lathrop, CA

Strategic Central Valley Location with Excellent Access to Major West Coast Arterials



Colliers

# The Offering

**Colliers** is pleased to offer the unique opportunity to purchase a ±32.71 acre industrial development site in the City of Lathrop. The site, which is conveniently located at the crossroads to the Central Valley and San Francisco Bay Area, provides direct access to I-5, I-205, I-580, Hwy 99 and Hwy 120 connecting to the entire West Coast. The institutional quality industrial site is located in the heart of the fastest growing logistics market in Northern California.

The property benefits from close proximity to the Burlington Northern Santa Fe and Union Pacific Intermodal facilities and is one of the closest locations in the Central Valley to the Port of Oakland, only 60 miles to the east.

The Lathrop submarket is a desired Central Valley location with 7.2 million people within 60 miles. The site benefits from significantly lower development impact fees as compared to the Bay Area.

For more information, please contact:



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# Property Facts

Unique opportunity to acquire one of the **last remaining** development sites in the Central Lathrop Industrial Park.

## Property Information

Address:	600, 750 & 910 De Lima Road Lathrop, CA 95330
APN:	192-020-070, 080 & 090
Acres:	±32.71 acres
Zoning:	I-L, Light Industrial (City of Lathrop)
Water:	TBD
Storm:	TBD
Sewer:	TBD
Gas & Electric:	PG&E

