

PHELAN LATHROP GATEWAY

Yosemite Avenue, Bldg 4

Lathrop, California

±390,443 SF State-of-the-Art Warehouse



BUILDING SPECIFICATIONS:

Building Size:	±390,443 SF
Spec Office SF:	3,656 SF
Loading:	Front-load 47 (9' x 10') dock-high doors 2 (12' x 14') grade level doors
Dock Equipment:	35k lb mechanical pit levelers every 3rd door
Auto Parking:	303 stalls
Trailer Parking:	60 stalls
Clear Height:	±36'
Power:	4,000 Amps, 277/480V, 3-Phase
Fire Suppression:	ESFR
Dimensions:	395' 10" D x 953' 8" W
Column Spacing:	60' x 56'
Truck Court:	195'
Skylights:	Yes
Lighting:	25' FC @ 36"

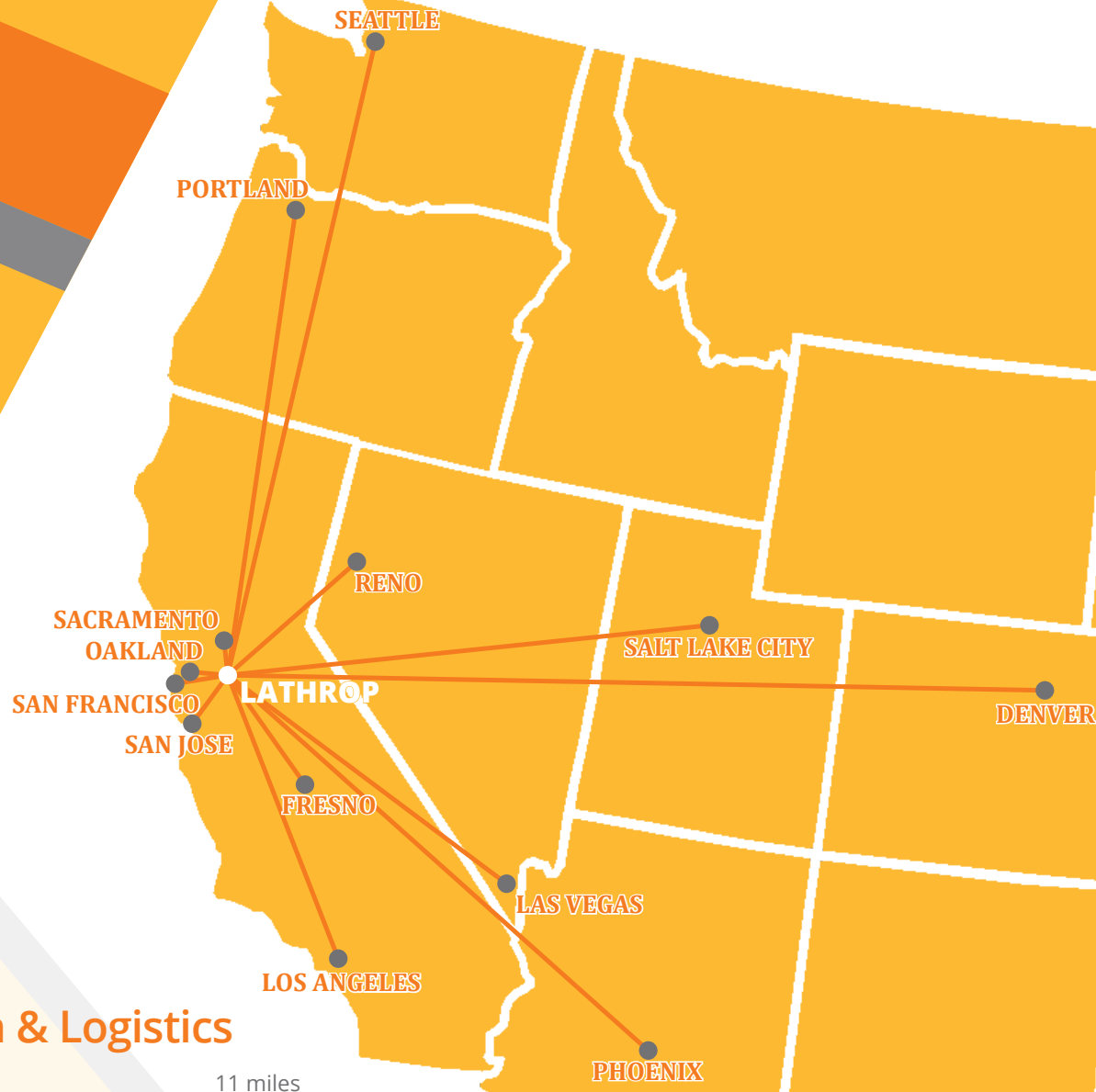
Highway 120 freeway frontage.

Drive around capability.

Immediate access to Interstate 5 via Highway 120, connecting the industrial park with the entire West Coast.

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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:	75 miles

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

