



LAUNCH PROPERTY VIDEO



FOR LEASE

±440,538 SF DISTRIBUTION CENTER

700 D'ARCY PARKWAY | LATHROP, CALIFORNIA

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Property Features

Available Building SF:	±440,538 SF
Divisible SF:	±150,000 SF
Existing Office:	±8,810 SF
Yard Size:	±8 Acres; Paved & Fenced Yard
Parcel Size:	±28.02 Acres
Space Dimensions:	±1167' x 370'
Clear Height:	±30' @ First Column; ±32' @ Second Column
Column Spacing:	±58'2" x 50'
Dock Doors:	81
GL Doors:	2 (±12'x14' electric)
Concrete Truck Apron:	±85'
Truck Court:	±186' (fenced & gated)
Speed Bays:	±60'
Sky Lights:	3% Roof Area
Interior Walls:	Reflective White Paint
Fire Sprinklers:	ESFR
Auto Parking:	179 Auto Stalls
Trailer Parking:	314 Stalls w/Dolly Pads
Power:	3,700 Amps, 277/480 Volt, 3-Phase
Zoning:	Industrial General (IG) City of Lathrop
Railroad Service:	Potential Union Pacific (UPRR) Rail Service



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Dock Features

- Mechanical Pit Levelers

Dok-Lok Trailer Restraints

Safety Lights

Trailer Lights

Trailer Fans

Cameras

Dock Shelters

Dock Canopy

