

CROSSROADS COMMERCE CENTER

18260 HARLAN ROAD :: LATHROP, CA

CLIMATE CONTROLLED WAREHOUSE

AVAILABLE

±430,770 SF

Expandable to ±555,750 SF



**FOR MORE
INFORMATION
PLEASE CONTACT**

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CBRE

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PROPERTY SPECIFICATIONS

AVAILABLE

±430,770 SF

Expandable to ±555,750 SF

PROPERTY FEATURES

- Available: ±430,770 SF
- Expandable to: ±555,750 SF
- Building Size: ±430,770 SF
 - ±402,070 SF Warehouse
 - ±10,600 SF H-2 - (Two rooms totaling)
 - ±2,300 SF Sprinkler / Electrical Rooms
 - ±15,800 SF Office
- Building Dimensions: ±802'W x 501'D
- Acres: ±29.11
- Column/Speed Bay Spacing: ±50'x50'
- ±28' Minimum Clear Height; ±30' at first column
- 110V duplex outlets on columns
- 4 separate restrooms within warehouse
- T-8 motion sensor lighting
- ESFR Sprinkler System
- R19 Insulated Ceiling
- Climate Controlled Warehouse
- Interior walls painted reflective white
- Filtered Air Exchange system in warehouse
- Power: 4,000 Amp; 277/480V; 3-phase
- Security Alarm System
- Year Built: 2003

DOCK FEATURES

- Dock Doors: 32 (±9'x12')
 - 20 w/ Rite-Hite Seals & Shelters, and Safety Lights
 - 10 w/ covered canopies, Rite-Hite Seals & Shelters, and Safety Lights
 - 2 Unimproved docks
 - 13 additional knock out panels
- 1 (±12'x14') grade level door
- 1 (±12'x14') low-boy dock (±24" Ht.)
- Rite-Hite Mechanical Pit Levelers
- Sectional Lift Doors w/ Dual Window Lites
- Dock area equipped w/ radiant heat & circulation fans
- Bollard Protection throughout warehouse
- Interior Dock Swing Lights
- 110V duplex outlets at each dock door

SITE FEATURES

- Trailer Parking: 83 stalls
- Fenced yard w/ ±110 SF Guard House
- Security Flood Lighting
- 200 Automobile Parking Stalls
- 70' Concrete Truck Apron
- 155' Truck Staging Area
- 15' Concrete Dolly Pad
- Attractively landscaped
- Separate employee entrance
- Monument signage with I-5 exposure:
 - Average daily traffic volume ±104,000 autos
- Institutional Quality Industrial Park
- State Enterprise Zone
- Established CC&R's

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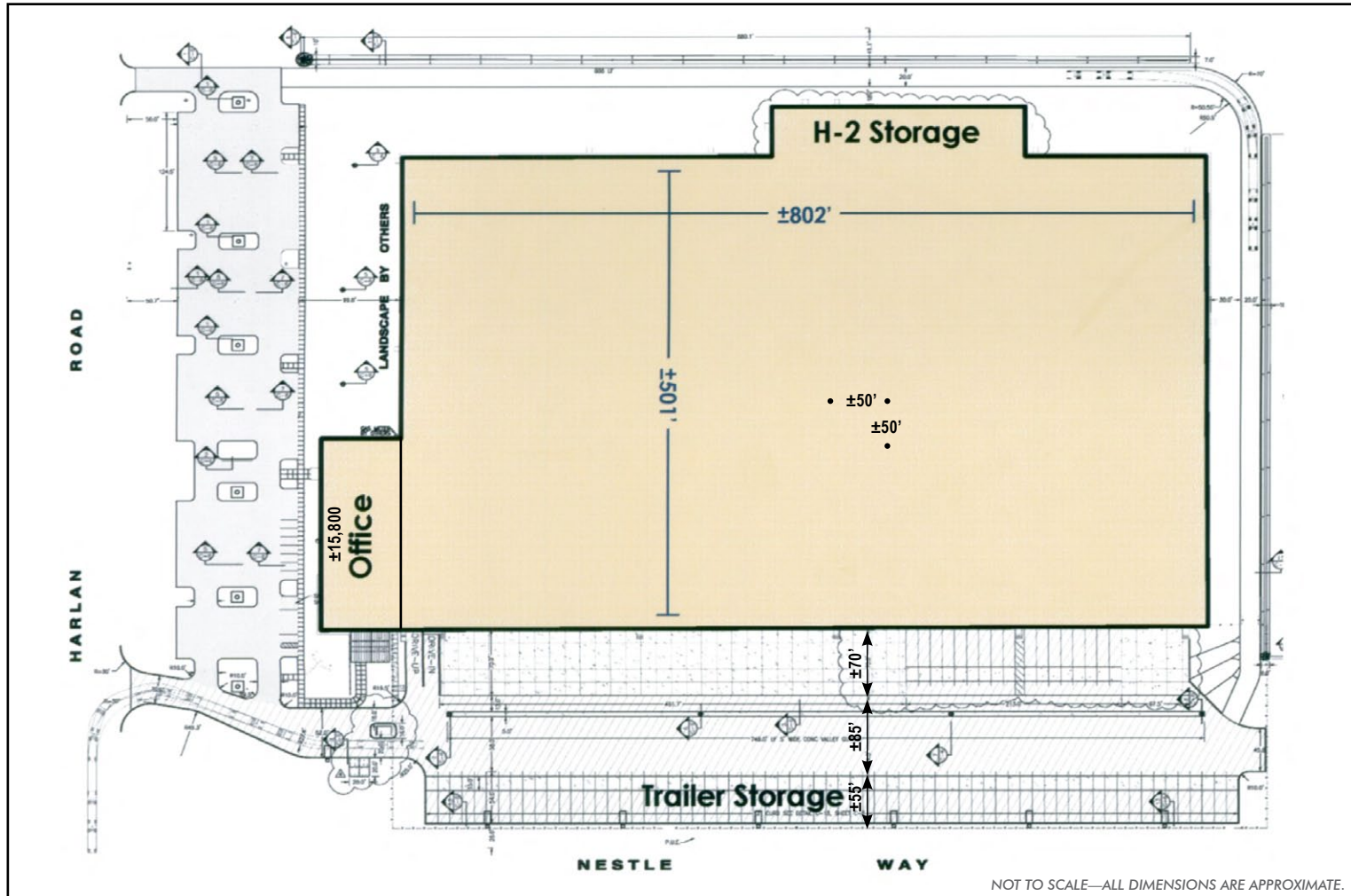
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SITE PLAN

