

For Sublease



±181,629 SF Warehouse / Distribution Building on ±9.44 Acres

5050 Yosemite Avenue, Bldg 6

Lathrop, CA 95330

ALEX HOECK, SIOR

Executive Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 851 1191

MIKE GOLDSTEIN, SIOR

Vice Chair
Executive Managing Director
CA License No. 01319234
mike.goldstein@colliers.com
+1 209 475 5106

RYAN MCSHANE, SIOR

Vice Chair
CA License No. 01295796
ryan.mchane@colliers.com
+1 209 483 9851

WES WIDMER, SIOR

Executive Vice President
CA License No. 01315686
wes.widmer@colliers.com
+1 209 598 0331

BRAD STRUCK, SIOR

Managing Principal
CRESA
bstruck@cresa.com
+1 214 914 1769



Accelerating success.

BUILDING SPECIFICATIONS

5050 Yosemite Avenue, Bldg 6

Lathrop, CA 95330

Colliers

BUILDING SIZE	±181,629 SF
PARCEL SIZE	±9.44 acres
OFFICE SIZE	±6,000 SF
DOCK HIGH DOORS	36 doors (26 w/ EOD, 8 w/ Pit)
GRADE LEVEL DOORS	2
EMPLOYEE PARKING	85 stalls
TRAILER PARKING	51 stalls
FIRE SUPPRESSION	ESFR
COLUMN SPACING	50' x 52'
CLEAR HEIGHT	32'
SKYLIGHTS	3%
WAREHOUSE SLAB	7" reinforced, 4,000 PSI
INDICATED POWER	4,000 amps, 277/480V, 3-phase
AIR CIRCULATION FANS	4
RACKING	±40,000 SF
WATER	City of Lathrop
SEWER	City of Lathrop
GAS & ELECTRIC	PG&E