# Parcel Breakdown

**Potential  
Assemblage**  
±551.1 acres

SWBG Investment LLC  
±106.94 acres

SWBG Investment LLC  
±105 acres

SWBG Investment LLC  
±100 acres

SWBG Investment LLC  
±100 acres

Bharath Durga  
±15.2 acres

Saybrook CLSP  
±5 acres

Saybrook CLSP  
±8.12 acres

Gurmat Lions  
±5 acres

S Aurelio  
±5.0 acres

City of Lathrop  
±19.61 acres

Saybrook CLSP  
±8.93 acres

Saybrook CLSP  
±19.48 acres

**Parcel 1**  
**192-020-090**  
±16.38 acres

Daniel Doyle Trust  
±8.4 acres

Daniel Doyle Trust  
±8.4 acres

Saybrook CLSP  
±9.8 acres

Florian Menor  
±5 acres

Delia Menor  
±5 acres

**Parcel 3**  
**192-020-070**  
±1.48 acres

**Parcel 2**  
**192-020-080**  
±14.85 acres



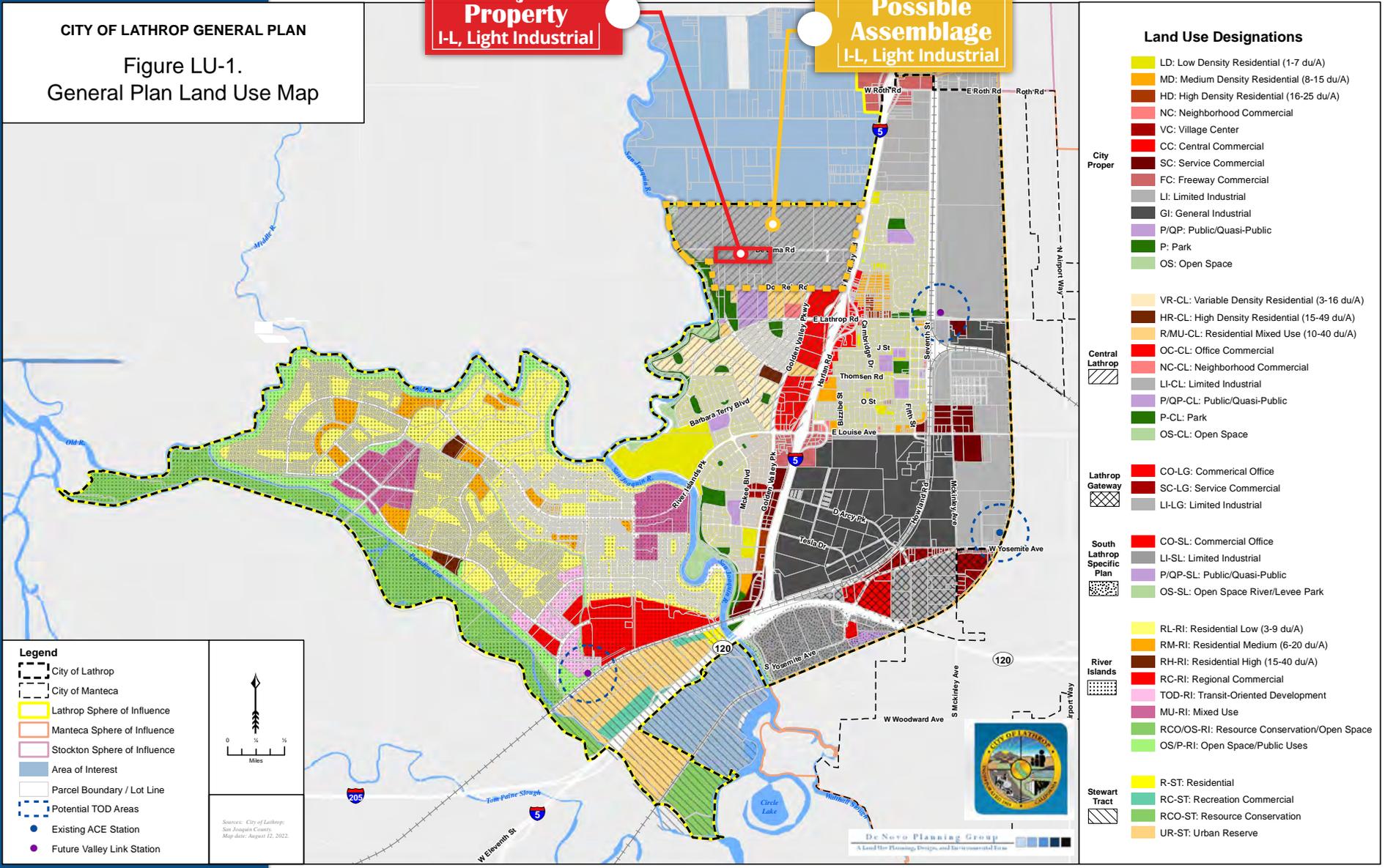
# General Plan Land Use Map

..... Dotted yellow line represents newly rezoning designation to I-L, Light Industrial (City of Lathrop)

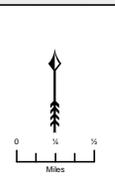
**Subject Property**  
I-L, Light Industrial

**Possible Assemblage**  
I-L, Light Industrial

CITY OF LATHROP GENERAL PLAN  
Figure LU-1.  
General Plan Land Use Map



- Legend**
- City of Lathrop
  - City of Manteca
  - Lathrop Sphere of Influence
  - Manteca Sphere of Influence
  - Stockton Sphere of Influence
  - Area of Interest
  - Parcel Boundary / Lot Line
  - Potential TOD Areas
  - Existing ACE Station
  - Future Valley Link Station



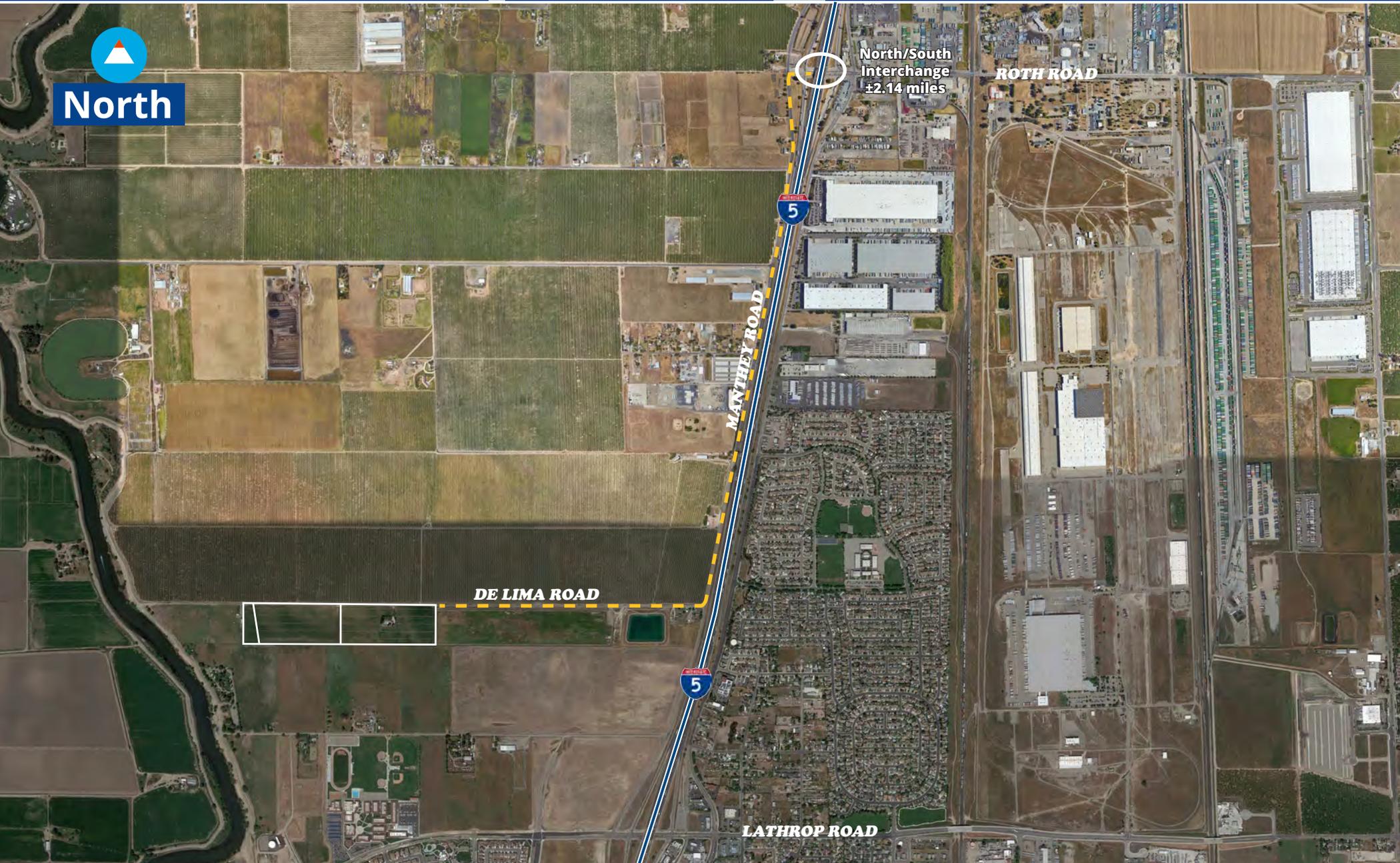
Sources: City of Lathrop, San Joaquin County, Map date: August 12, 2022.

