

For Sublease



±205,682 SF State-of-the-Art Warehouse Space

3458 W. Yosemite Avenue

Lathrop, CA 95330

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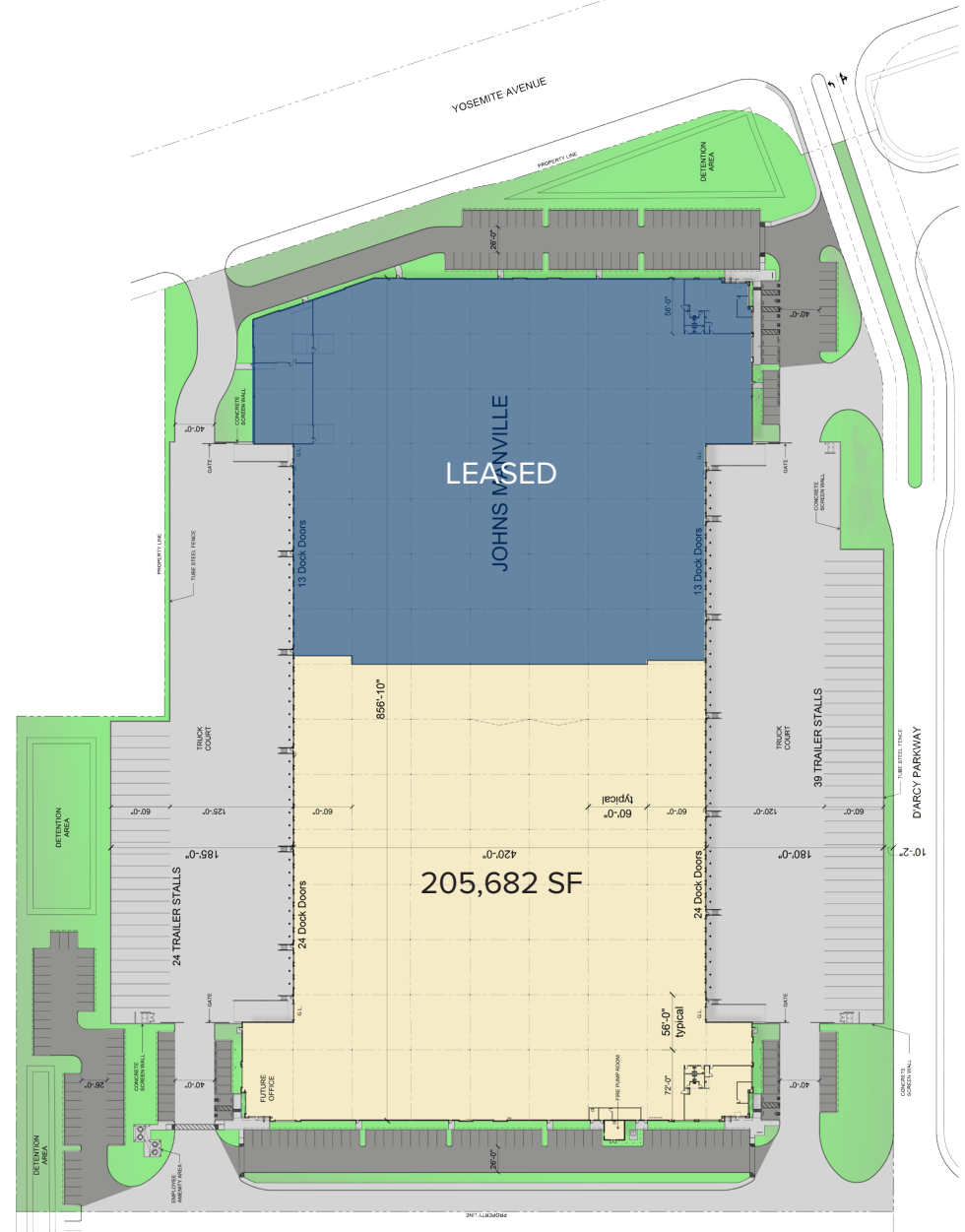
Accelerating success.

