



119,024± Sq. Ft. Divisible
to 30,000± Sq. Ft.

Warehouse Distribution Facility with
±2.5 – 3.0 Acres of Potential Yard Space

Available For Sale or Lease

Crossroads Commerce Center
17995 Murphy Parkway
Lathrop, CA 95330



Exclusive Brokers:

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THE LOCATION Crossroads Commerce Center is a landmark location fronting Interstate 5 in Lathrop, California. The 500 plus acre business park provides excellent access and freeway visibility onto Interstate 5. Alternative access is available via Yosemite Avenue to Highway 120 which is a link from Interstate 5 to Highway 99, the north/south corridor throughout the San Joaquin Valley. Crossroads Commerce Center is situated to ideally serve both the greater San Francisco Bay Area and Northern California. Both the Union Pacific and BNSF Intermodal Facilities are within close proximity.



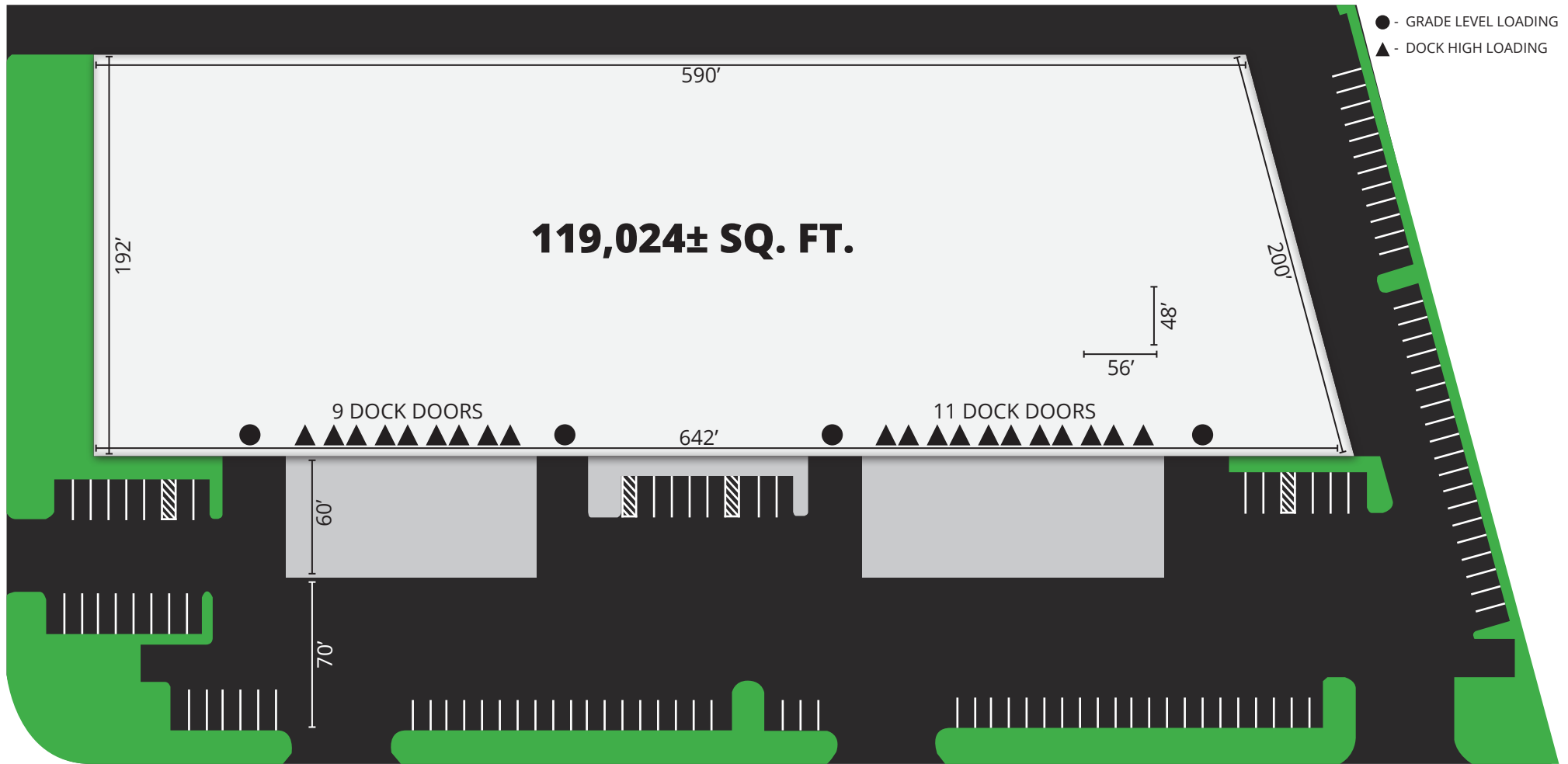
Property Specifications

Business Park	Crossroads Commerce Center Fronting Northbound I-5
Submarket	South Lathrop
Property Address	17995 Murphy Parkway Lathrop, California 95330
Building Type	Warehouse / Distribution
Building Class	A
Available Building Size	+/- 119,024 SF div. to +/-30,000 SF
Acres / FAR	6.31 (43%)
Office Size	±8,500 SF
Loading	20 (9' x 10') Dock High Doors 4 (12' x 14') Grade Level Doors
Auto Parking	107 stalls
Trailer Parking	On-Site
Clear Height	26'
Power	1,600 Amps, 277/480V, 3-Phase
Fire Suppression	ESFR
Dimensions	192' D x 590 - 642' W
Column Spacing	56' x 48'
Truck Court	130'
Skylights	Yes
Lighting	Energy efficient lighting
Zoning	I-G, General Industrial (City of Lathrop)
Year of Construction	2001
Construction Type	Concrete tilt-up
Sewer	City of Lathrop
Water	City of Lathrop
Storm	City of Lathrop
Gas & Electric	PG&E / Solar