- Land Use Designations**
- LD: Low Density Residential (1-7 du/A)
  - MD: Medium Density Residential (8-15 du/A)
  - HD: High Density Residential (16-25 du/A)
  - NC: Neighborhood Commercial
  - VC: Village Center
  - CC: Central Commercial
  - SC: Service Commercial
  - FC: Freeway Commercial
  - LI: Limited Industrial
  - GI: General Industrial
  - P/QP: Public/Quasi-Public
  - P: Park
  - OS: Open Space
- City Proper**
- VR-CL: Variable Density Residential (3-16 du/A)
  - HR-CL: High Density Residential (15-49 du/A)
  - R/MU-CL: Residential Mixed Use (10-40 du/A)
  - OC-CL: Office Commercial
  - NC-CL: Neighborhood Commercial
  - LI-CL: Limited Industrial
  - P/QP-CL: Public/Quasi-Public
  - P-CL: Park
  - OS-CL: Open Space
- Central Lathrop Gateway**
- CO-LG: Commercial Office
  - SC-LG: Service Commercial
  - LH-LG: Limited Industrial
- South Lathrop Specific Plan**
- CO-SL: Commercial Office
  - LI-SL: Limited Industrial
  - P/QP-SL: Public/Quasi-Public
  - OS-SL: Open Space River/Levee Park
- River Islands**
- RL-RI: Residential Low (3-9 du/A)
  - RM-RI: Residential Medium (6-20 du/A)
  - RH-RI: Residential High (15-40 du/A)
  - RC-RI: Regional Commercial
  - TOD-RI: Transit-Oriented Development
  - MU-RI: Mixed Use
  - RCO/OS-RI: Resource Conservation/Open Space
  - OS/P-RI: Open Space/Public Uses
- Stewart Tract**
- R-ST: Residential
  - RC-ST: Recreation Commercial
  - RCD-ST: Resource Conservation
  - UR-ST: Urban Reserve



De Novo Planning Group  
A Land Use Planning, Design, and Environmental Firm

# The site benefits from immediate access to Interstate 5 via Manthey to Roth Road





# Central Valley Location Highlights

## Transportation & Logistics

### **FREEWAYS:**

The Lathrop submarket affords easy access to nearly all of California's major freeways and arterials including:

- Interstate 5: North/South from Canada to Mexico
- Highway 99: North/South from Red Bluff to Bakersfield
- Highway 4: East/West from Antioch to Bear Valley
- Highway 120: East/West from the Bay Area to Yosemite
- Interstate 580: East/West from Tracy to East Bay
- Interstate 205: East/West (connects I-5 and I-580)

### **RAIL:**

Rail is a critical link of the full service transportation network that is uniquely available in San Joaquin County making it a premier location for logistics operations. The Lathrop submarket benefits from close proximity to the following facilities:

**Lathrop Union Pacific Intermodal Facility** just 3 miles from the property, it features a direct link to the Port of Oakland. Union Pacific is the largest railroad in North America, linking 23 states in the western two-thirds of the Country.

