

CenterPoint Intermodal Center

Manteca, CA

**Available Industrial Land Sites
Includes Proposed Building with Permit**

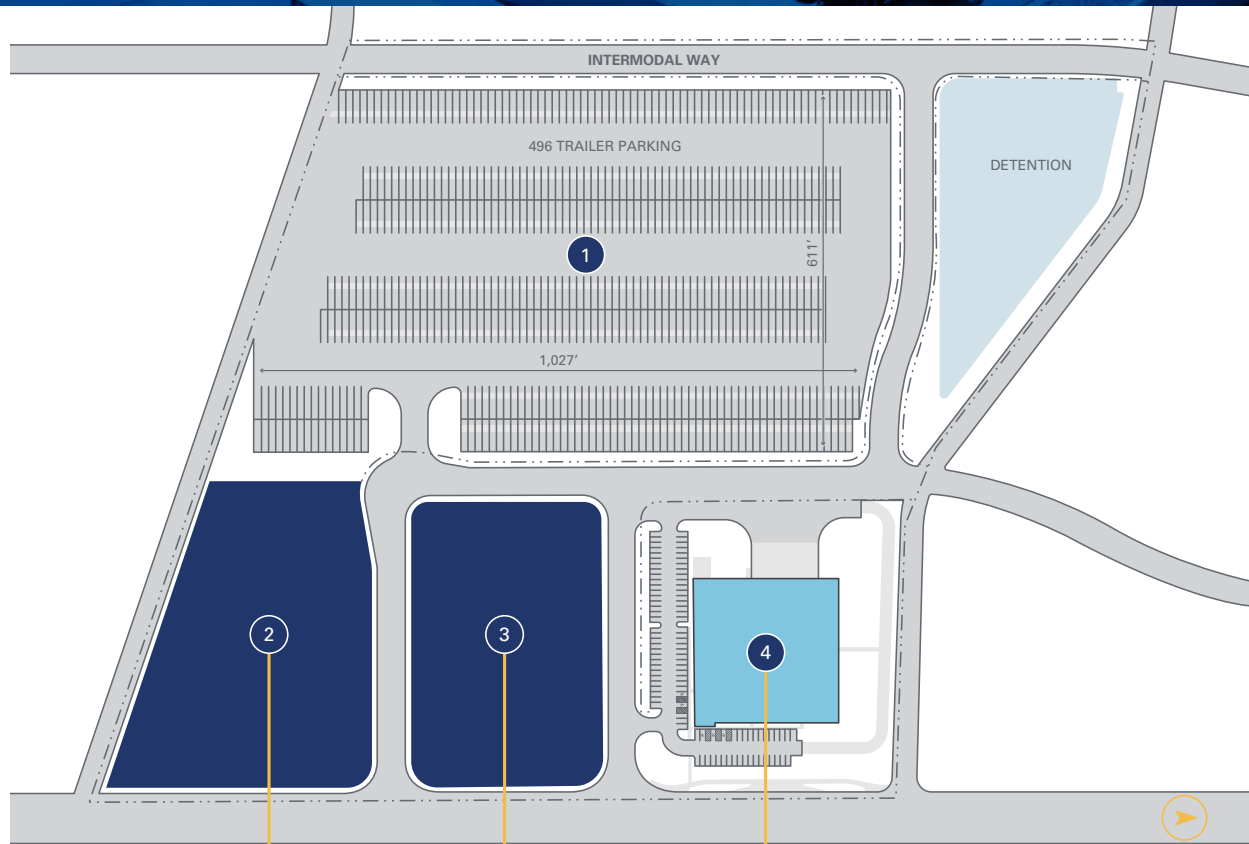
Direct Access to I-5



Available Land Sites

CenterPoint Intermodal Center - Manteca

Direct Access to I-5



LAND SITE 1

LAND SITE 2



- | | | |
|----|-------------|--|
| 1. | 15.47 Acres | Trailer Yard Coming Soon |
| 2. | 47,485 SF | Build to Suit / For Sale - 3.82± Acres |
| 3. | 52,029 SF | Build to Suit / For Sale - 5.04± Acres |
| 4. | 60,150 SF | Crothall Healthcare |

