

CROSSROADS LOGISTICS CENTER



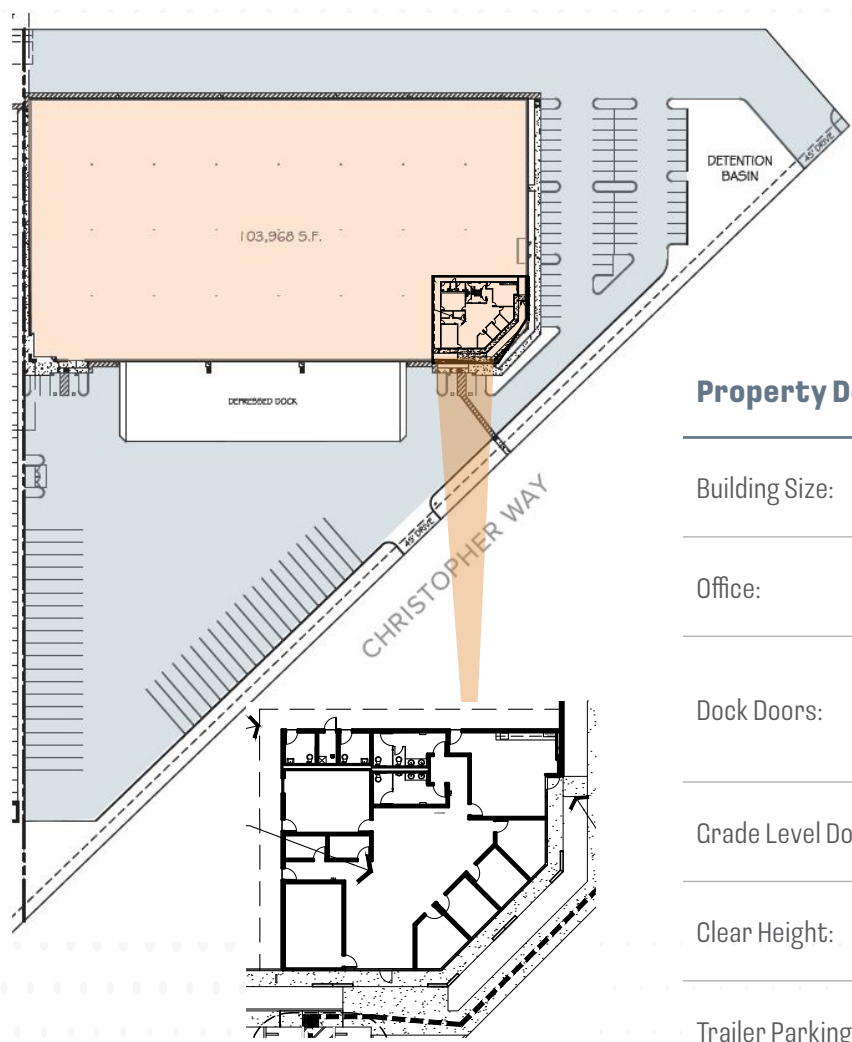
CBRE

**18551
CHRISTOPHER WAY
LATHROP, CA**



**±103,968 SF
SPACE FOR LEASE**

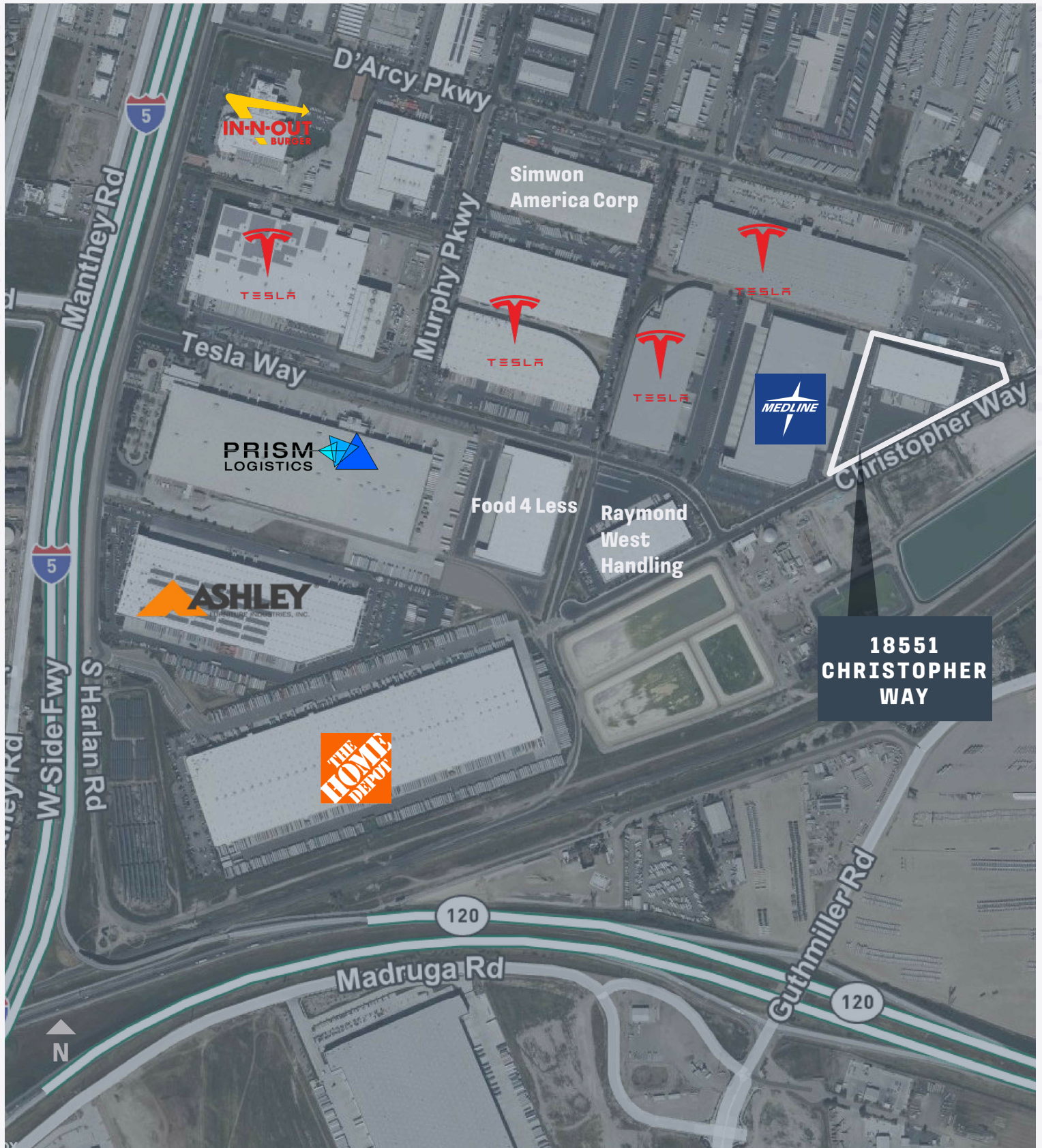
BUILDING SPECIFICATIONS



Property Details

Building Size:	±103,968
Office:	±3,557 SF
Dock Doors:	16 - 14 EODs - 2 Pit Levelers
Grade Level Doors:	6
Clear Height:	29' - 32'
Trailer Parking:	42
Auto Parking:	66
Column Spacing:	57' x 57'
Fire Sprinkler:	ESFR
Power:	2,000 amps, 277/480 v
Lighting:	LED

