



Industrial Properties Consulting Team

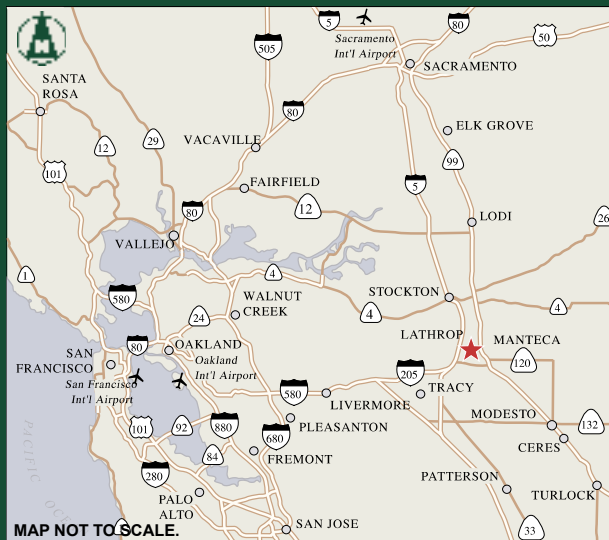
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AVAILABLE

±262,400 SQ. FT. DISTRIBUTION WAREHOUSE CALIFORNIA LOGISTICS CENTRE, LATHROP, CA



REGIONAL MAP



VICINITY MAP



 **PANATTONI**[®]
Another Project by Panattoni Development Co.

CONTACT

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CBRE
CB RICHARD ELLIS

11900 HARLAN ROAD • LATHROP, CA • CALIFORNIA LOGISTICS CENTRE



PROPERTY SPECIFICATIONS

- Distribution and Manufacturing
- Cross Dock Loading
- Ideal Distribution Point for West Coast Markets
- Building Dimensions $\pm 570' \times 400'$
- Column Spacing $\pm 50' \times 50'$
- $\pm 30'$ Minimum Clear Height
- Situated on ± 11.5 Acres
- Easily Divisible
- (51) $\pm 9' \times 10'$ Dock Doors
- (4) $\pm 12' \times 14'$ Ground Level Doors
- Truck Court Depth $\pm 140'$
- Office Build Out to Suit
- Mechanical and Electrical Build to Suit
- ESFR Fire Protection System
- Metal Roof with R-11 Insulation
- Concrete Tilt-up Construction
- $\pm 70'$ Concrete Loading Dock Apron

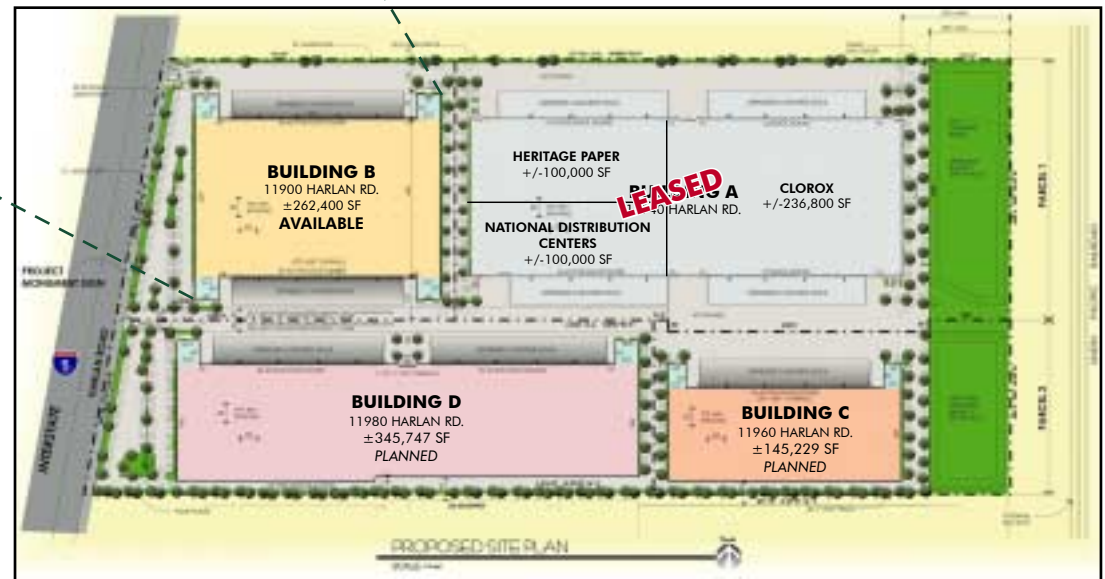
COMMENTS

Exceptional Class "A" Distribution facility with excellent Interstate 5 freeway exposure and easy access to two major freeway interchanges. This site also features on-site trailer storage potential and is within close proximity to Union Pacific and Burlington Northern Santa Fe Intermodal facilities.

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