

AVAILABLE > ±173,621 SF CLASS "A" RAIL SERVED DISTRIBUTION/MANUFACTURING FACILITY

# CROSSROADS COMMERCE CENTER

601 TESLA DRIVE • LATHROP, CALIFORNIA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

#### MIKE GOLDSTEIN, SIOR

Executive Managing Director  
+1 209 475 5106 Direct  
michael.goldstein@colliers.com  
CA License No. 01319234

#### GREIG LAGOMARSINO, SIOR

Executive Vice President  
+1 510 433 5809 Direct  
greig.lago@colliers.com  
CA License No. 01063817

#### GREGORY O'LEARY, SIOR

Executive Vice President  
+1 209 475 5108 Direct  
g.oleary@colliers.com  
CA License No. 00924479

3439 Brookside Rd, Suite 108  
Stockton, CA 95219  
[www.colliers.com](http://www.colliers.com)

AVAILABLE > ±173,621 SF CLASS "A" RAIL SERVED DISTRIBUTION/MANUFACTURING FACILITY

# CROSSROADS COMMERCE CENTER

601 TESLA DRIVE • LATHROP, CALIFORNIA



## PROPERTY FEATURES:

<b>Property Address:</b>	601 Tesla Drive Lathrop, CA
<b>Total Sq. Ft.:</b>	±266,021 SF
<b>Building Class:</b>	Class "A" Warehouse/Distribution Facility
<b>Year Constructed:</b>	2001
<b>Construction Type:</b>	Concrete tilt-up
<b>Parcel Size:</b>	±11.49 Acres
<b>Parking:</b>	106 stalls
<b>Zoning:</b>	IG, General Industrial (City of Lathrop)
<b>Municipality:</b>	City of Lathrop
<b>Water:</b>	City of Lathrop
<b>Sewer:</b>	City of Lathrop
<b>Storm:</b>	City of Lathrop
<b>Gas &amp; Electric:</b>	PG&E
<b>Truck Route:</b>	STAA

## Additional Features:

Institutional Quality  
Close proximity to Union Pacific & BNSF Intermodal Facilities  
Ideal distribution point to NorCal & West Coast Markets  
Direct access to I-5, I-580, I-205, Hwy 99 & Hwy 120

## AVAILABLE FEATURES:

<b>Available Sq. Ft.:</b>	±173,261 SF
<b>Office Sq. Ft.:</b>	±5,000 SF
<b>Dimensions:</b>	280'W x Most common depth 330'
<b>Construction Type:</b>	Concrete tilt-up
<b>Skylights:</b>	1.5%
<b>Auto Parking:</b>	70 stalls
<b>Minimum Clear Height:</b>	28'
<b>Fire Suppression:</b>	ESFR
<b>Indicated Power:</b>	6,000 amps, 277/480V, 3-Phase
<b>Column Spacing:</b>	56' x 46'
<b>Truck Court:</b>	160' with 65' concrete apron
<b>Dock High Doors:</b>	Fifteen (15), (5) include levelers, shelters & electrical operators
<b>Grade Level Doors:</b>	Two (2)
<b>Truck Route:</b>	STAA
<b>Rail Provider:</b>	Union Pacific



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

**MIKE GOLDSTEIN, SIOR**  
Executive Managing Director  
+1 209 475 5106 Direct  
michael.goldstein@colliers.com  
CA License No. 01319234

**GREIG LAGOMARSINO, SIOR**  
Executive Vice President  
+1 510 433 5809 Direct  
greig.lago@colliers.com  
CA License No. 01063817