TENANT AERIAL



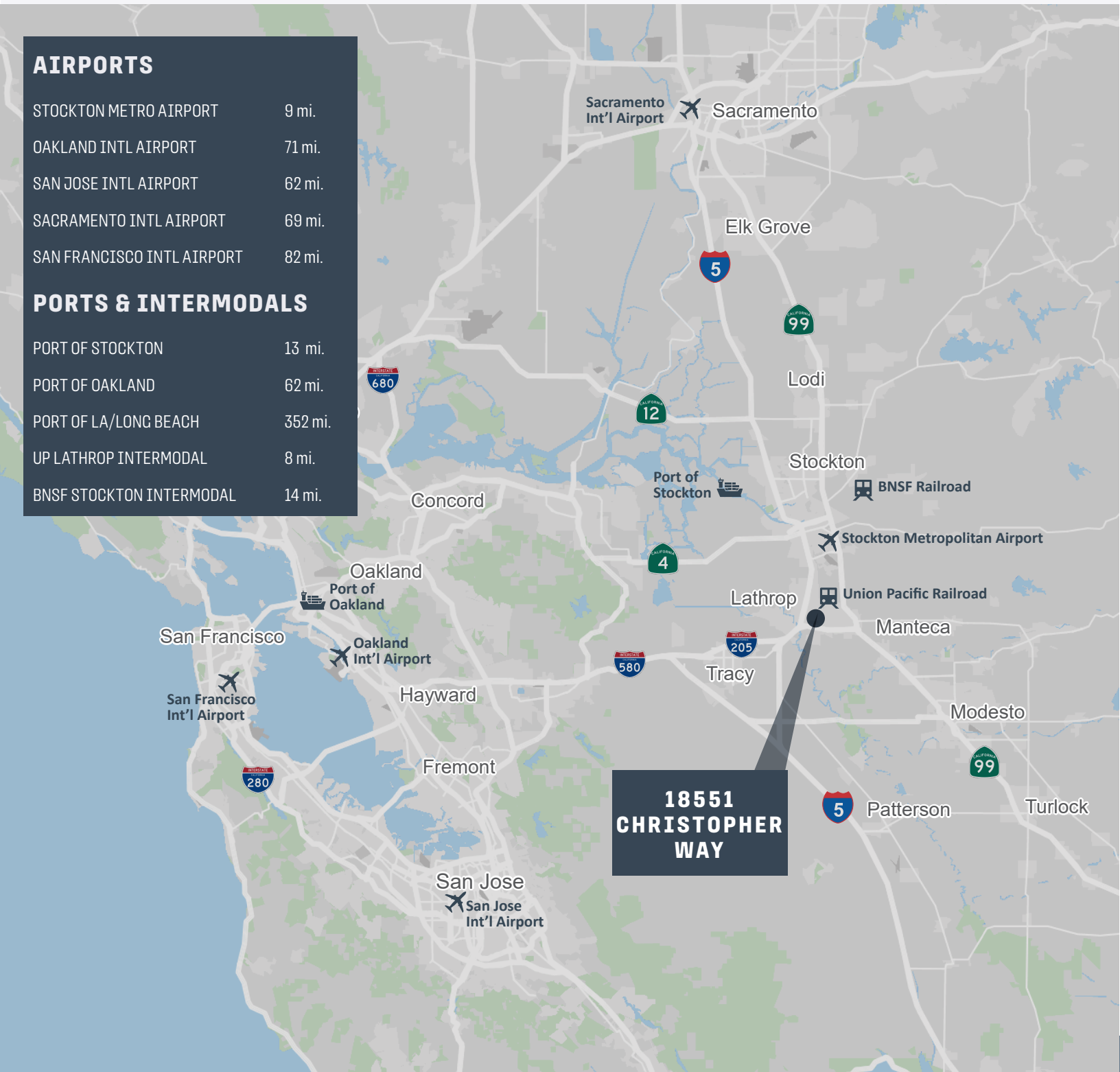
REGIONAL MAP

AIRPORTS

STOCKTON METRO AIRPORT	9 mi.
OAKLAND INTL AIRPORT	71 mi.
SAN JOSE INTL AIRPORT	62 mi.
SACRAMENTO INTL AIRPORT	69 mi.
SAN FRANCISCO INTL AIRPORT	82 mi.

