

AVAILABLE FOR LEASE > ±92,400 SF CLASS "A" DISTRIBUTION/MANUFACTURING FACILITY

# CROSSROADS COMMERCE CENTER

601 TESLA DRIVE • LATHROP, CALIFORNIA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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**COLLIERS INTERNATIONAL**

3439 Brookside Rd, Suite 108  
Stockton, CA 95219  
[www.colliers.com](http://www.colliers.com)

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## PROPERTY FEATURES:

<b>Property Address:</b>	601 Tesla Drive Lathrop, CA
<b>Total Sq. Ft.:</b>	±266,021 SF
<b>Building Class:</b>	Class "A" Warehouse/Distribution Facility
<b>Year Constructed:</b>	2001
<b>Construction Type:</b>	Concrete tilt-up
<b>Parcel Size:</b>	±11.49 Acres
<b>Parking:</b>	106 stalls
<b>Zoning:</b>	IG, General Industrial (City of Lathrop)
<b>Municipality:</b>	City of Lathrop
<b>Water:</b>	City of Lathrop
<b>Sewer:</b>	City of Lathrop
<b>Storm:</b>	City of Lathrop
<b>Gas &amp; Electric:</b>	PG&E
<b>Truck Route:</b>	STAA

Institutional Quality

Close proximity to Union Pacific & BNSF Intermodal Facilities

Ideal distribution point to NorCal & West Coast Markets

Direct access to I-5, I-580, I-205, Hwy 99 & Hwy 120

Corporate neighbors include: Medline, Amazon, Heinz, JCPenney, Tesla, Swift, In-N-Out, Del Monte, Ashley Furniture, Home Depot, etc.

## AVAILABLE FEATURES:

<b>Available Sq. Ft.:</b>	±92,400 SF
<b>Office Sq. Ft.:</b>	±1,000 SF of office, 2 private offices (13'x15' and 11'x 14') reception area, break area, and 2 restrooms
<b>Dimensions:</b>	280'W x 330'D
<b>Construction Type:</b>	Concrete tilt-up
<b>Skylights:</b>	42
<b>Minimum Clear Height:</b>	28'
<b>Fire Suppression:</b>	ESFR
<b>Column Spacing:</b>	56' x 48'
<b>Truck Court:</b>	160' with 65' concrete apron
<b>Dock High Doors:</b>	Fifteen (15)
<b>Grade Level Doors:</b>	Two (2)
<b>Truck Route:</b>	STAA