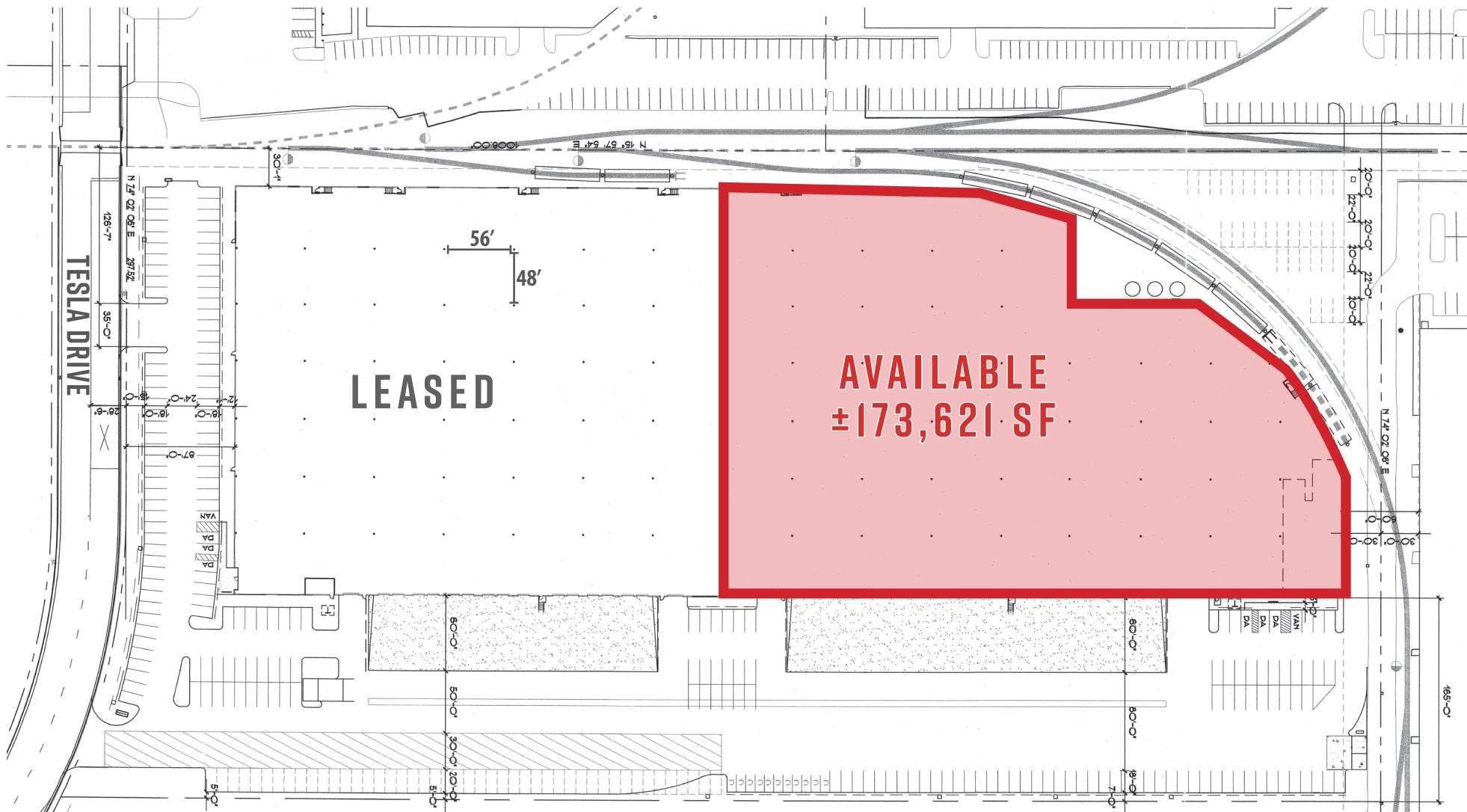
**GREGORY O'LEARY, SIOR**  
Executive Vice President  
+1 209 475 5108 Direct  
g.oleary@colliers.com  
CA License No. 00924479

3439 Brookside Rd, Suite 108  
Stockton, CA 95219  
[www.colliers.com](http://www.colliers.com)

AVAILABLE >  $\pm$ 173,621 SF CLASS "A" RAIL SERVED DISTRIBUTION/MANUFACTURING FACILITY

# CROSSROADS COMMERCE CENTER

601 TESLA DRIVE • LATHROP, CALIFORNIA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

**MIKE GOLDSTEIN, SIOR**  
Executive Managing Director  
+1 209 475 5106 Direct  
michael.goldstein@colliers.com  
CA License No. 01319234

**GREIG LAGOMARSINO, SIOR**  
Executive Vice President  
+1 510 433 5809 Direct  
greig.lago@colliers.com  
CA License No. 01063817

**GREGORY O'LEARY, SIOR**  
Executive Vice President  
+1 209 475 5108 Direct  
g.oleary@colliers.com  
CA License No. 00924479

3439 Brookside Rd, Suite 108  
Stockton, CA 95219  
[www.colliers.com](http://www.colliers.com)

AVAILABLE > ±173,621 SF CLASS "A" RAIL SERVED DISTRIBUTION/MANUFACTURING FACILITY

# CROSSROADS COMMERCE CENTER

601 TESLA DRIVE • LATHROP, CALIFORNIA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

**MIKE GOLDSTEIN, SIOR**  
Executive Managing Director  
+1 209 475 5106 Direct  
michael.goldstein@colliers.com  
CA License No. 01319234

**GREIG LAGOMARSINO, SIOR**  
Executive Vice President  
+1 510 433 5809 Direct  
greig.lago@colliers.com  
CA License No. 01063817

**GREGORY O'LEARY, SIOR**  
Executive Vice President  
+1 209 475 5108 Direct  
g.oleary@colliers.com  
CA License No. 00924479

3439 Brookside Rd, Suite 108  
Stockton, CA 95219  
[www.colliers.com](http://www.colliers.com)

AVAILABLE > ±173,621 SF CLASS "A" RAIL SERVED DISTRIBUTION/MANUFACTURING FACILITY

# CROSSROADS COMMERCE CENTER

601 TESLA DRIVE • LATHROP, CALIFORNIA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

**MIKE GOLDSTEIN, SIOR**  
Executive Managing Director  
+1 209 475 5106 Direct  
michael.goldstein@colliers.com  
CA License No. 01319234

**GREIG LAGOMARSINO, SIOR**  
Executive Vice President  
+1 510 433 5809 Direct  
greig.lago@colliers.com  
CA License No. 01063817