**Stockton BNSF Intermodal Facility** is located approximately 13 miles from the property and is a major network hub transporting products west to the Bay Area and as far east as Chicago and Atlanta.

### **PORTS:**

By rail or truck, the Lathrop submarket has easy access to the Ports located in the Bay Area and the California Delta, from where products are shipped nationally and internationally:

**The Port of Oakland** located approximately 59 miles from the property, currently ranks as the fourth busiest container port in the United States. The Port of Oakland is serviced by the Union Pacific Railroad and BNSF Railroad and provides for seamless and efficient movement of cargo.

**The Port of Stockton** situated 14 miles away is a state-of-the-art facility that easily can accommodate bulk container ships and railroad freight. The Port of Stockton is served by Union Pacific and Burlington Northern Santa Fe (BNSF) railroads with reciprocal switching privileges. The Ports of Los Angeles and Long Beach to the south are approximately 350 miles from the property; the Port of Seattle is approximately 815 miles to the north.

<b>#1</b>	Dedicated Bulk/Break-Bulk Port in California
<b>4th</b>	Busiest Port in the State
<b>187%</b>	Cargo Growth Since 2010 (one of the fastest growing ports in the country)

*Port of Stockton Stats*

### **About the BNSF:**

As a major freight rail transporter in California since 1883, BNSF has strong ties to the area.

**913**

Route miles owned in California

**230**

million dollars in capital commitments for 2020

**28**

states & 3 Canadian Provinces in operation

**The Central Valley is one of the most rail-friendly logistics regions in California, served by two major lines:**



### **About the Union Pacific RR:**

The "I-5/Hwy 99 Corridor" through California is the most efficient route serving the rich agricultural central valley and the ports of Los Angeles, Long Beach and Oakland.