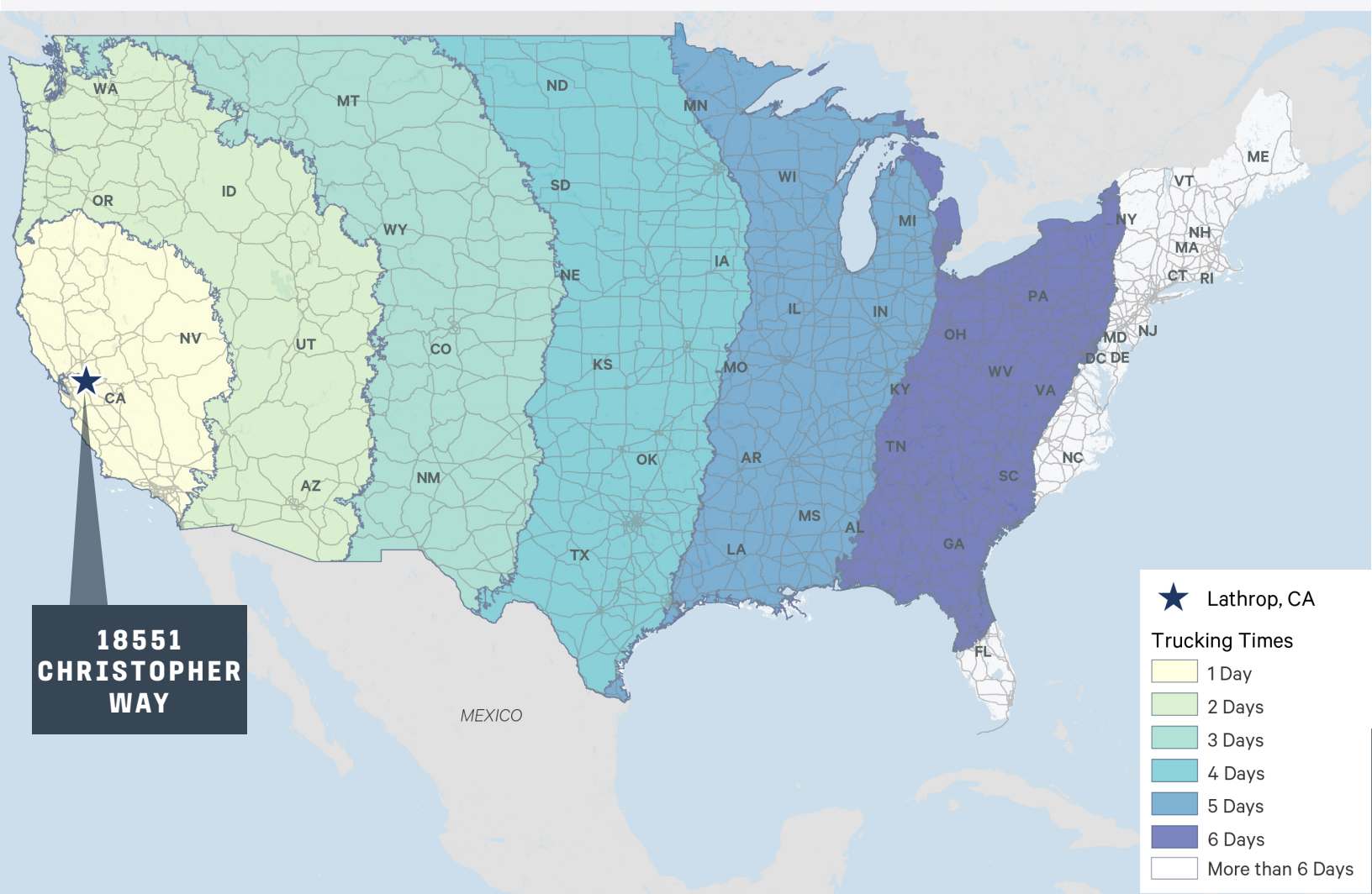
PORTS & INTERMODALS

PORT OF STOCKTON	13 mi.
PORT OF OAKLAND	62 mi.
PORT OF LA/LONG BEACH	352 mi.
UP LATHROP INTERMODAL	8 mi.
BNSF STOCKTON INTERMODAL	14 mi.



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TRANSIT TIMES



TRANSIT ANALYSIS FROM THE CENTRAL VALLEY

	Distance	Time		Distance	Times
Sacramento, CA	48 mi.	45 min.	Seattle, WA	799 mi.	11 hr. 40 min
San Francisco, CA	82 mi.	1hr 15 min.	Tucson, AZ	820 mi.	11 hr. 40 min
Reno, NV	179 mi.	2hr 40 min.	Albuquerque, NM	1,041 mi.	14 hr. 20 min
Los Angeles, CA	338 mi.	5hr 10 min.	Helena, MT	1,052 mi.	15 hr. 20 min
San Diego, CA	457 mi.	7hr 5 min.	Sante Fe, NM	1,101 mi.	16 hr.30 min
Las Vegas, NV	519 mi.	7hr 30 min.	Sonora, MX	1,102 mi.	16 hr. 20 min
BOISE, ID	600 mi.	9hr 20 min.	Cheyenne, WY	1,134 mi.	17 hr. 10 min
Portland, OR	626 mi.	9hr 10min.	Denver, CO	1,212 mi.	11 hr. 40 min
Salt Lake City, UT	697 mi.	9hr 50 min.	Omaha, NE	1,629 mi.	22 hr. 50 min
Phoenix, AZ	710 mi.	10hr 10 min.	Tulsa, OK	1,688 mi.	22 hr. 30 min

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