



PHELAN LATHROP GATEWAY

3400 W. Yosemite Avenue, Bldg 3

Lathrop, California

±183,565 SF AVAILABLE



BUILDING SPECIFICATIONS:

Building Size:	±456,465 SF
Available Size:	±183,565 SF
Spec Office SF:	3,408 SF
Loading:	Front-load 17 (9' x 10') dock-high doors 1 (12' x 14') grade level doors
Dock Equipment:	35k lb mechanical pit levelers every 3rd door
Auto Parking:	292 stalls
Trailer Parking:	23 stalls
Clear Height:	±36'
Building Power:	4,000 Amps, 277/480V, 3-Phase
Fire Suppression:	ESFR
Building Dimensions:	395' 10" D x 1,124' 10" W
Column Spacing:	60' x 56'
Truck Court:	195'
Skylights:	Yes
Lighting:	25' FC @ 36"

Highway 120 freeway frontage.
Drive around capability.
Immediate access to Interstate 5 via Highway 120, connecting the industrial park with the entire West Coast.

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

MIKE GOLDSTEIN, SIOR

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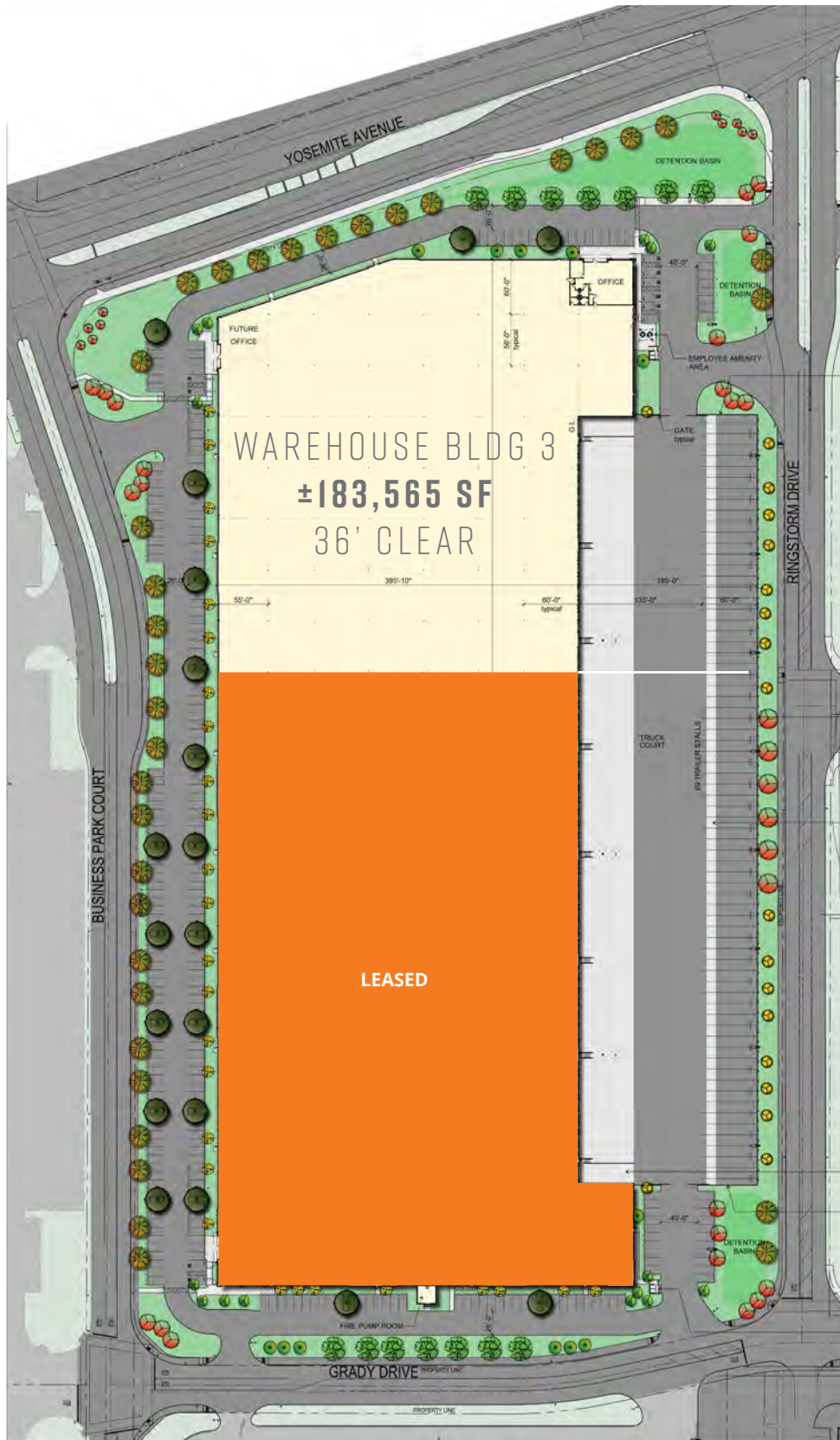
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Spec Office Site Plan





