

Multi-Tenant Site Plan

OMP Lathrop Rail Yard

12030 S. Harlan Road | Lathrop, CA

CBRE is pleased to offer OMP Lathrop Rail Yard, the largest available active rail-served property in the Central Valley! The site features unique improvements with ±183,700 SF of warehouse and office buildings and a fully improved rail served yard. Additionally, the site is divisible and able to accommodate yard needs as small as 3 acres. Located on Harlan Road with direct frontage on I-5, the site offers unparalleled access and visibility to the major arterials in the Central Valley, San Francisco Bay Area, and West Coast.



RAIL SERVED YARD
 Union Pacific



MULTIPLE DEVELOPMENT PLANS



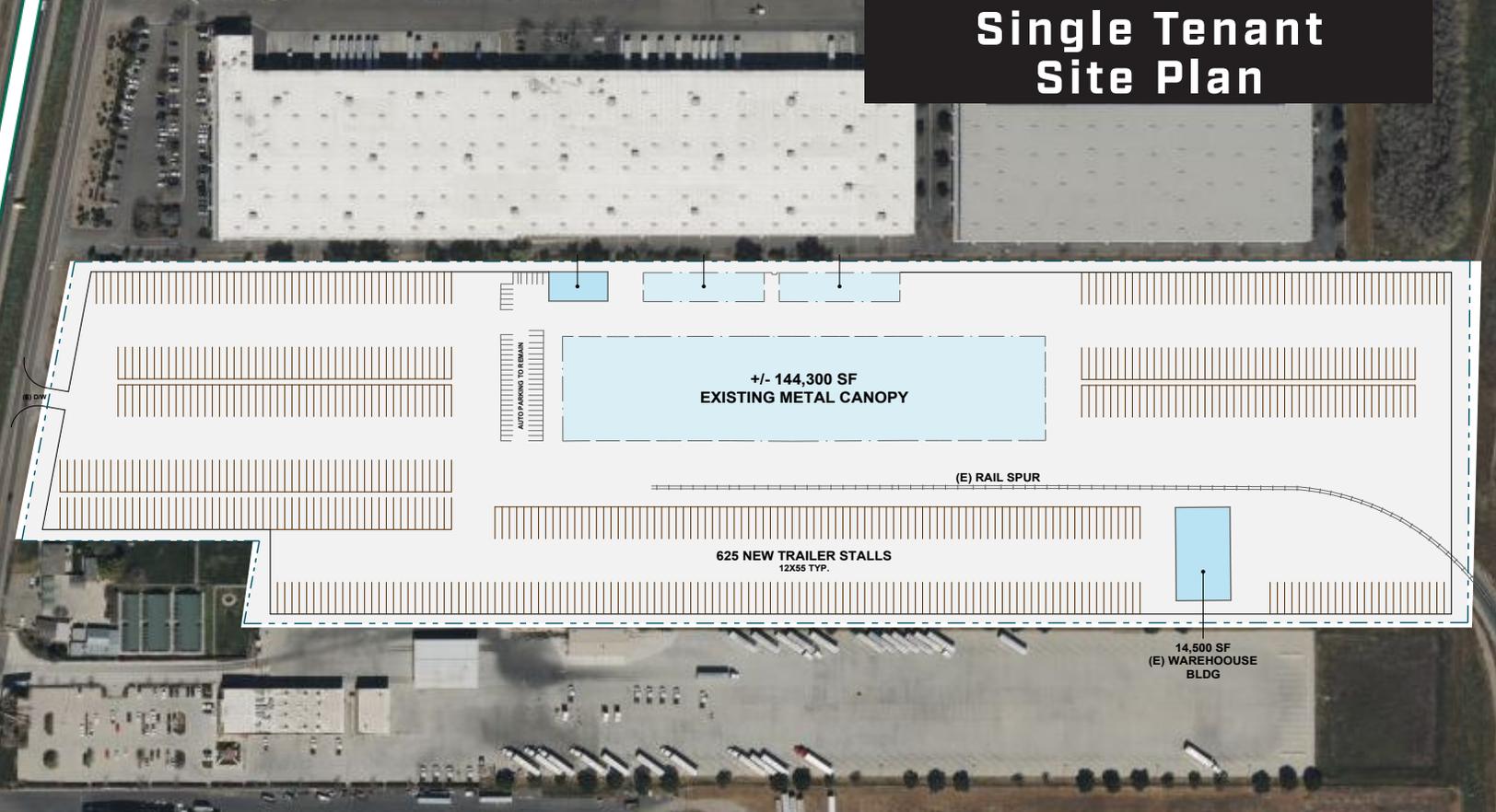
DIRECT FREEWAY FRONTAGE



METAL CANOPY BUILDING

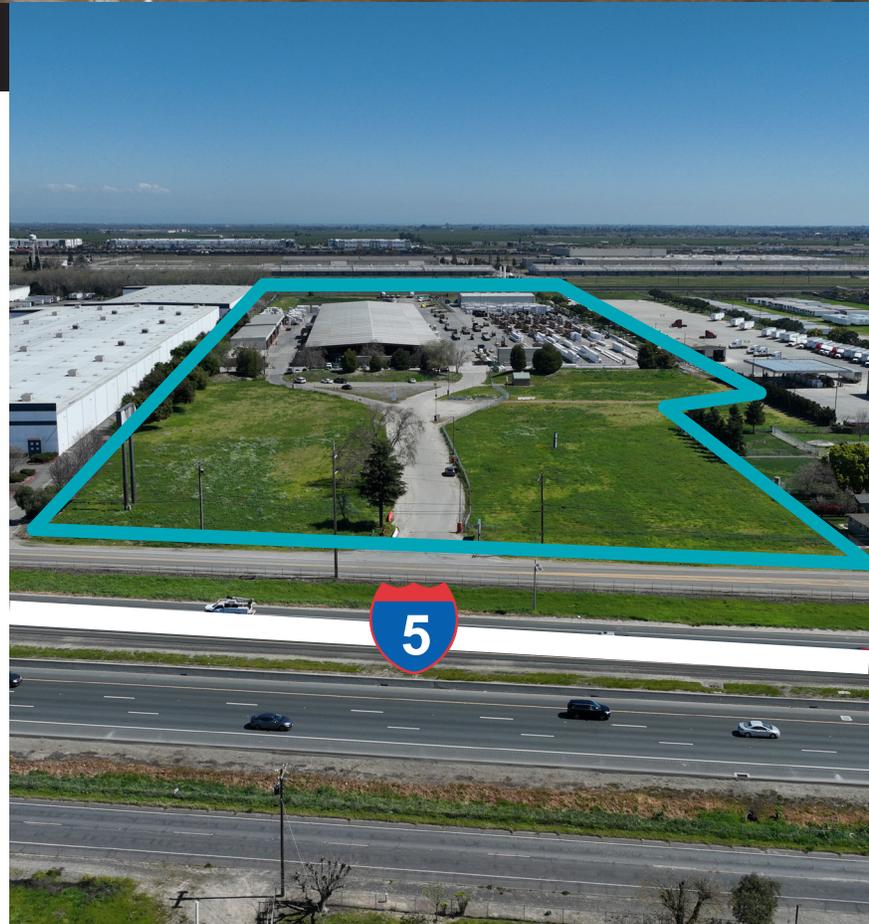
Auxiliary offices & warehouses

Single Tenant Site Plan



Property Details

| | |
|-------------------------|--------------------------------------|
| LOT SIZE: | ±32.64 AC |
| TOTAL SF: | ±183,700 SF |
| WAREHOUSE: | ±178,800 SF |
| OFFICE: | ±4,900 SF |
| CLEAR HEIGHT: | 20' |
| TRAILER PARKING: | Up to 625 |
| RAIL SPUR: | Union Pacific |
| POWER: | PG&E |
| ZONING: | General Industrial (City of Lathrop) |
| FEATURES: | Direct I-5 Frontage |