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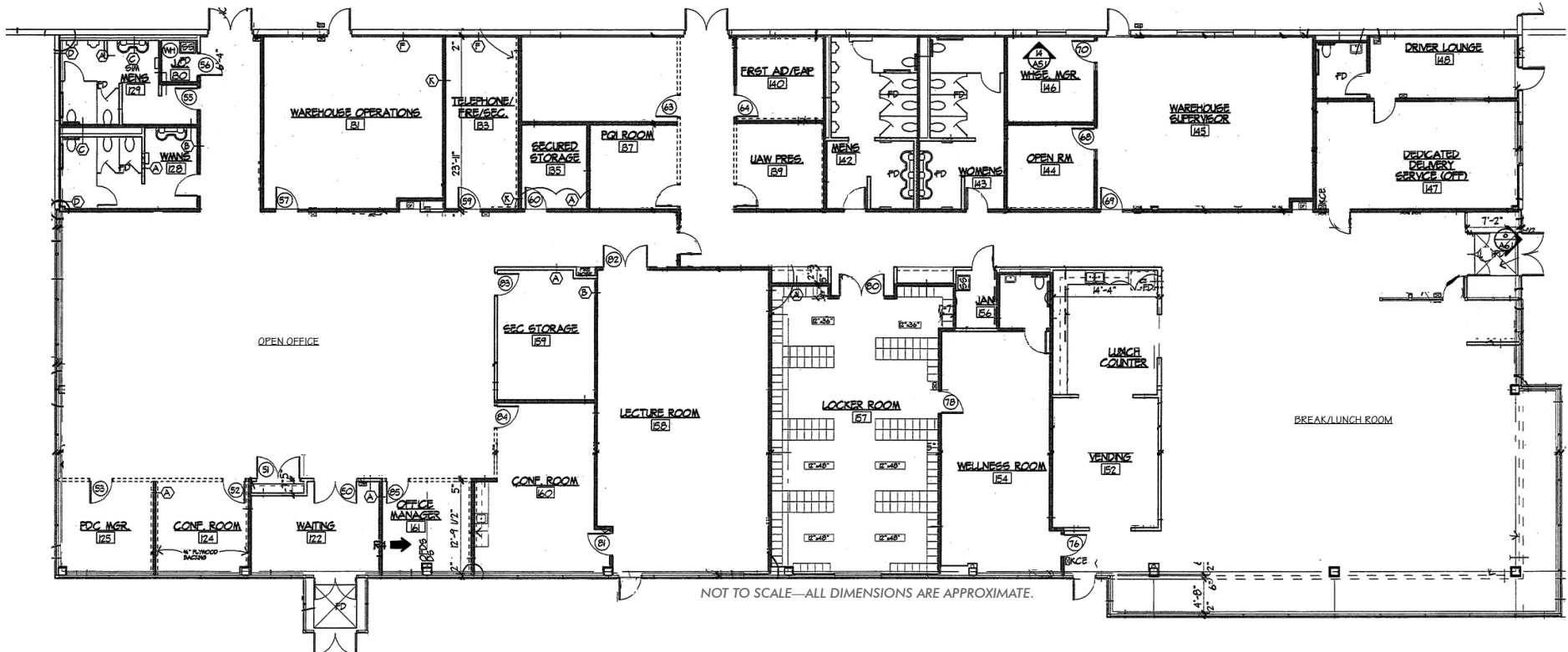
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OFFICE FLOOR PLAN