Yosemite Avenue, Bldg 3 Lathrop, California

State-of-the-Art Class "A" Master Planned Industrial Park

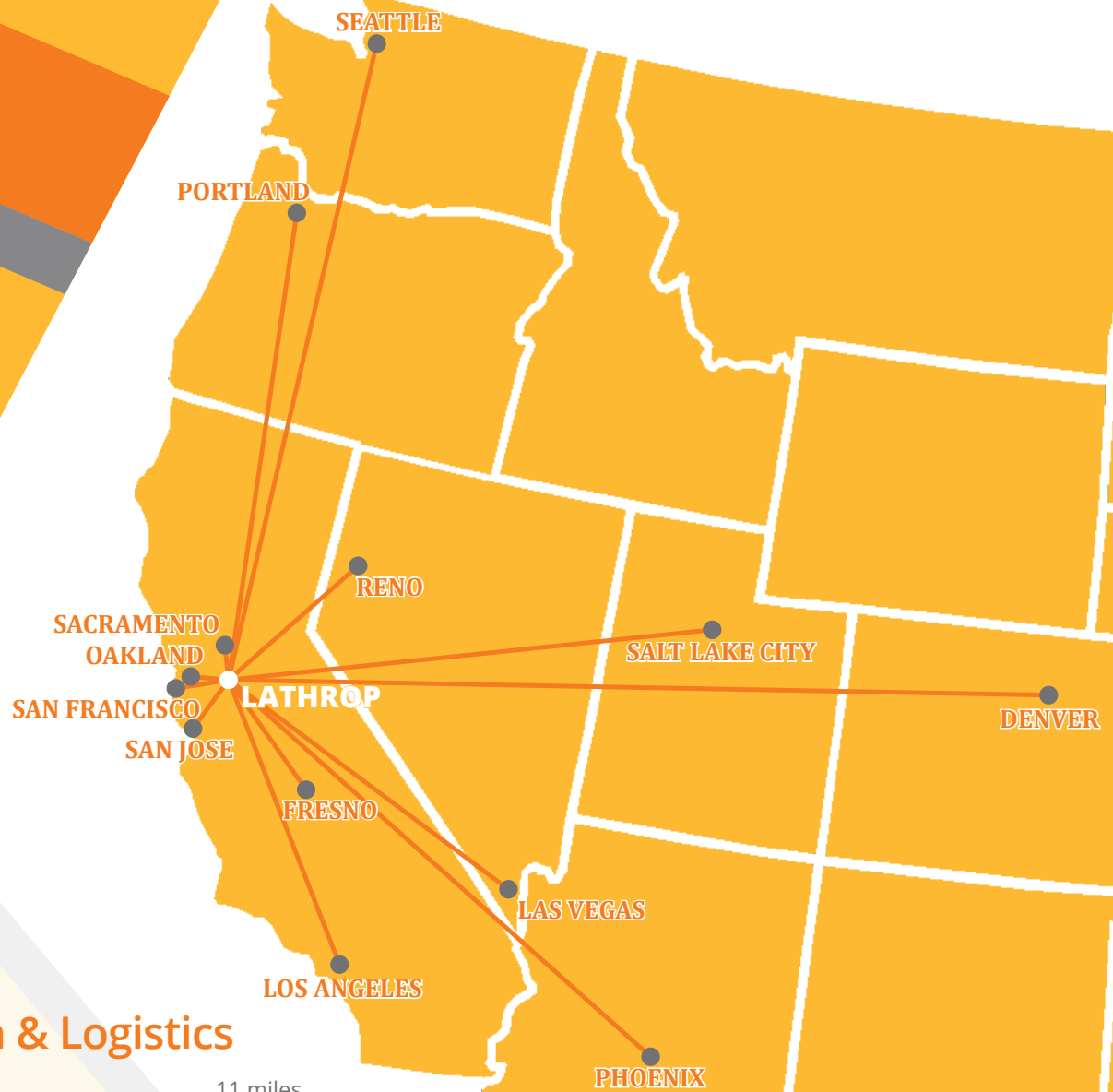
Phelan Lathrop Gateway, a multi-phase industrial park, will total ±3,018,925 SF at full build-out. The first phase, located on the west portion of the industrial park, includes two warehouse/distribution buildings. Phase II, Building 3 is a ±456,465 SF building featuring Highway 120 frontage and ample trailer and auto parking.