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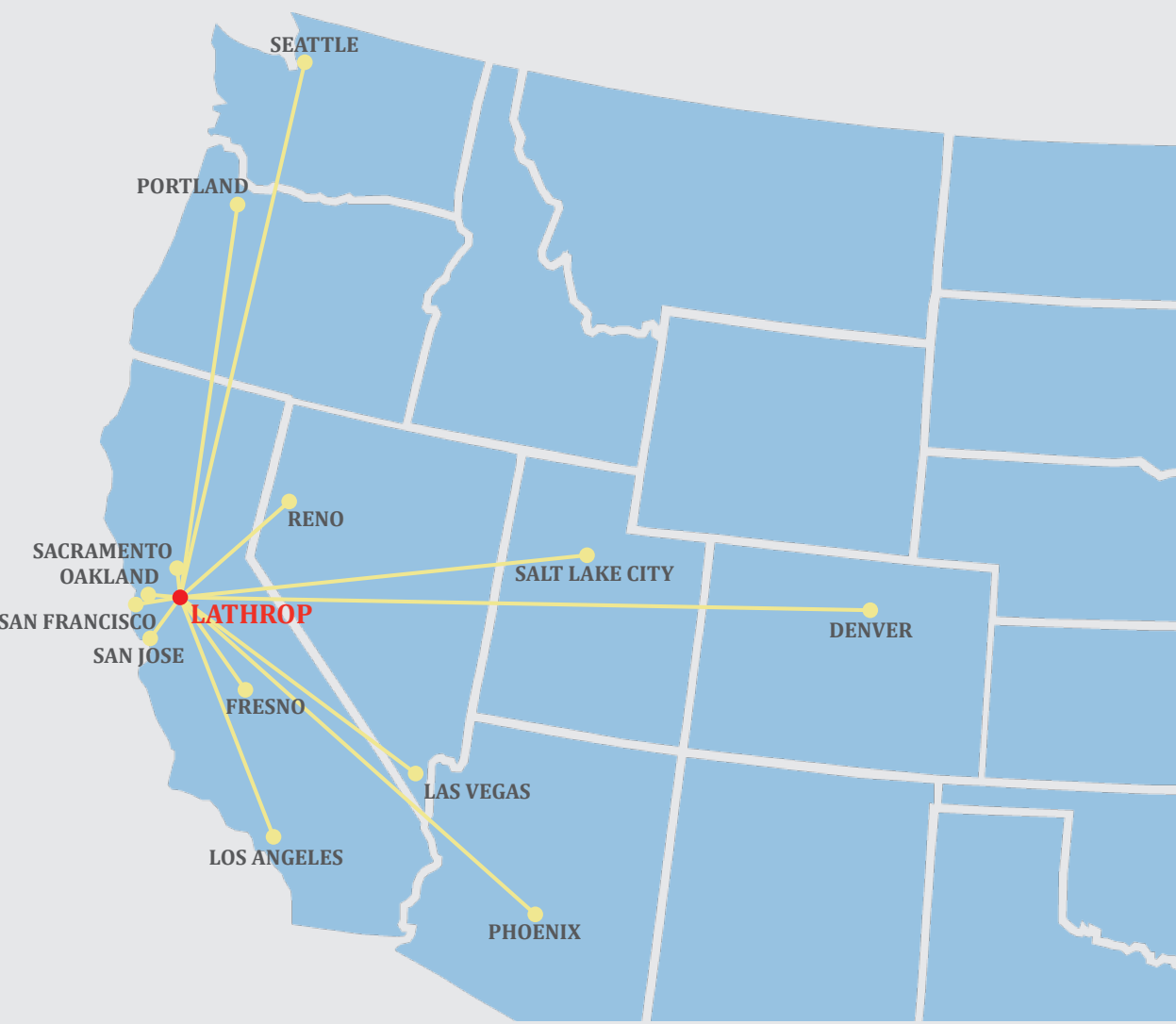
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## TRANSPORTATION & LOGISTICS

<b>Cities:</b>	<b>Stockton:</b>	11 miles
	<b>Sacramento:</b>	58 miles
	<b>Oakland:</b>	62 miles
	<b>San Jose:</b>	65 miles
	<b>San Francisco:</b>	73 miles
	<b>Fresno:</b>	117 miles
	<b>Reno:</b>	192 miles
	<b>Los Angeles:</b>	327 miles
	<b>Las Vegas:</b>	511 miles
	<b>Portland:</b>	636 miles
	<b>Phoenix:</b>	697 miles
	<b>Salt Lake City:</b>	707 miles
<b>Seattle:</b>	809 miles	
<b>Denver:</b>	1,243 miles	
<b>Ports:</b>	<b>Port of Stockton:</b>	14 miles
	<b>Port of West Sacramento:</b>	58 miles
	<b>Port of Oakland:</b>	62 miles
	<b>Port of San Francisco:</b>	74 miles
	<b>Port of LA &amp; Long Beach:</b>	353 miles
<b>Port of Seattle:</b>	813 miles	
<b>Airports:</b>	<b>Stockton Metropolitan Airport:</b>	8 miles
	<b>Oakland International Airport:</b>	56 miles
	<b>San Jose International Airport:</b>	62 miles
	<b>Sacramento International Airport:</b>	70 miles
	<b>San Francisco International Airport:</b>	75 miles



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