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OFFICE FEATURES

- ±15,800 SF
- Employee Locker Room
- Large Open Office Area
- Secured Card Pad Access
- Multiple Private Offices
- Training/Conference Rooms
- Secured Storage Room
- 6 Restrooms
- Large Lunch Room
- Drivers Lounge
- Motion Sensor Lighting
- IT/Communications Room

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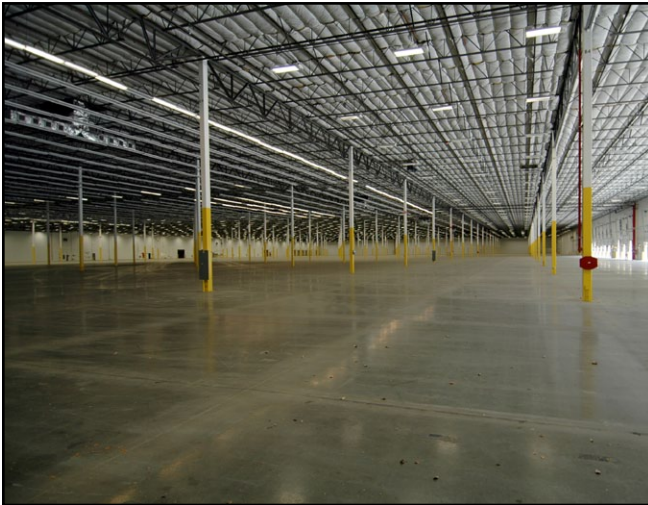
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PROPERTY PHOTOS

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REGIONAL AERIAL

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CONCEPTUAL SITE PLANS

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NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.



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MILEAGE TO MARKET

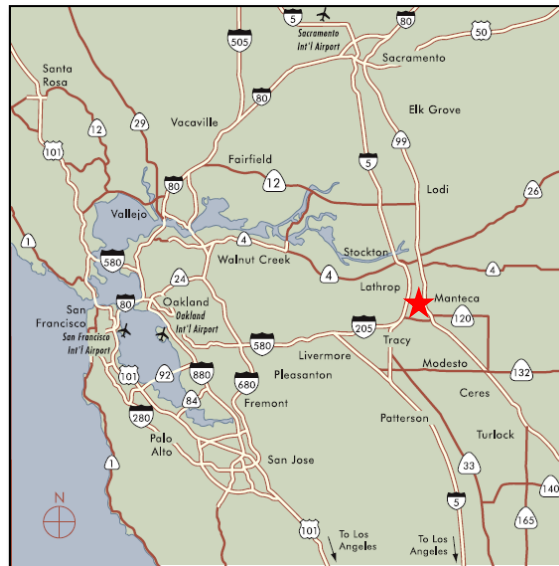
⚓ PORT OF STOCKTON	± 12 Miles
⚓ PORT OF SACRAMENTO	± 60 Miles
⚓ PORT OF OAKLAND	± 61 Miles
⚓ PORT OF LOS ANGELES	± 350 Miles
⚓ PORT OF LONG BEACH	± 352 Miles
✈ SACRAMENTO INT. AIRPORT	± 69 Miles
✈ SAN FRANCISCO INT. AIRPORT	± 75 Miles
🚂 UNION PACIFIC INTERMODAL	± 4 Miles
🚂 BNSF INTERMODAL	± 9 Miles

SACRAMENTO	± 59 Miles
SAN FRANCISCO	± 74 Miles
RENO	± 191 Miles
LOS ANGELES	± 328 Miles
LAS VEGAS	± 505 Miles
PORTLAND	± 638 Miles
PHOENIX	± 697 Miles
SALT LAKE CITY	± 709 Miles
DENVER	± 1,242 Miles

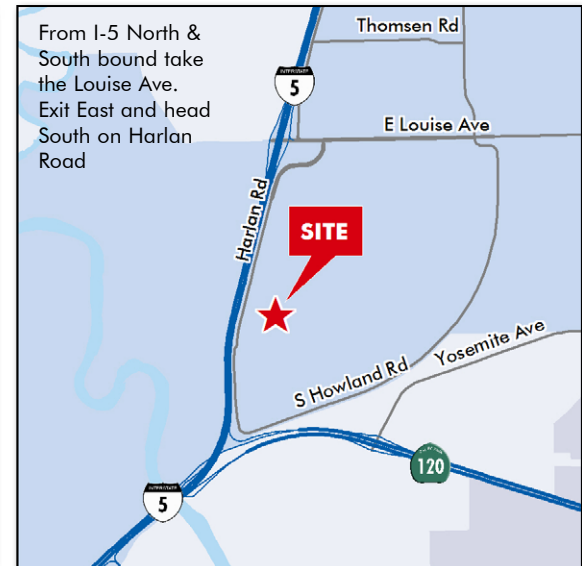
Western Map



Regional Map



Area Map



MAPS NOT TO SCALE

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