Quad Power Outlets



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Truck Court + Yard

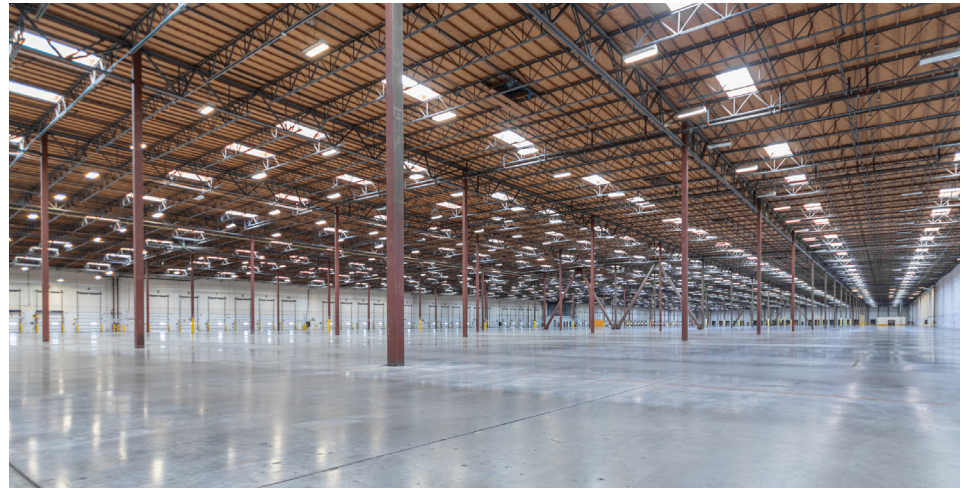


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Warehouse



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Office

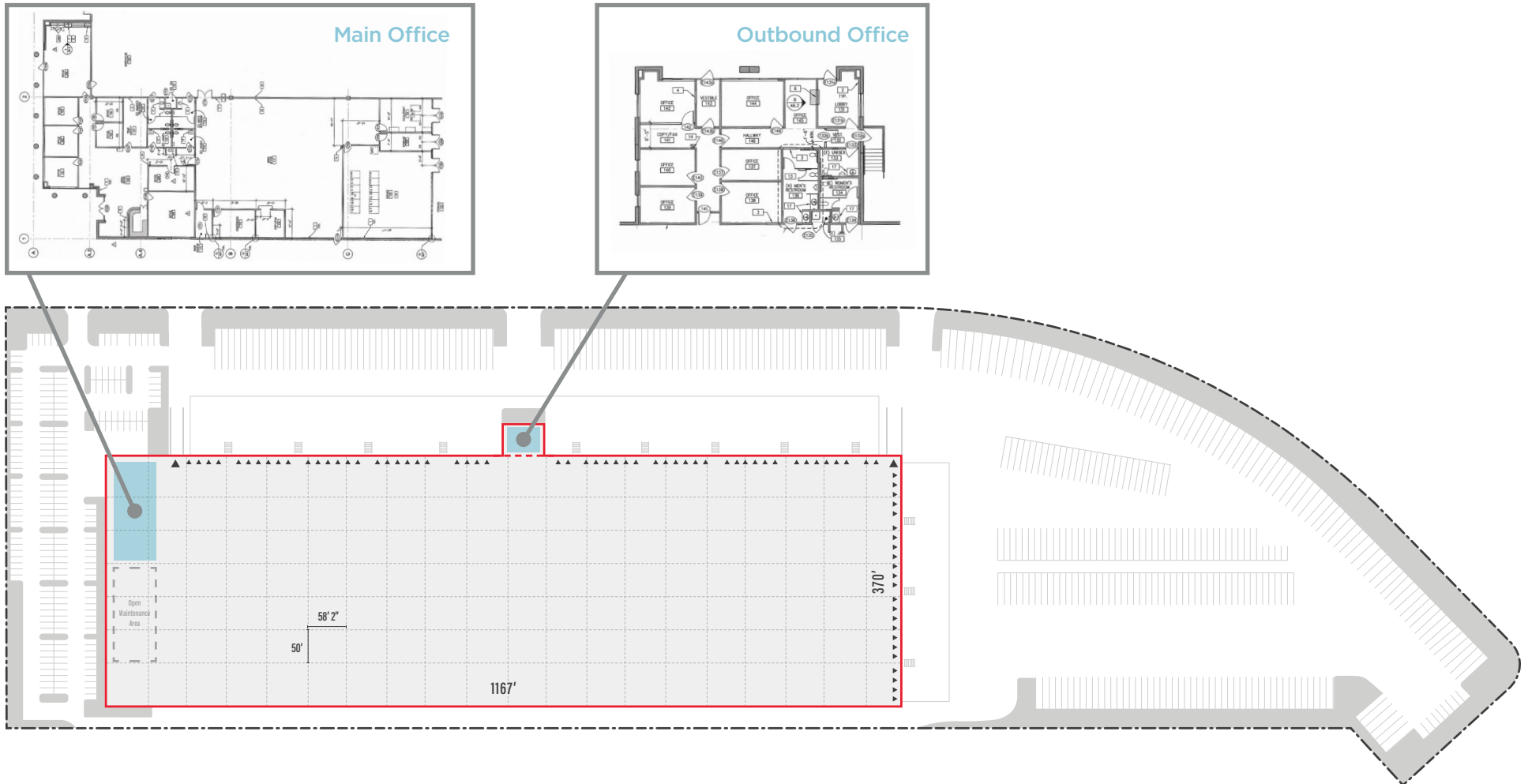


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Site Plan



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Market View

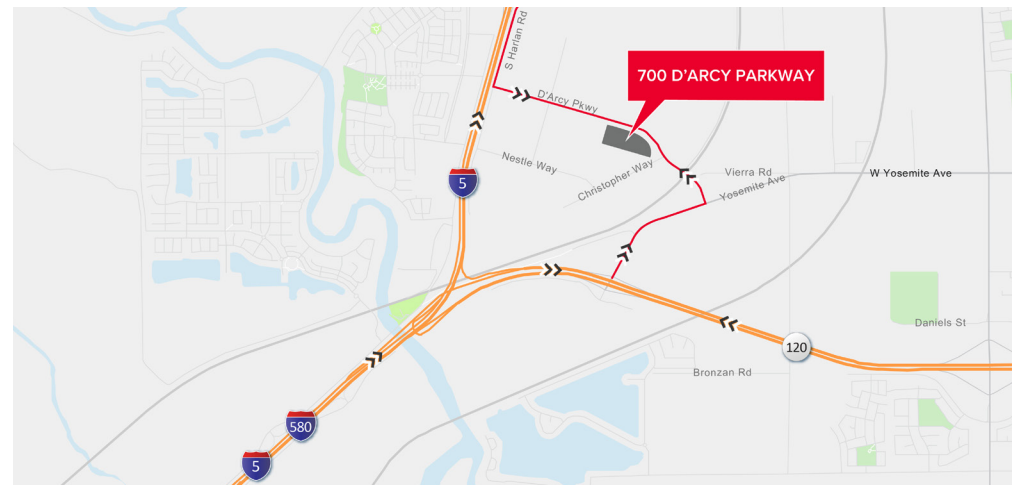
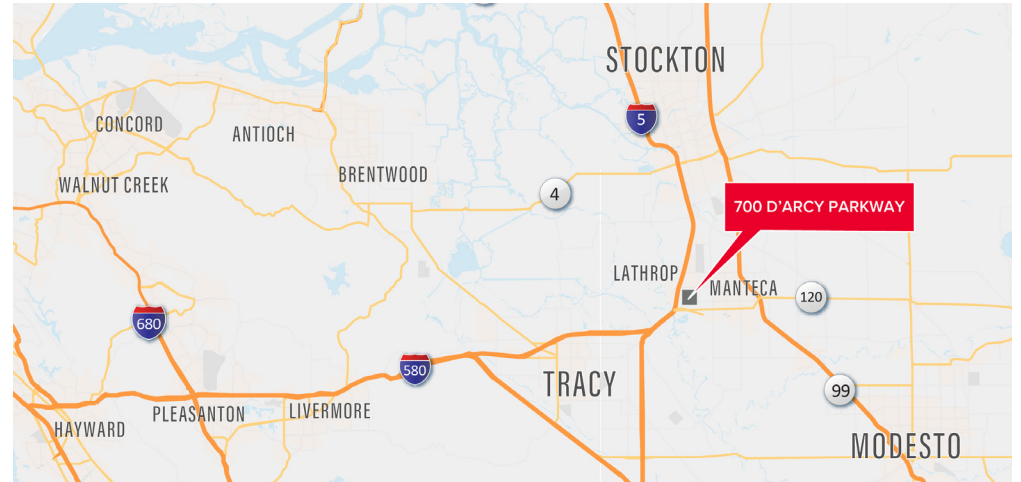
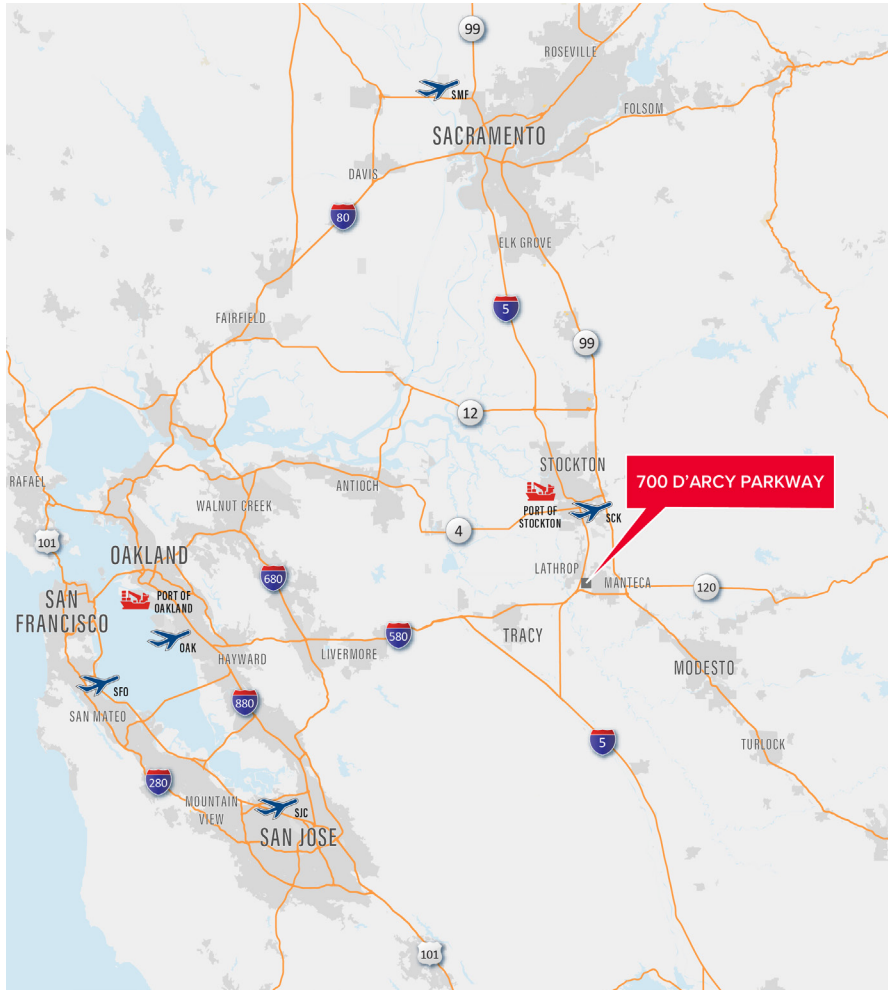