Submarket Highlights



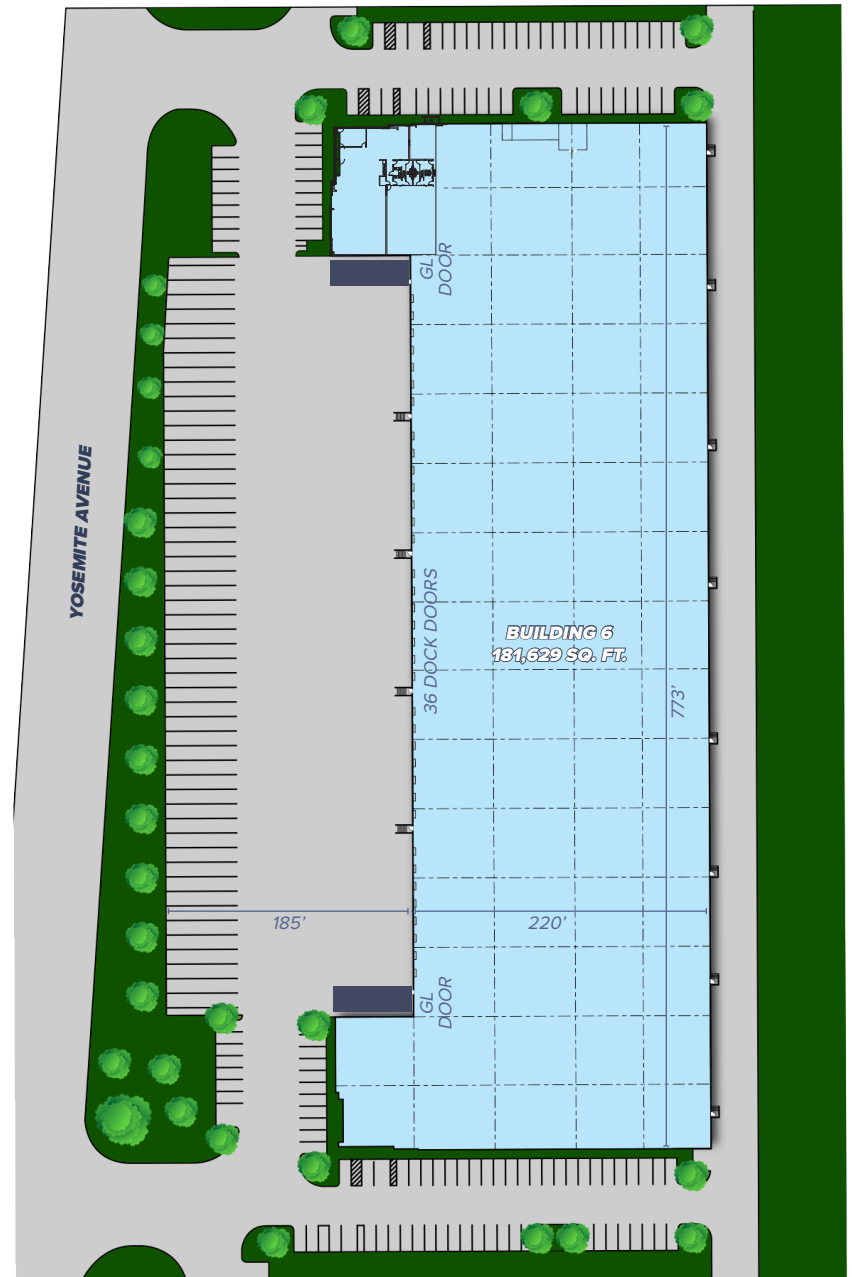
INTERMODAL FACILITIES
WITHIN CLOSE PROXIMITY TO
UP & BNSF INTERMODAL FACILITIES



GREAT LOCATION
EASY ACCESS TO MAJOR ARTERIALS
I-5, I-205, HWY 99 & HWY 120



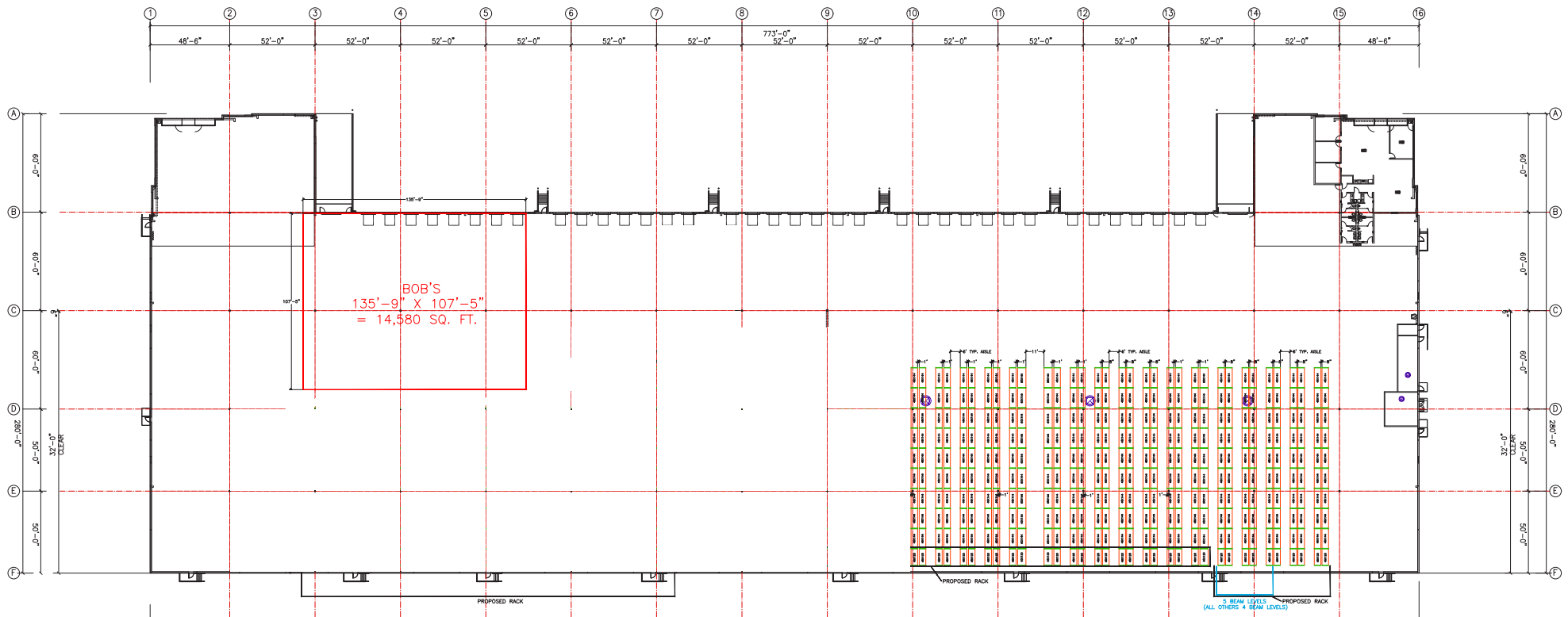
FREIGHT
MULTIPLE PORTS LOCATED WITHIN
60 MILES OF THE LOCATION



EXISTING RACKING PLAN

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PROXIMITY TO WEST COAST MARKETS

