

FOR SALE (OR) FOR LEASE



700 D'ARCY PARKWAY

Lathrop, California



PROPERTY OVERVIEW

Institutional quality class "A" distribution facility, including ± 8.63 acres of expansion land, located in the Crossroads Commerce Center; a master-planned industrial park. Additional features include:

- Rail service potential
- Fully-fenced site with guard house.
- Food-Grade facility
- Battery charging area.
- Skylights (3%)
- Dock doors equipped with pit levelers, dock locks and shelters.

PROPERTY STATISTICS

Available SF
 $\pm 436,098$ SF

Situated On
 ± 28.03 acres

Expandable To
 $\pm 650,000$ SF

Sprinkler System
ESFR

Ceiling Height
 $\pm 32'$ at 1st column

Electrical Service
1,200 Amp

Number of Docks
 ± 55

Zoning
M2, General Industrial

Parking Stalls
 ± 250

Warehouse Lighting
Florescent T-5

Column Spacing
 $\pm 58'2" \times 50'$

Trailer Parking
 ± 71 SF

Office
Main: $\pm 4,100$ SF
Ship/Receiving:
 $\pm 2,000$ SF

Truck Court Depth
 $\pm 186'$

Additional Acreage
 ± 8.63



For Further Information, Contact:

Blake Rasmussen

209.476.2954

1776 W. March Lane, Suite 170 • Stockton, CA 95207

Fax: 209.476.2960 Email: ipcteam@cbre.com

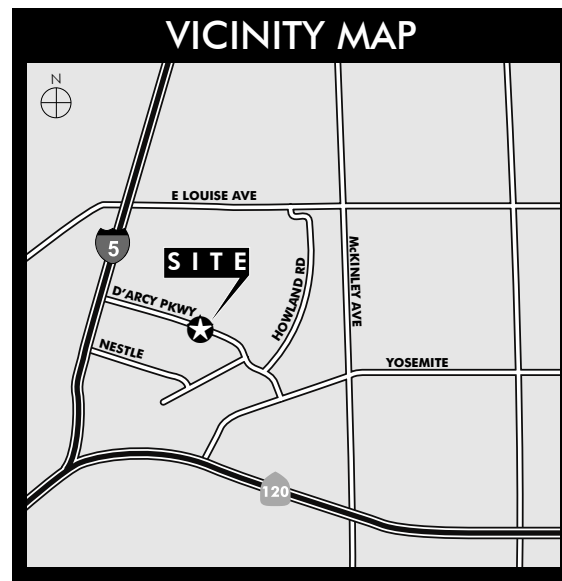
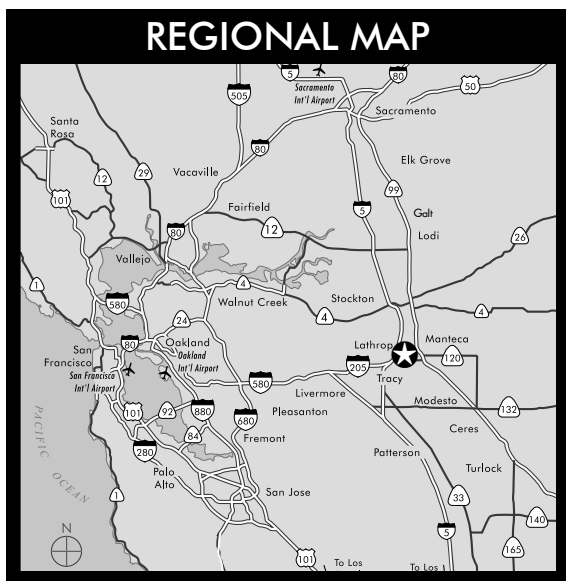
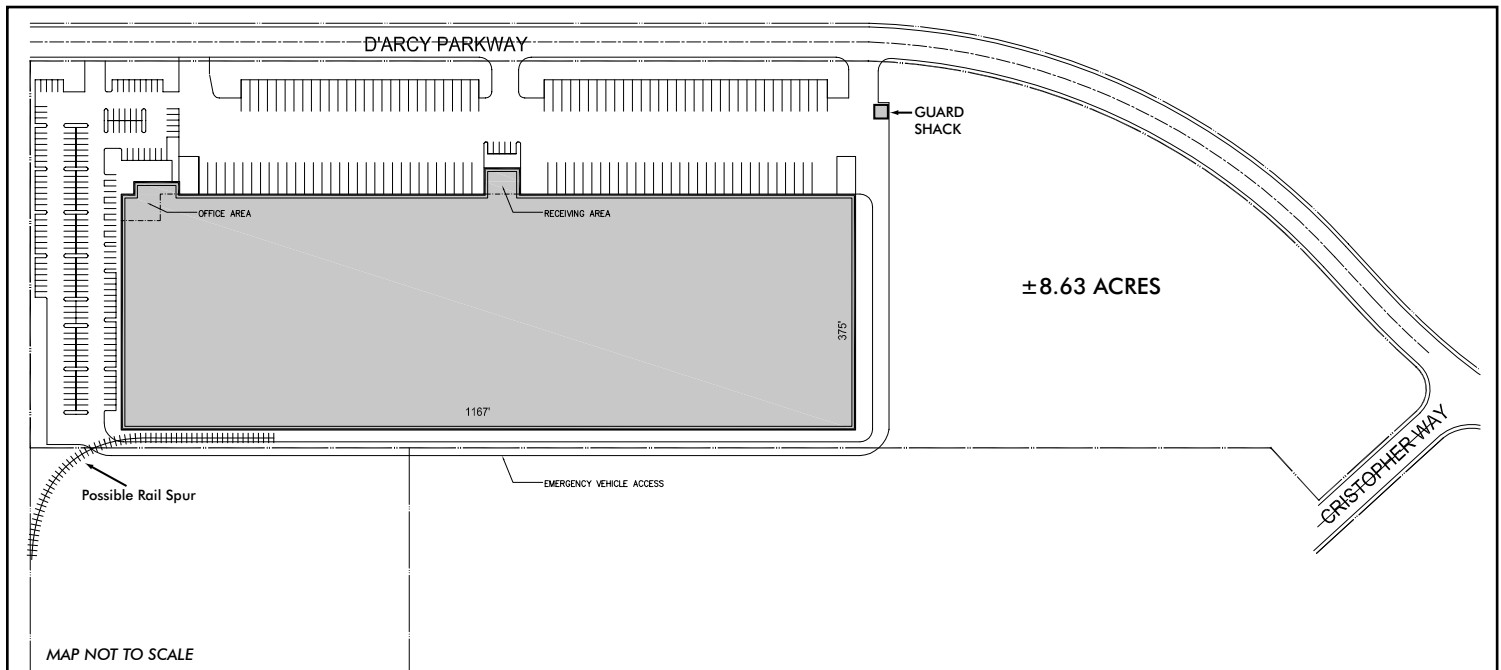
www.cbre.com/ipcteam