 Available

 Available Container Yard

 Leased

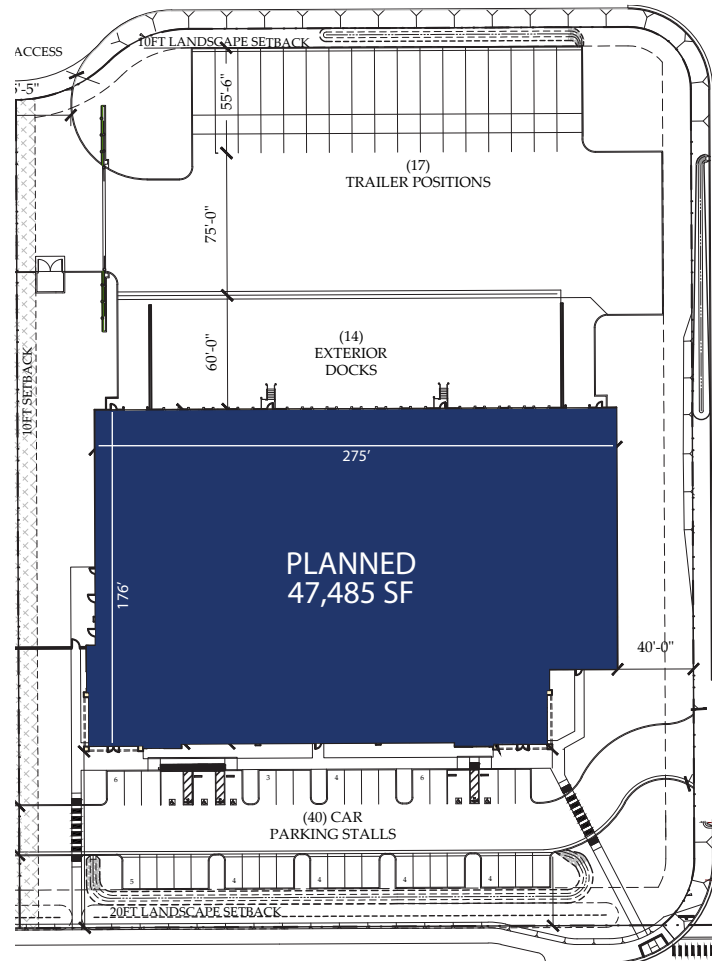
 Detention Basin

Build to Suit Facility I

47,485 SF

**Planned*

Direct Access to I-5



Facility Specifications

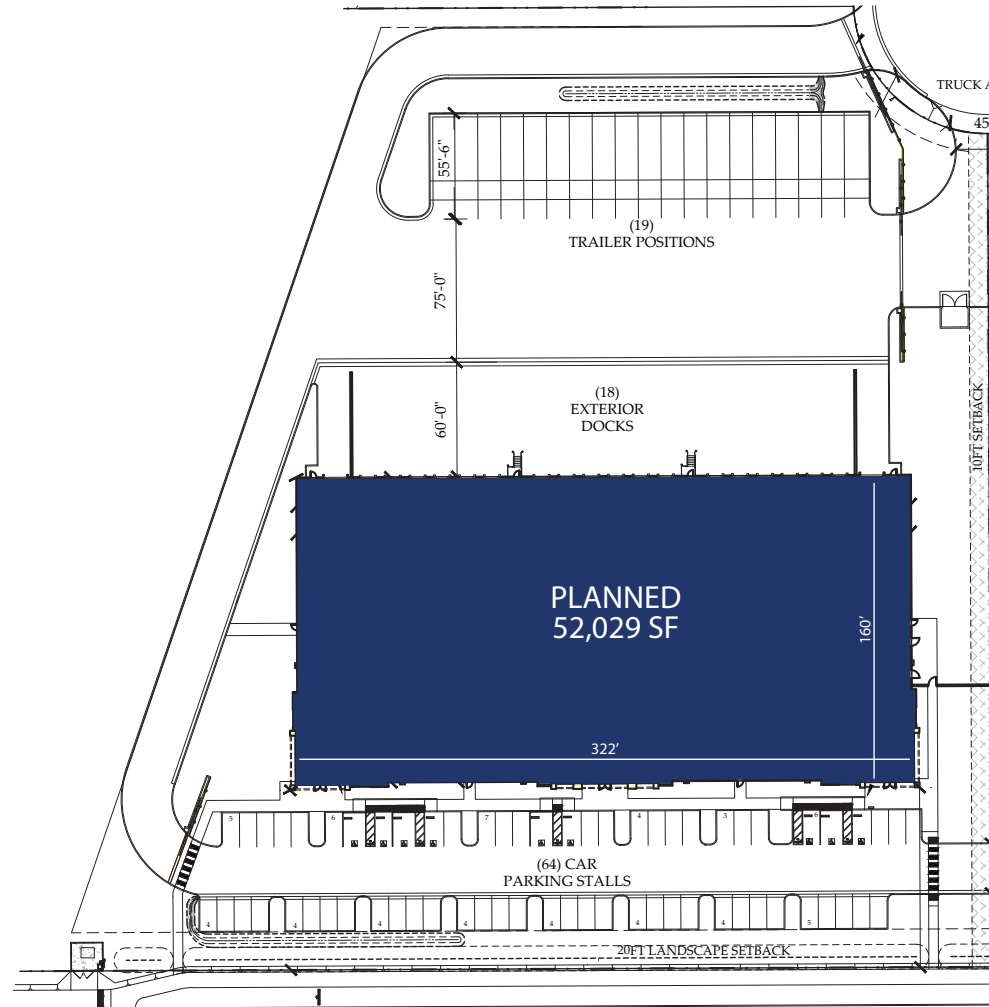
- + +/- 275' W x +/- 176' D
- + +/- 3.82 Acres
- + 14 Dock High Loading
- + 2 Grade Level Loading
- + 17 Stalls - Trailer Parking
- + 40 Stalls - Car Parking
- + M1, Light Industrial (City of Manteca) Zoning

