

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

CROSSROADS COMMERCE CENTER

601 TESLA DRIVE • LATHROP, CALIFORNIA



CLICK HERE FOR
VIRTUAL TOUR

AVAILABLE JULY 2022



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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COLLIERS

3439 Brookside Rd, Suite 108
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PROPERTY FEATURES:

Property Address: 601 Tesla Drive
Lathrop, CA

Total Sq. Ft.: ±266,021 SF

Building Class: Class "A" Warehouse/Distribution Facility

Year Constructed: 2001

Construction Type: Concrete tilt-up

Parcel Size: ±11.49 Acres

Parking: 106 stalls

Zoning: IG, General Industrial
(City of Lathrop)

Municipality: City of Lathrop

Water: City of Lathrop

Sewer: City of Lathrop

Storm: City of Lathrop

Gas & Electric: PG&E

Truck Route: 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:

Available Sq. Ft.: ±92,400 SF

Available: July 2022

Office Sq. Ft.: ±1,000 SF of office, 2 private offices (13'x15' and 11'x 14') reception area, break area, and 2 restrooms

Dimensions: 280'W x 330'D

Construction Type: Concrete tilt-up

Skylights: 42

Minimum Clear Height: 28'

Fire Suppression: ESFR

Column Spacing: 56' x 48'

Truck Court: 160' with 65' concrete apron

Dock High Doors: Fifteen (15)

Grade Level Doors: Two (2)