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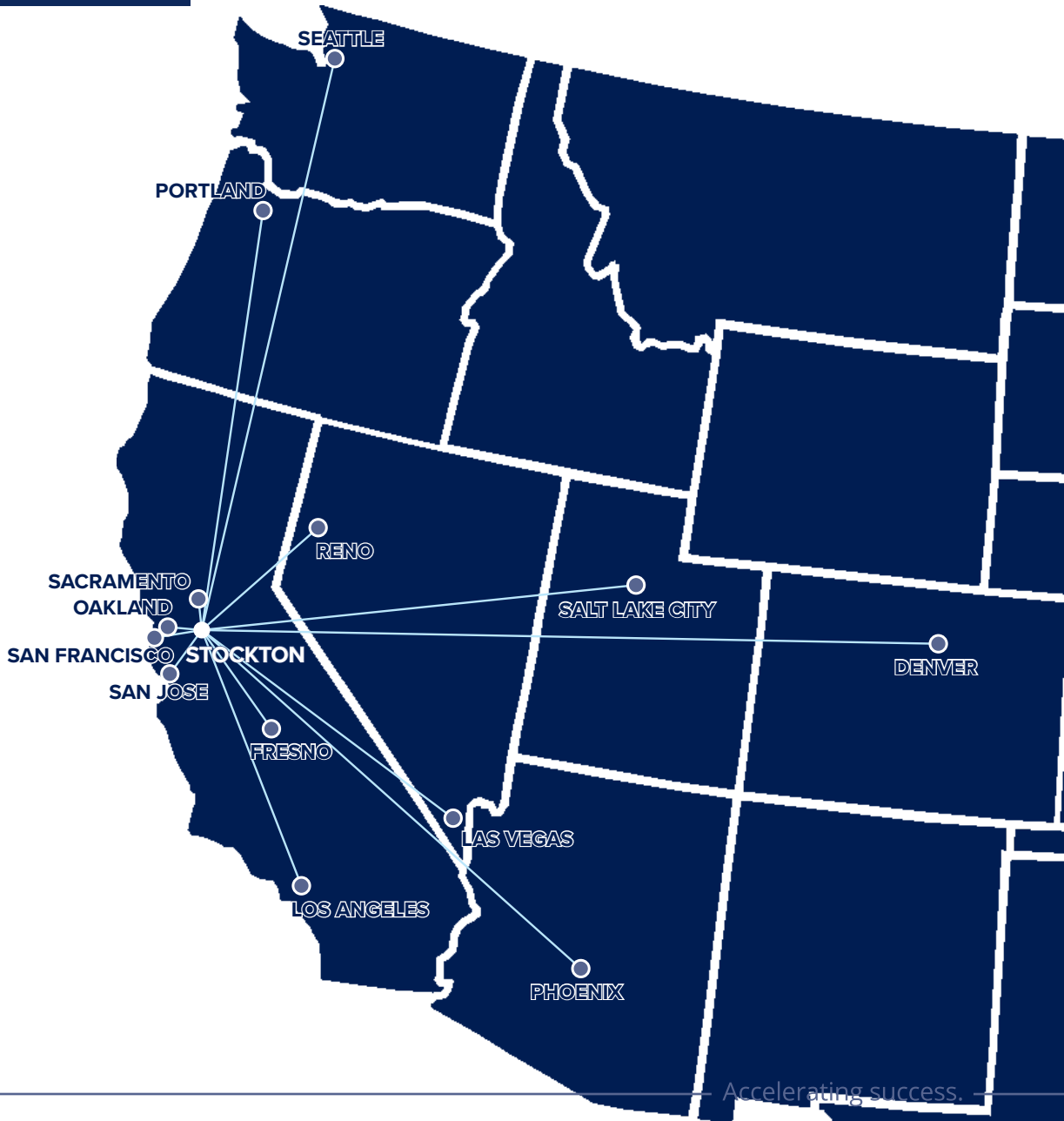
Lathrop, CA 95330