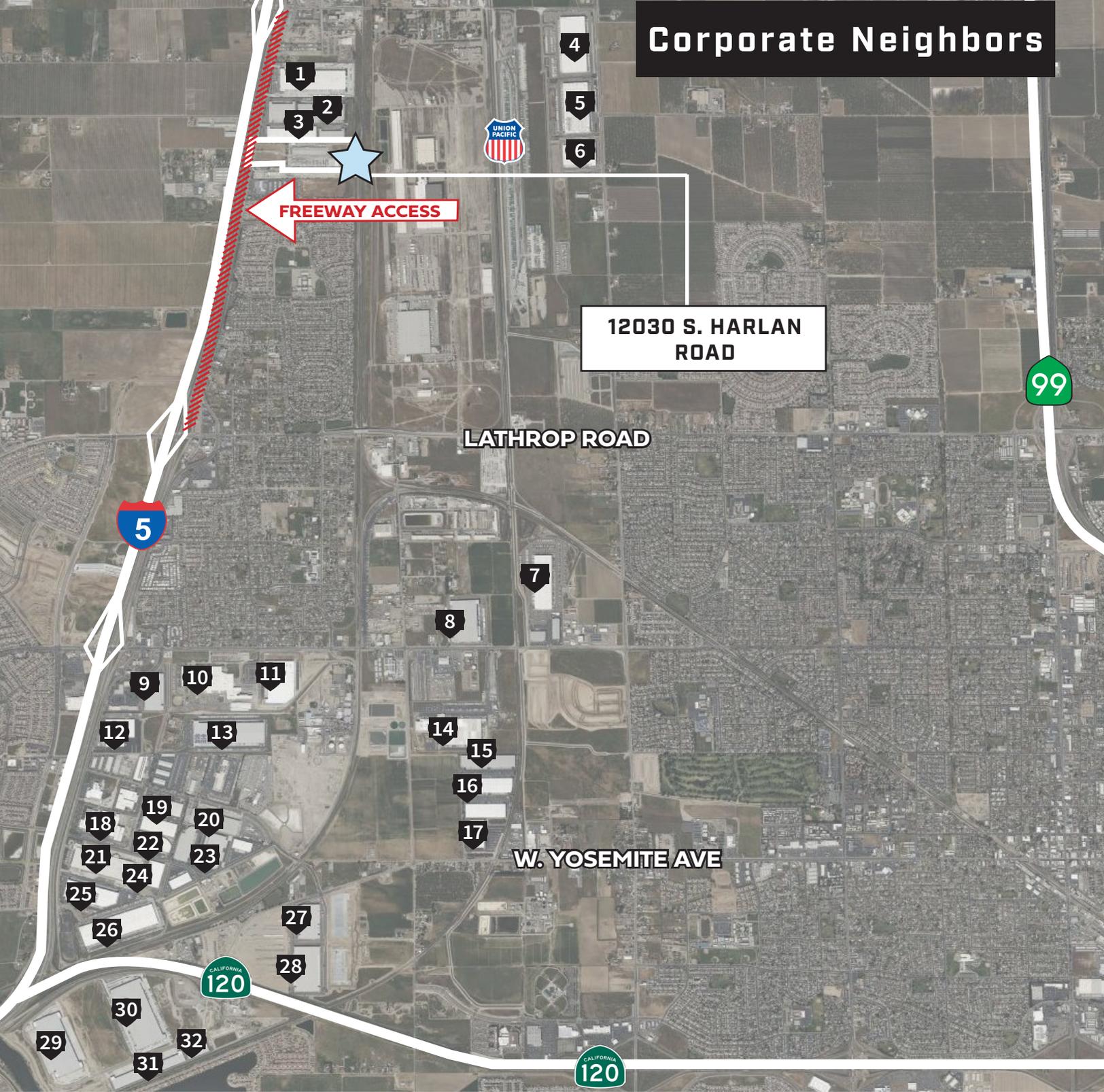


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Corporate Neighbors



| | |
|---|--------------|
| 1 | UPS |
| 2 | Clorox |
| 3 | Ghiradelli |
| 4 | Penske |
| 5 | Amazon |
| 6 | 511 Tactical |
| 7 | Medline |
| 8 | Pratt |

| | |
|----|-----------------------|
| 9 | NFI |
| 10 | Kraft Heinz |
| 11 | Heinz |
| 12 | Kal Freight |
| 13 | Tesla |
| 14 | Super Stor Industries |
| 15 | John Deere |
| 16 | Pflug Packaging |

| | |
|----|-----------------------|
| 17 | Golden West Packaging |
| 18 | Tesla |
| 19 | Tesla |
| 20 | Tesla |
| 21 | Prism |
| 22 | Tesla |
| 23 | Medline |
| 24 | Food 4 Less |

| | |
|----|--------------------|
| 25 | Ashley |
| 26 | Home Depot |
| 27 | JM & Hollingsworth |
| 28 | DCG Fulfillment |
| 29 | Tesla |
| 30 | Wayfair |
| 31 | Ryder |
| 32 | CHI |

Market Access

DISTANCE IN MILES

| | |
|------------------------------------|------------|
| Union Pacific Intermodal | 3.2 miles |
| BNSF Intermodal | 12.2 miles |
| Port of Stockton | 11 miles |
| Port of Oakland | 62 miles |
| Sacramento Int'l Airport | 66 miles |
| Oakland Int'l Airport | 56 miles |
| San Jose Int'l Airport | 70 miles |
| San Francisco Int'l Airport | 75 miles |
| Stockton Metro Airport | 7 miles |



12030 S. HARLAN ROAD

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