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Site Location & Area

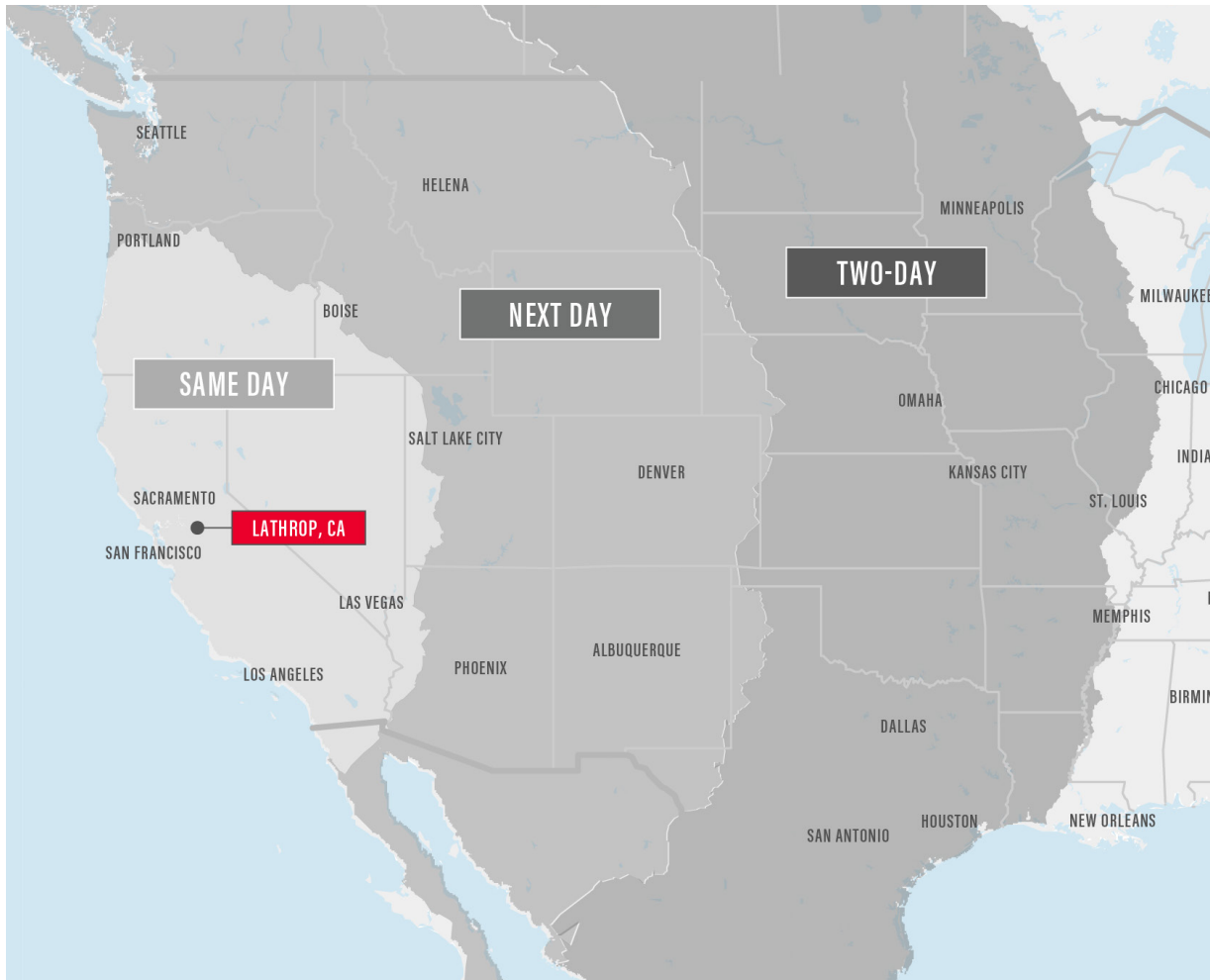


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Access to Markets



LOCATION

Sacramento	60 Mi	Phoenix	698 Mi
Oakland	61 Mi	Salt Lake City	709 Mi
San Francisco	72 Mi	Seattle	811 Mi
Los Angeles	327 Mi	Denver	1,211 Mi
San Diego	447 Mi	Dallas	1,674 Mi
Las Vegas	510 Mi	Chicago	2,100 Mi
Portland	637 Mi	Atlanta	2,423 Mi

DISTANCE TO AIRPORTS

Stockton	11 Mi	San Jose	63 Mi
Sacramento	70 Mi	San Francisco	75 Mi
Oakland	56 Mi		

DISTANCE TO SHIPPING PORTS

Stockton	14 Mi	Long Beach	352 Mi
Oakland	61 Mi	Seattle	813 Mi

DRIVE TIMES + POPULATION

● Same Day	52,254,011
● Next Day	84,881,212
● Two-Day	145,912,987



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Exclusively Listed By:

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[View Site Specific COVID-19 Prevention Plan](#)

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