**50%**

increase in Lathrop capacity planned in next two years

**3,363**

Route miles owned in California

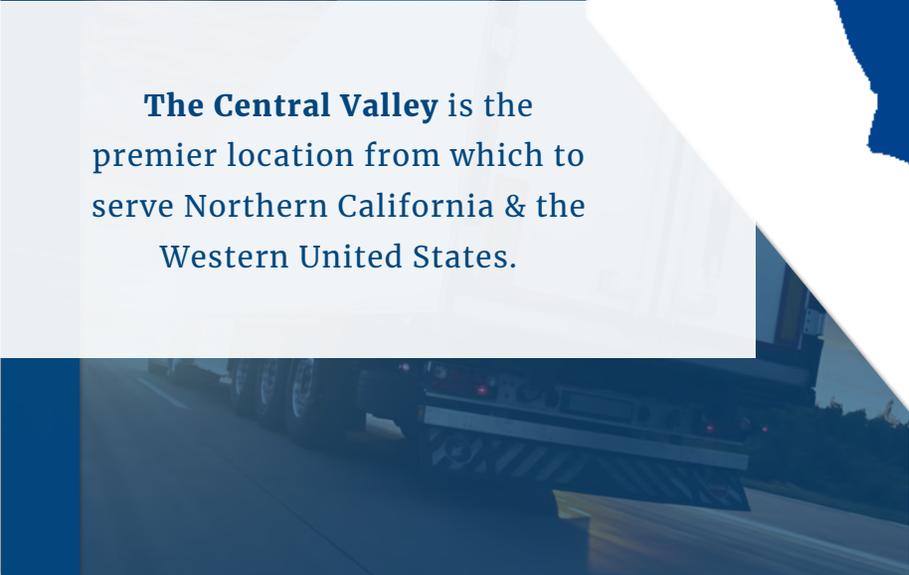
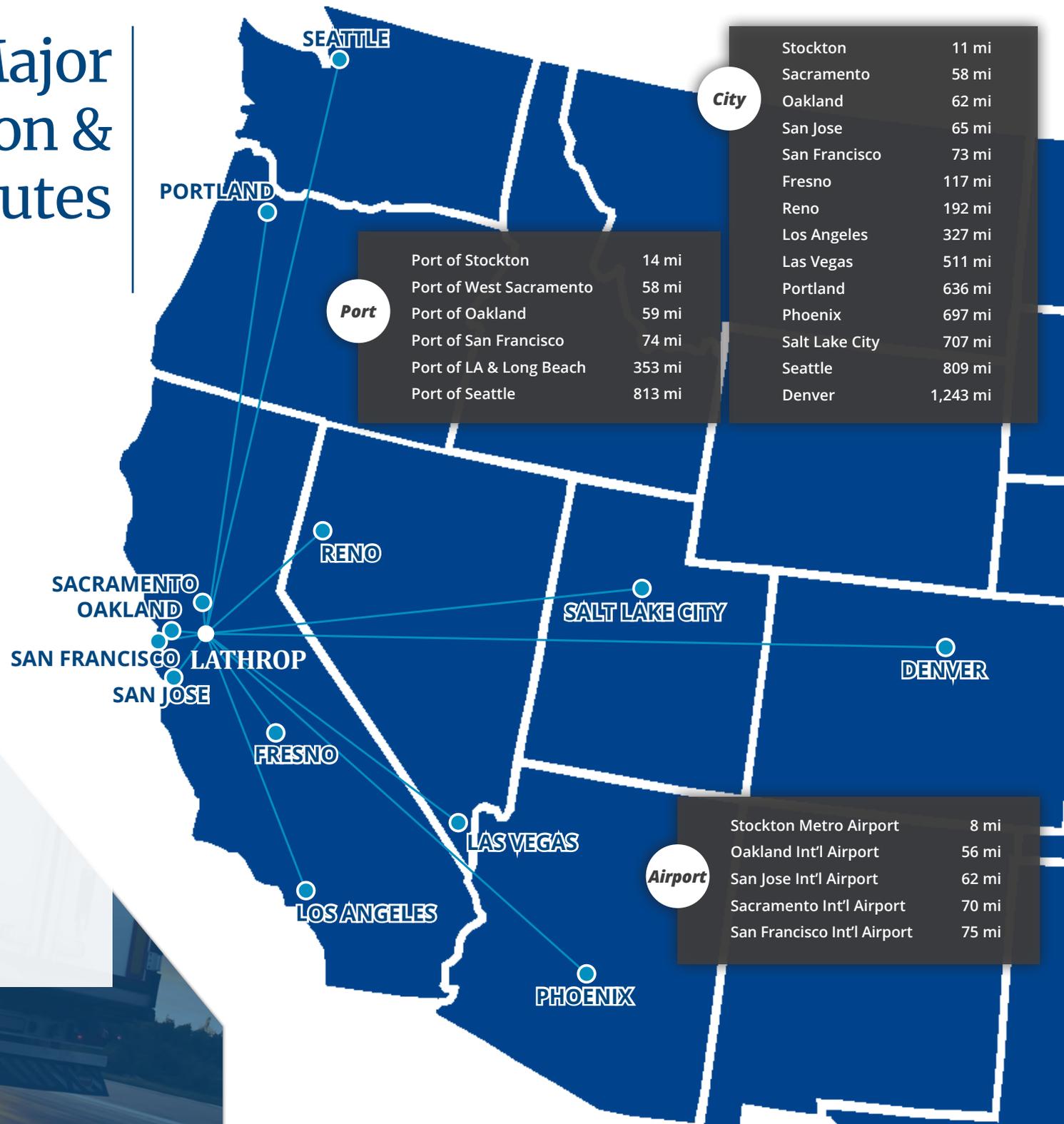
**23**

states in operation across the western two-thirds of the U.S.

# Proximity to Major Distribution & Logistics Routes



The Central Valley is the premier location from which to serve Northern California & the Western United States.





**Site**  
Lathrop, California

		
<b>2</b>	intermodal facilities (10 miles or less)	
<b>4</b>	ports (within 90 miles)	
<b>5</b>	regional & international airports (withing 90 miles)	

CONFIDENTIAL

# Offering Memorandum Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 600, 750 & 910 De Lima Road, Lathrop, CA 95330. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all information a prospective investor may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective investor of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of The Company or Colliers. The material is based in part upon information supplied by The Company and in part upon financial information obtained by Colliers from sources it deems reliable. The Company, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective investors should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of The Company.

The Company expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to invest in the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to invest in the Property unless and until a written agreement for the investment has been fully executed and delivered.

If you wish not to pursue negotiations leading to the investment at 600, 750 & 910 De Lima Road, Lathrop, CA 95330 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective investor's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the investment in the Property shall be limited to those expressly provided in an executed Investment Agreement and shall be subject to the terms thereof. In no event shall a prospective investor have any other claims against The Company or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or transaction involving the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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