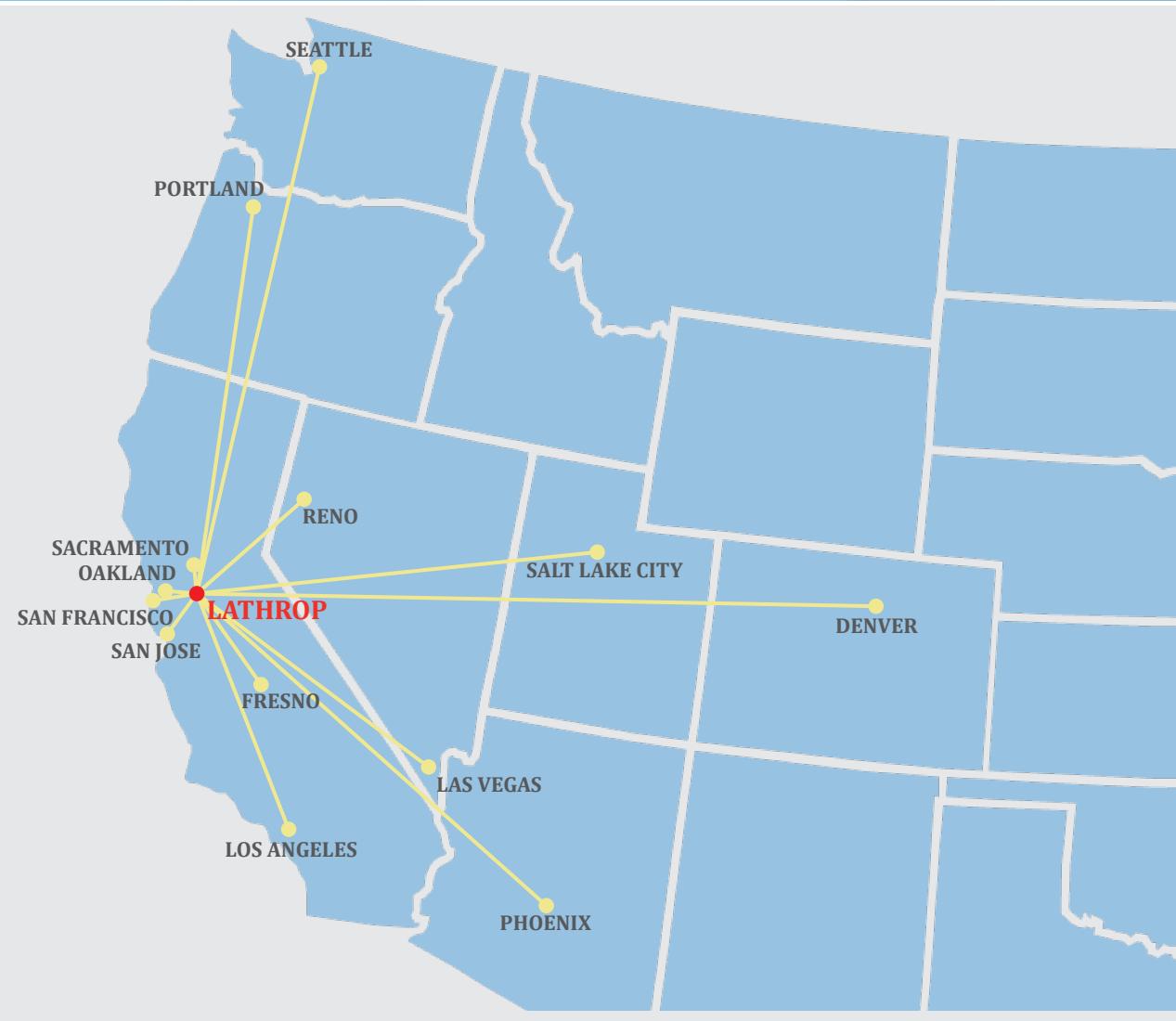
**GREGORY O'LEARY, SIOR**  
Executive Vice President  
+1 209 475 5108 Direct  
g.oleary@colliers.com  
CA License No. 00924479

3439 Brookside Rd, Suite 108  
Stockton, CA 95219  
[www.colliers.com](http://www.colliers.com)

AVAILABLE > ±173,621 SF CLASS "A" RAIL SERVED DISTRIBUTION/MANUFACTURING FACILITY

# CROSSROADS COMMERCE CENTER

601 TESLA DRIVE • LATHROP, CALIFORNIA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

#### MIKE GOLDSTEIN, SIOR

Executive Managing Director  
+1 209 475 5106 Direct  
michael.goldstein@colliers.com  
CA License No. 01319234

#### GREIG LAGOMARSINO, SIOR

Executive Vice President  
+1 510 433 5809 Direct  
greig.lago@colliers.com  
CA License No. 01063817

#### GREGORY O'LEARY, SIOR

Executive Vice President  
+1 209 475 5108 Direct  
g.oleary@colliers.com  
CA License No. 00924479

## TRANSPORTATION & LOGISTICS

Cities:	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

Ports:	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

Airports:	Stockton Metropolitan Airport:	8 miles
	Oakland International Airport:	56 miles
	San Jose International Airport:	62 miles
	Sacramento International Airport:	70 miles
	San Francisco International Airport:	75 miles

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.