Build to Suit Facility II

52,029 SF

**Planned*

Direct Access to I-5

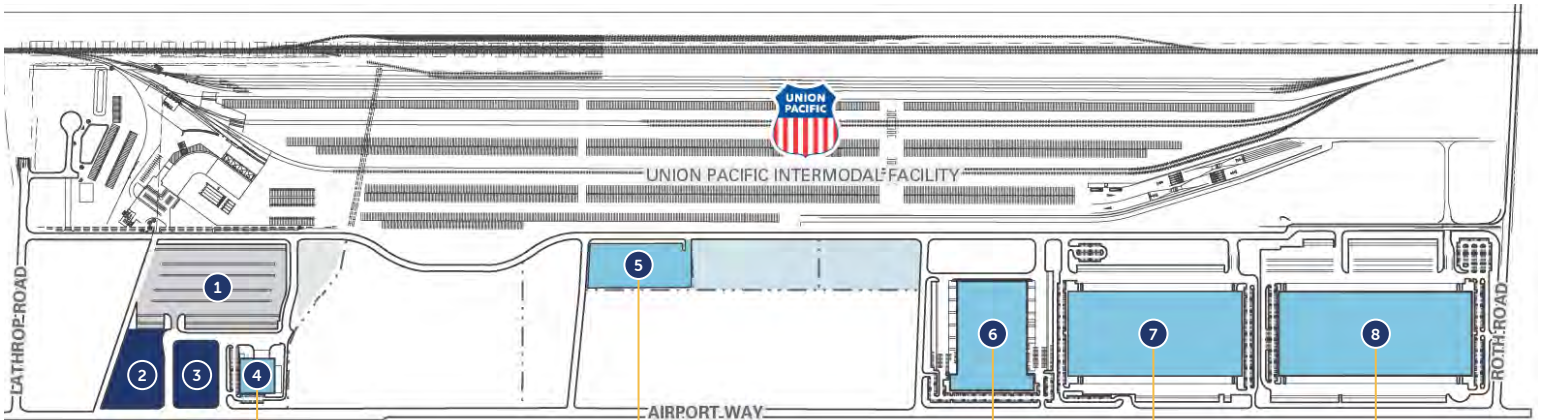


Facility Specifications

- + +/- 322' W x +/- 160' D
- + +/- 5.04 Acres
- + 18 Dock High Loading
- + 2 Grade Level Loading
- + 19 Stalls - Trailer Parking
- + 64 Stalls - Car Parking
- + M1, Light Industrial (City of Manteca) Zoning

CenterPoint Intermodal Center

190-Acre Business Center with Direct Access to Union Pacific Lathrop Intermodal Terminal



crothall
 BUILDING FOR
 our passion, your possibilities
 2365 N.
 AIRPORT WAY

A&A
 INTERMODAL TERMINAL
 2880
 INTERMODAL WAY

5.11
 TACTICAL
 3201 N.
 AIRPORT WAY

amazon
 3493 N.
 AIRPORT WAY

PENSKE
 2226 E.
 ROTH ROAD

- Available
- Leased
- Available Container Yard
- Detention Basin



Key

- | | | |
|----|-------------|------------------------------------|
| 1. | 15.47 Acres | Trailer Yard Coming Soon |
| 2. | 47,485 SF | Build to Suit / Land Site For Sale |
| 3. | 52,029 SF | Build to Suit / Land Site For Sale |
| 4. | 60,150 SF | Crowthall Healthcare |
| 5. | 6.04 Acres | A&A Intermodal Terminal |
| 6. | 404,657 SF | 5.11 Tactical |
| 7. | 746,790 SF | Amazon |
| 8. | 830,175 SF | Penske Truck Rental |






190+/- Acre Business Center with Direct Access to Interstate 5, Contiguous to the Union Pacific Intermodal Facility