Colliers

Site Plan

Crossroads Commerce Center
17995 Murphy Parkway
Lathrop, CA 95330



119,024 SF
Available
Square Feet

20
Dock High
Doors

4
Grade Level
Doors

48' x 56'
Column
Spacing

26'
Clear
Height



Potential Yard

Crossroads Commerce Center
17995 Murphy Parkway
Lathrop, CA 95330



17995
MURPHY PARKWAY
LATHROP, CALIFORNIA

±2.5 - ±3.0 Acres
of Potential
Yard Space



Crossroads Commerce Center 17995 Murphy Parkway Lathrop, CA 95330

17995
MURPHY PARKWAY
LATHROP, CALIFORNIA



STAA APPROVED
Truck Route



LOUISE AVENUE VIA
HARLAN ROAD
±1.2 miles



YOSEMITE AVENUE VIA
D'ARCY PARKWAY
±1.7 miles



LATHROP
±5.9 miles



STOCKTON
±13.2 miles



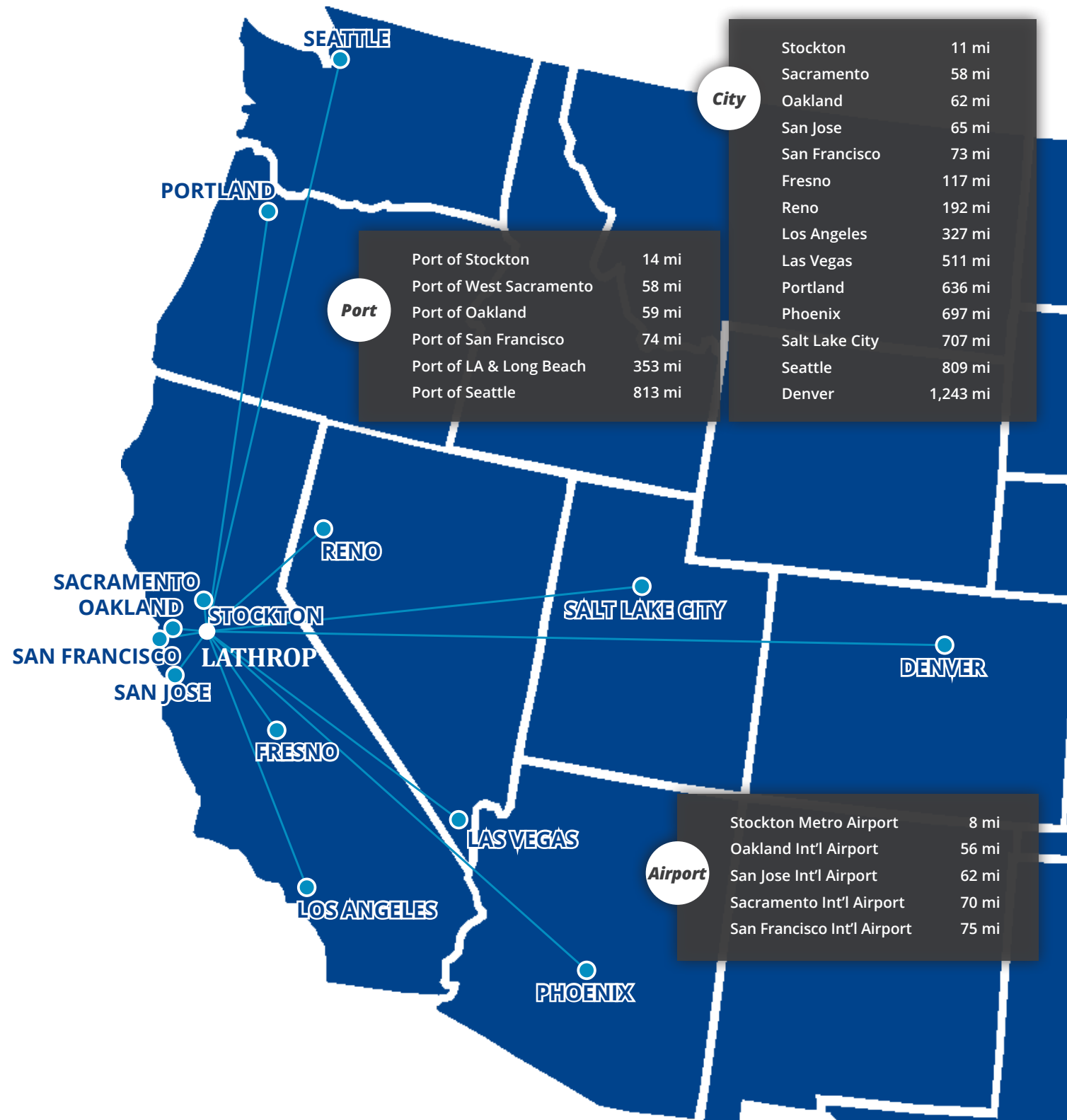
STOCKTON
±11.8 miles



PORT OF OAKLAND
OAKLAND
±61.8 miles



DISTANCE TO MAJOR WEST COAST MARKETS



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17995 Murphy Parkway
 Lathrop, California 95330



17995
 MURPHY PARKWAY
 LATHROP, CALIFORNIA

Central Valley Industrial Services Team - Exclusive Brokers:



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