

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

# CROSSROADS COMMERCE CENTER

601 TESLA DRIVE • LATHROP, CALIFORNIA

Colliers



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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3439 Brookside Rd, Suite 108  
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## 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



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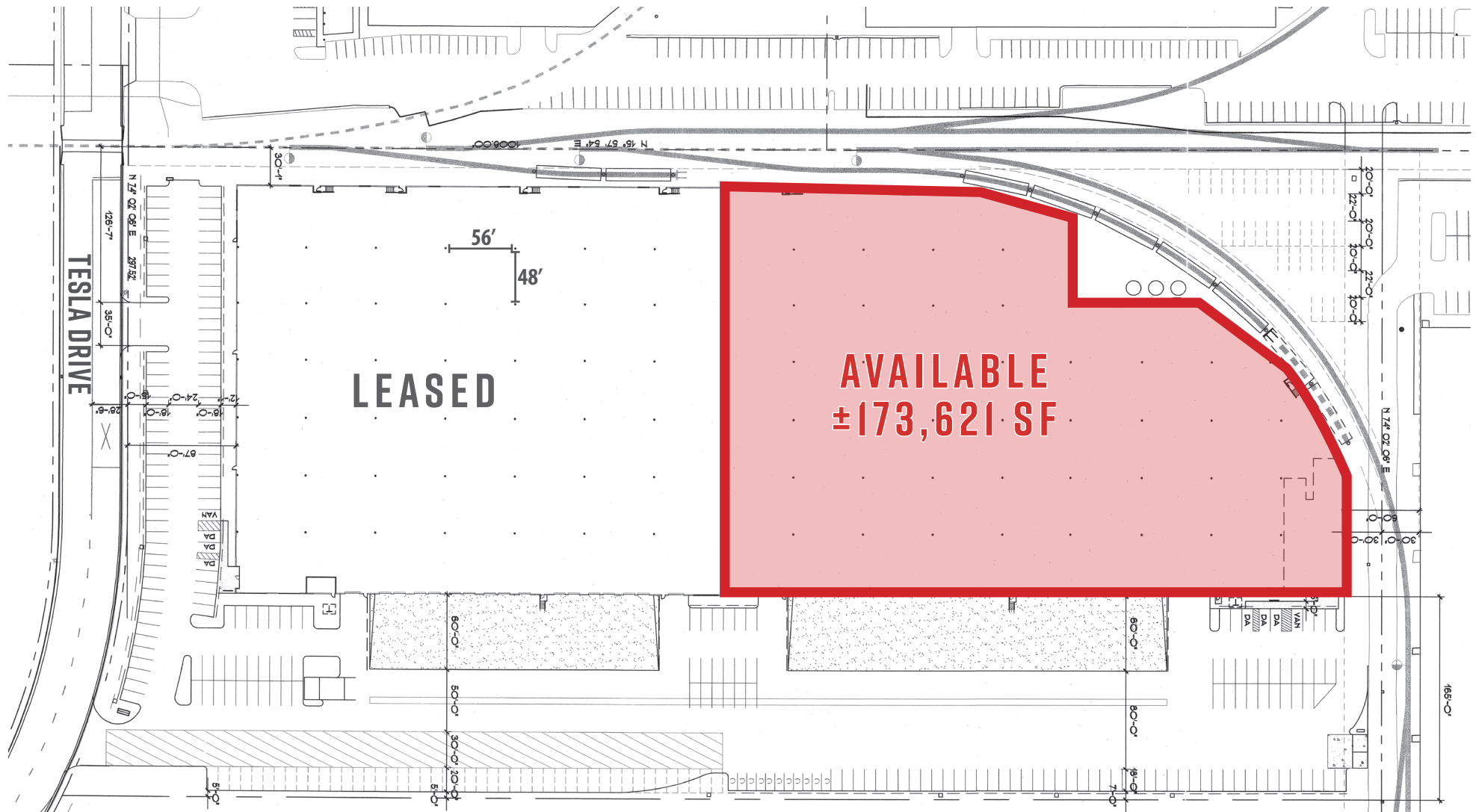
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## TRANSPORTATION & LOGISTICS

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
Ports:	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

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