PROPERTY SPECIFICATIONS

3458 W. Yosemite Avenue
Lathrop, CA 95330



Building Size	±382,380 SF
Available SF	±205,682 SF
Office Size	±3,656 SF
Dock High Doors	48 (9' x 10')
Grade Level Doors	2 (12' x 14')
Auto Parking	135 stalls
Trailer Parking	53 stalls
Clear Height	±36'
Power	2,000 amps, 277/480V, 3-phase
Fire Suppression	ESFR
Dimensions	±420' D x 490' W
Column Spacing	±56' x 60'
Truck Court	±185' (fenced & secured)
Skylights	Yes
Lighting	LED
Accessibility	Immediate Interstate 5 / Highway 120 access, connecting the industrial park with the entire West Coast



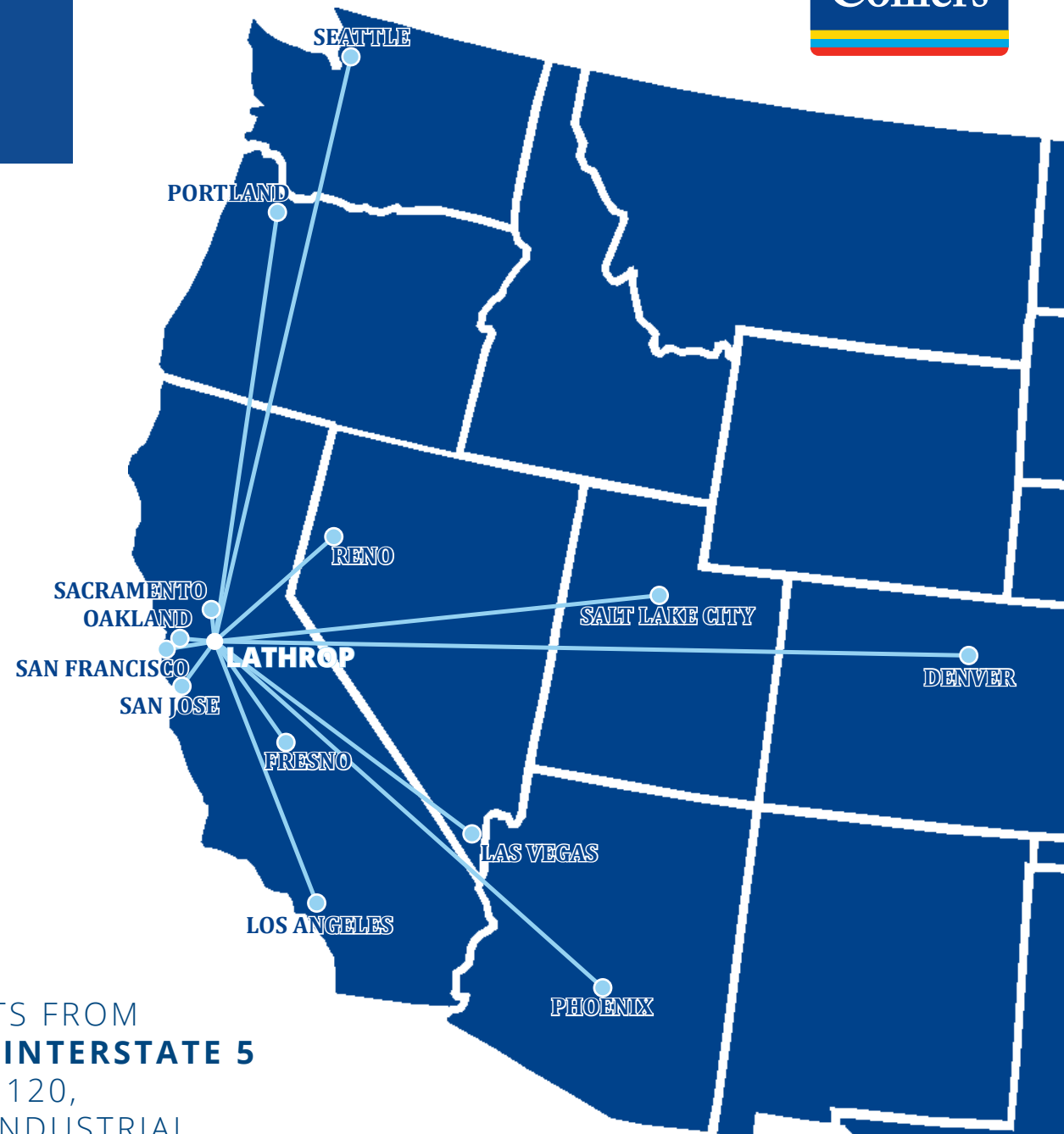
LOCATION AERIAL

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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
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
Airports:	Port of Seattle:	813 miles
	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	



THE SITE BENEFITS FROM
IMMEDIATE **ACCESS TO INTERSTATE 5**
VIA HIGHWAY 120,
CONNECTING THE INDUSTRIAL
PARK WITH THE **ENTIRE WEST COAST.**