City	Distance
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	Distance
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	Distance
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





3439 Brookside Road, Suite 108
 Stockton, CA 95219
 P: +1 209 475 5100
 F: +1 209 475 5102
 colliers.com

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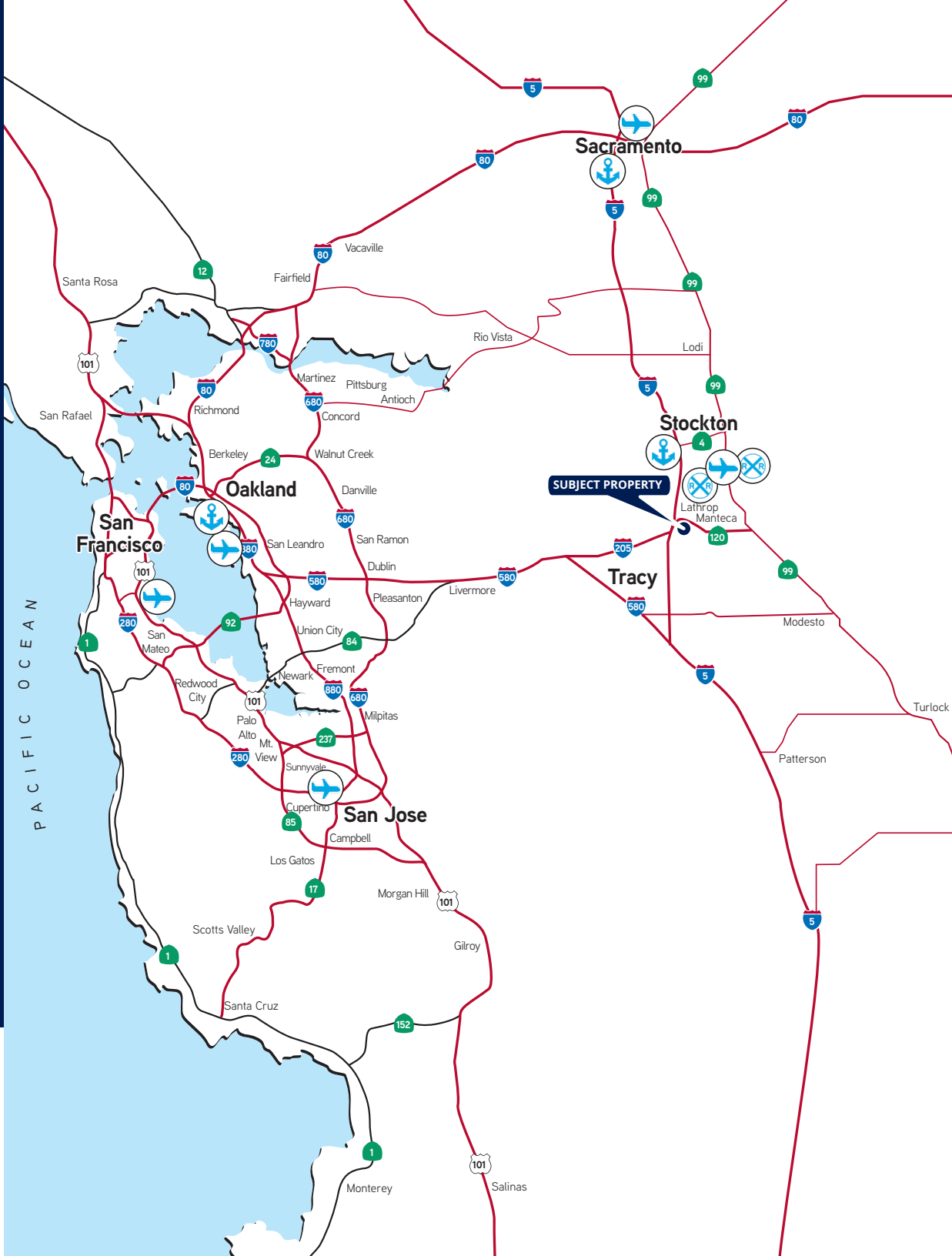
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