100 A CENTURY OF SERVICE
1906 | 2006

CBRE
CB RICHARD ELLIS

FIRST
INDUSTRIAL
REALTY • TRUST

Lathrop, California



www.cbre.com/ipcteam

© 2006 CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. 80818069

CBRE
CB RICHARD ELLIS

FOR SALE (OR) FOR LEASE



700 D'ARCY PARKWAY
Lathrop, California

PROPERTY SPECIFICATIONS

GENERAL SPECIFICATIONS

Building Square Footage:	±436,098
Site Area:	±19.39 Acres
Expansion Area:	±8.63 Acres
Total Potential Building Expansion:	±650,000 SF
Restrooms:	4 (m/w office - m/w warehouse)
Zoning Destination:	M-2 (City of Lathrop)

BUILDING SPECIFICATIONS

Main Office:	±4,100 SF
Ship/Receive Office:	±2,000 SF
Column Spacing:	±58'2" x 50'
Clear Height:	±32' @ First Column
Main Electrical Supply:	±1200 Amp 277/480 V 3PH
Lighting:	T-S Florescent
Sprinkler System:	ESFR
Dock Doors:	±55 (9' x 10' sectional lift with vision pane)
Dock Levelers:	±55 (RiteHite mechanical pit levelers)
Dock Equipment:	(Trailer lights, dock seals, canopy, dock locks, safety lights)
Grade Level Doors:	Two (12' x 14')
Ventilation:	Mechanical Vents - ceiling
Forklift Charging Area:	±12 stations plus eye wash
H Occupancy Area:	±3,629 SF
Consignment Area:	±14,611 SF
Candy Room:	±10,573 SF (±70' temp)

SITE/EXTERIOR SPECIFICATIONS

Truck Court:	±186' depth (7" concrete throughout)
Trailer Parking:	(71 striped with potential expansion)
Employee Parking:	±250 (lighted parking and yard access)
Yard Areas:	Fully fenced and lit
Access:	Gated with guard shack

© 2006 CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. 80817069

For Further Information, Contact:
Blake Rasmussen
209.476.2954

1776 W. March Lane, Suite 170 • Stockton, CA 95207
Fax: 209.476.2960 Email: ipcteam@cbre.com
www.cbre.com/ipcteam

100 A CENTURY OF SERVICE
1906 | 2006

CBRE
CB RICHARD ELLIS