Park Highlights

- + 190+/- acre campus accommodating up to 3.1M SF of warehouse and distribution space, including 1,763,072 SF (existing or under construction)
- + Direct access to Union Pacific Lathrop Intermodal Terminal
- + One hour drive time from the Port of Oakland
- + Close proximity to Interstate-5 and U.S. Highway 99
- + Fully entitled park enhancing speed to market (EIR in-place)
- + Pre-designated Enterprise Zone
- + Private park roads reducing drayage costs
- + City of Manteca promotes a business-friendly environment


CenterPoint Intermodal Center
Manteca

Site Amenities




Port of Oakland

One Hour Away



Direct Access

to Union Pacific Lathrop
Intermodal Yard



Drayage Costs

Reduced



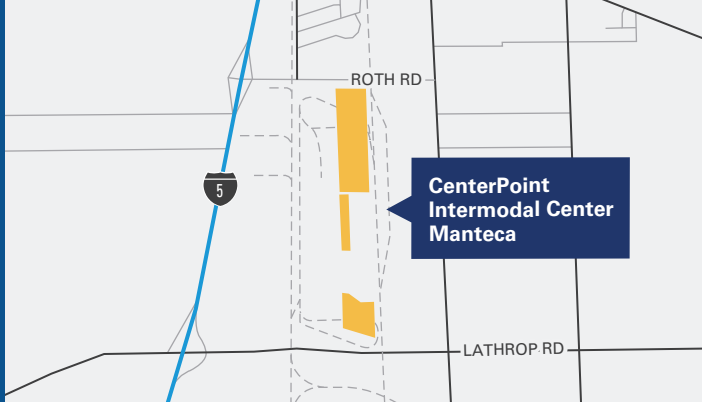
Key Distances

Interstate 5

1 mile

Highway 99

2 miles



Port of Oakland



San Francisco International Airport



San Jose International Airport



CenterPoint Intermodal Center Manteca

SANTA ROSA

PETALUMA

NAPA

CONCORD

ANTIOCH

SAN FRANCISCO

MANTECA

OAKDALE

SAN JOSE

NEWMAN

LIVINGSTON

SANTA CRUZ

GILROY

WATSONVILLE

MONTEREY

North Pacific Ocean

Monterey Bay

CenterPoint Intermodal Center

Manteca, CA

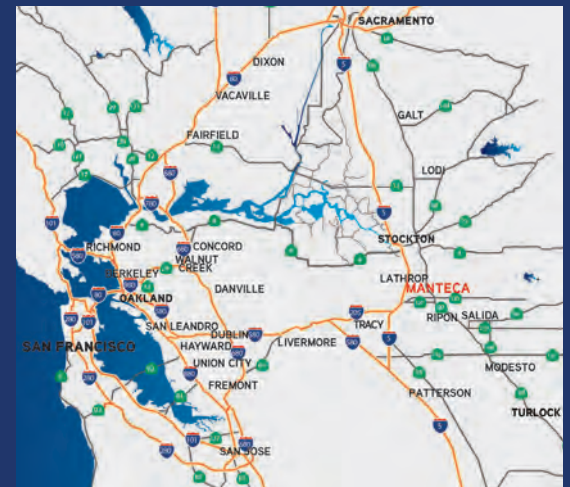
Key Distances

Direct Access to I-5



DISTANCE TO MAJOR MARKETS:

SACRAMENTO	56 MILES	LAS VEGAS	512 MILES
OAKLAND	66 MILES	PORTLAND	634 MILES
SAN JOSE	70 MILES	PHOENIX	701 MILES
SAN FRANCISCO	77 MILES	SALT LAKE CITY	708 MILES
FRESNO	118 MILES	SEATTLE	807 MILES
RENO	190 MILES	DENVER	1,240 MILES
LOS ANGELES	331 MILES		



DISTANCE TO MAJOR FREEWAYS:

Interstate 5	1 Mile
Highway 99	2 Miles
Highway 120	3 Miles
Interstate 205	5 Miles
Highway 4	8 Miles
Interstate 580	19 Miles

DISTANCE TO RAIL:

UP Intermodal	Contiguous
BNSF Intermodal	12 Miles

DISTANCE TO PORTS:

Port of Stockton	16 Miles
Port of W. Sacramento	60 Miles
Port of Oakland	64 Miles
Port of San Francisco	75 Miles
Port of Long Beach/LA	353 Miles
Port of Seattle	813 Miles

DISTANCE TO AIRPORTS:

Stockton Metro	7 Miles
Oakland Int'l	57 Miles
San Jose Int'l	63 Miles
Sacramento Int'l	71 Miles
San Francisco Int'l	76 Miles