Truck Route: STAA



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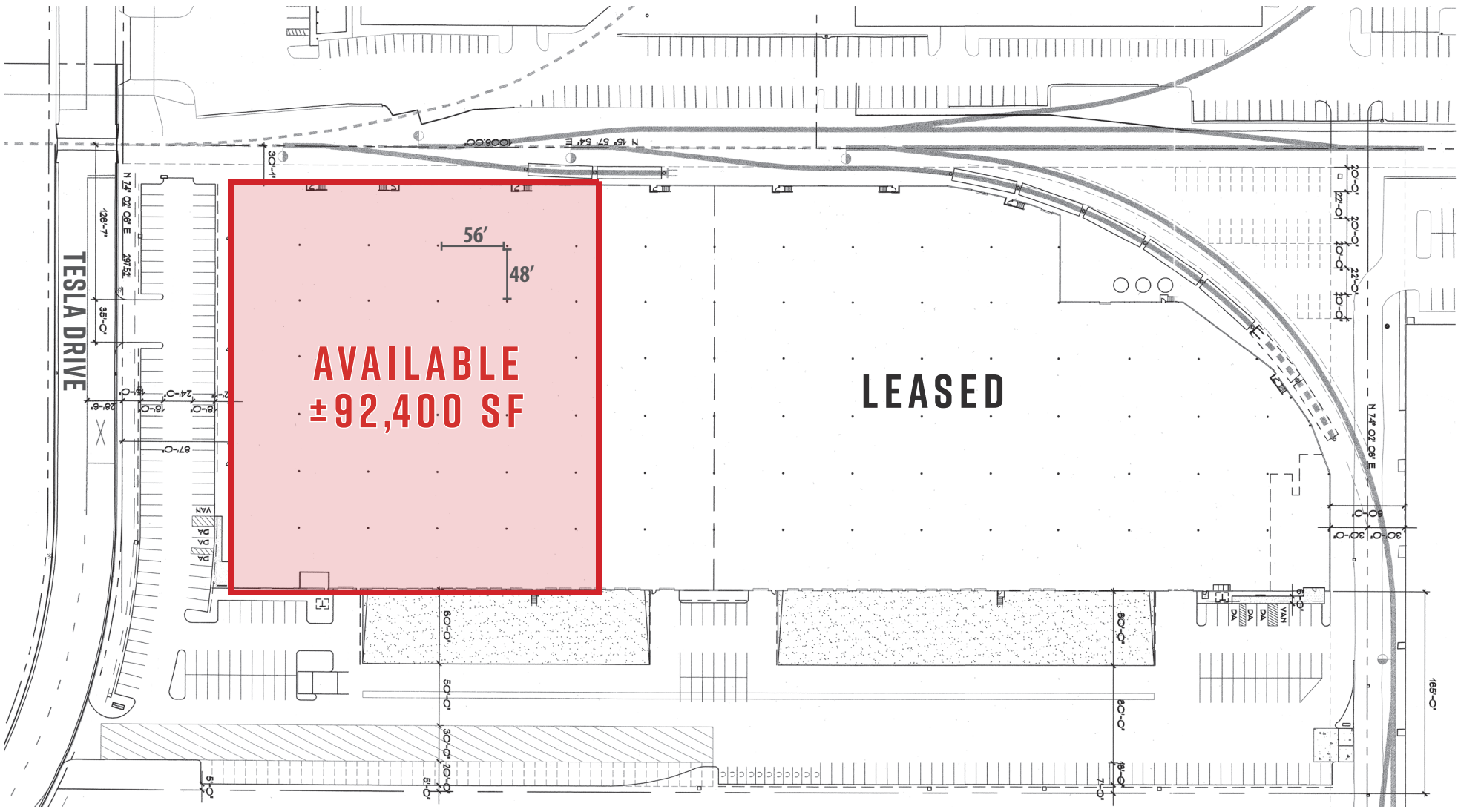
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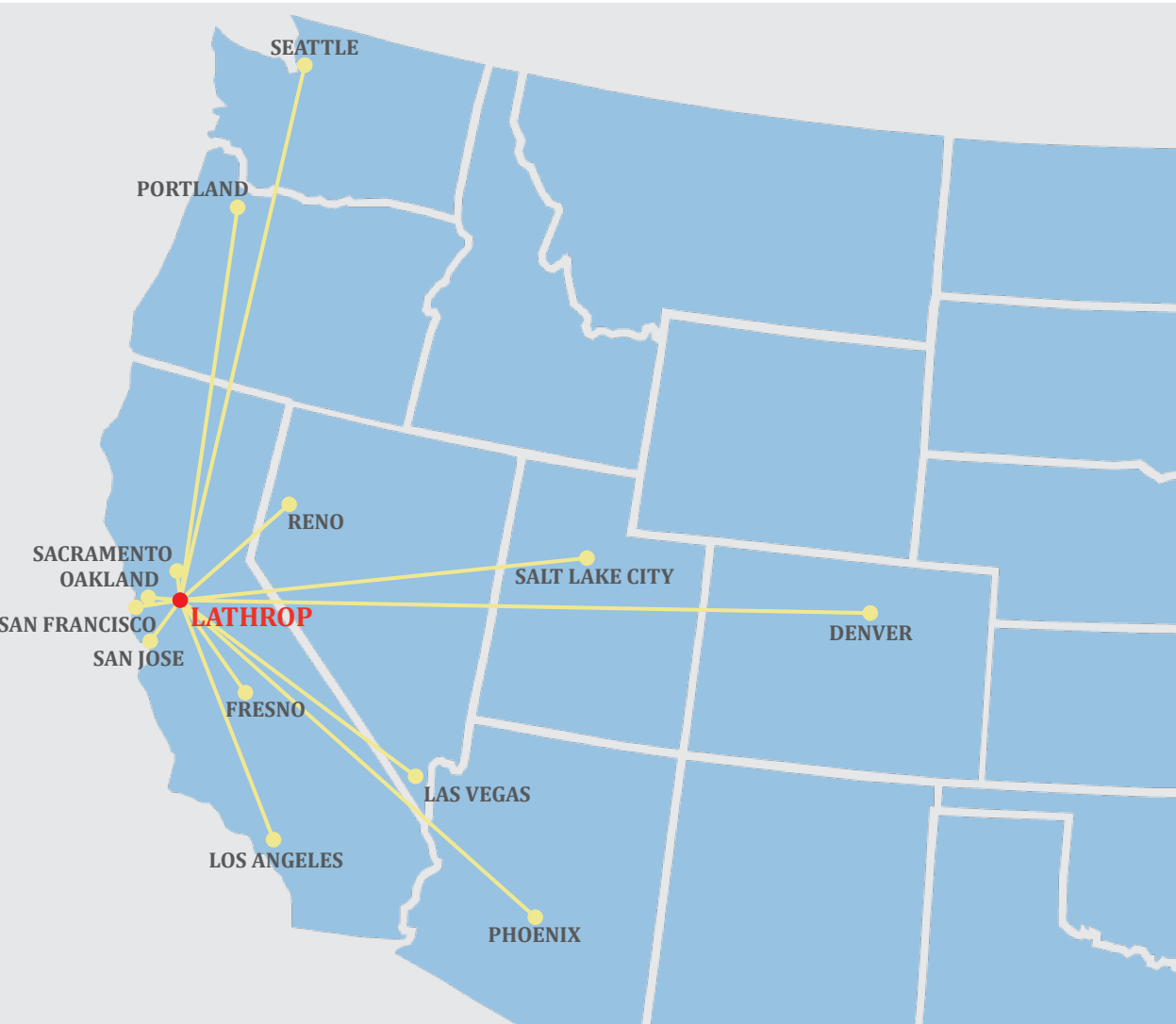
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TRANSPORTATION & LOGISTICS

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



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