

3458 W. Yosemite Avenue

Lathrop, CA 95330

Mike Goldstein, SIOR

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

Ryan McShane, SIOR

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



Accelerating success.

PROPERTY SPECIFICATIONS

3458 W. Yosemite Avenue Lathrop, CA 95330

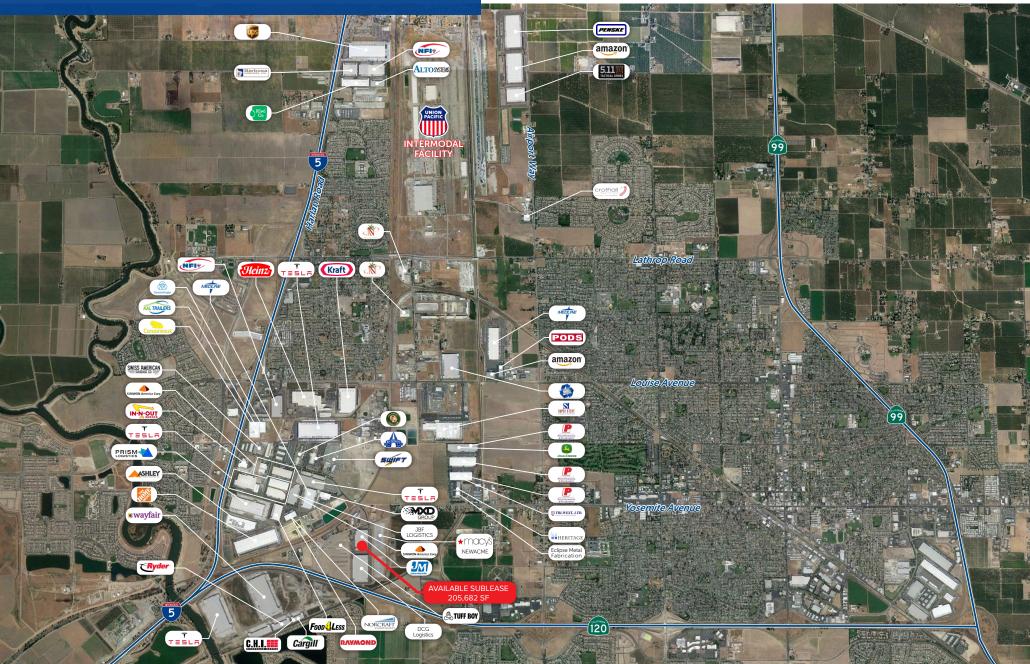
Building Size	±382,380 SF	
Available SF	±205,682 SF	
Office Size	±3,656 SF	
Dock High Doors	48 (9' x 10')	
Grade Level Doors	2 (12' x 14')	
Auto Parking	135 stalls	
Trailer Parking	53 stalls	
Clear Height	±36'	
Power	2,000 amps, 277/480V, 3-phase	
Fire Suppression	ESFR	
Dimensions	±420' D x 490' W	
Column 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	



SURROUNDING INDUSTRIAL OCCUPIERS



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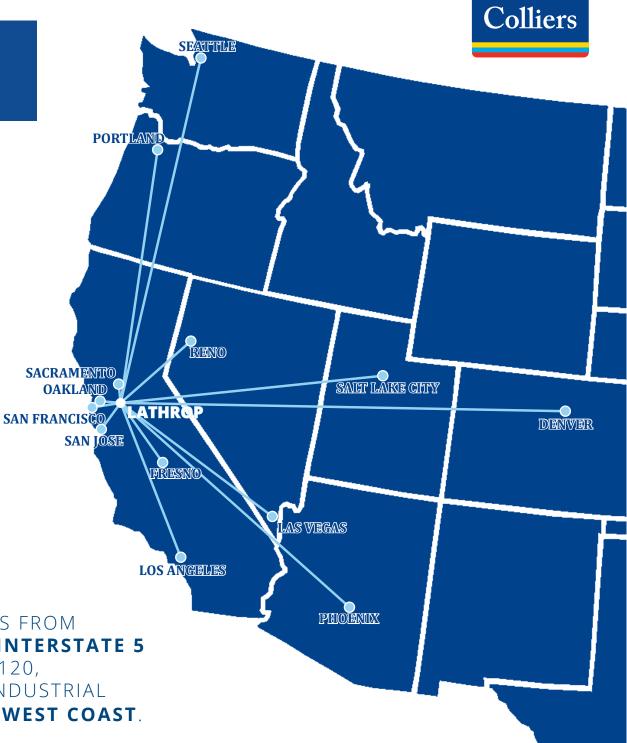
LOCATION AERIAL

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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
	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 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:



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

75 miles

Colliers

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

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