Ease of Access

Phelan Lathrop Gateway is conveniently located in Lathrop, California, a part of San Joaquin County in the Central Valley. The master planned industrial park, with immediate access to Highway 120 via Yosemite Avenue, is conveniently located ±25 miles east of the Bay Area. The location of the park allows for efficient and unbeatable access to the major Logistics and Transportation locations along the West Coast via Interstate 5, ±1.25 miles from the site.

Location, Transportation & Logistics

Phelan Lathrop Gateway benefits from close proximity to both BNSF and UP Intermodal Facilities, four regional international airports including San Jose, Oakland, San Francisco and Sacramento and Ports located in Stockton, Oakland and Sacramento.

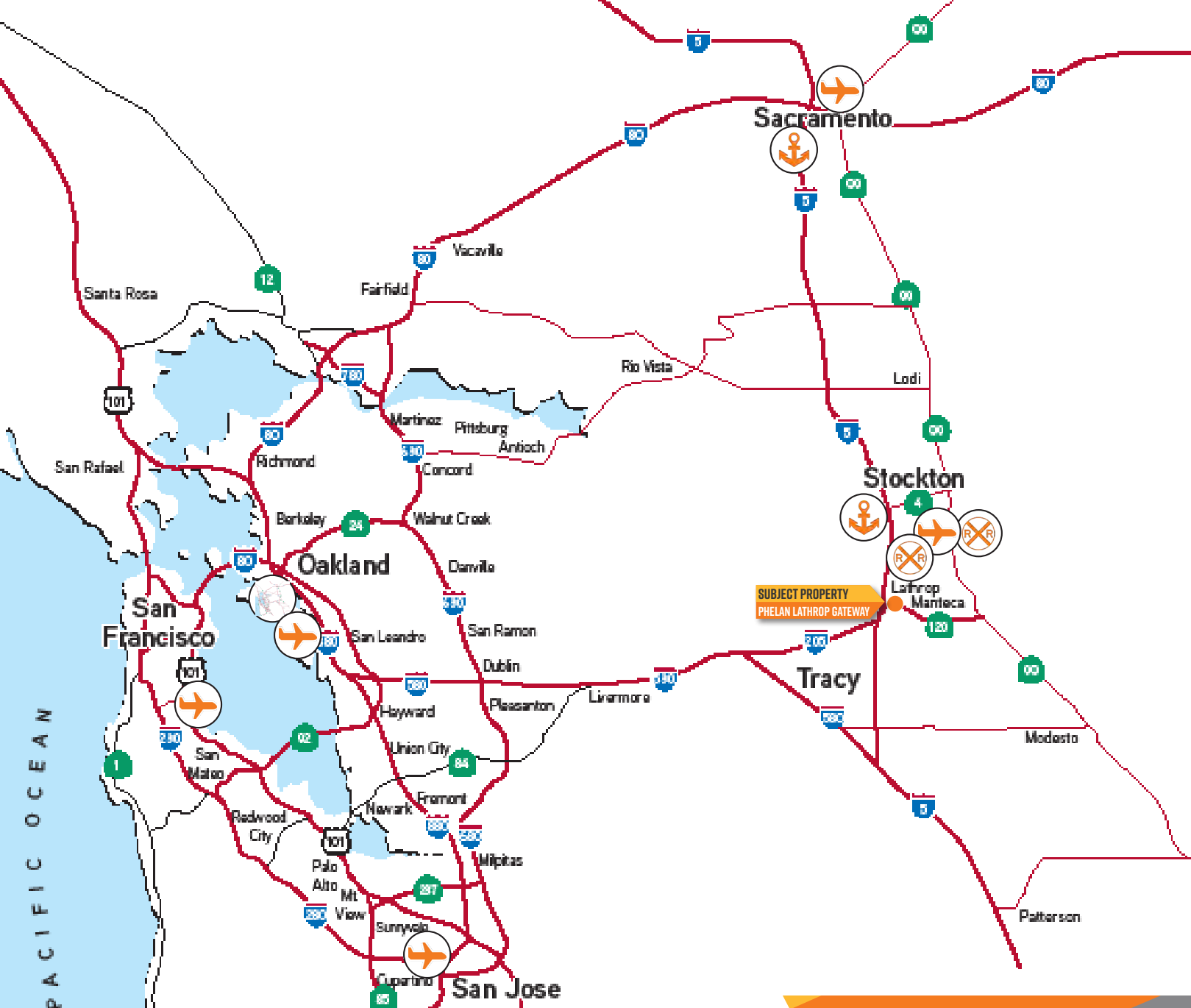


Transportation & Logistics

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
Airports:	Port of Seattle:	813 miles
	Stockton Metro Airport:	8 miles
	Oakland Int'l Airport:	56 miles
	San Jose Int'l Airport:	62 miles
	Sacramento Int'l Airport:	70 miles
	San Francisco Int'l Airport:	75 miles

THE SITE BENEFITS FROM
IMMEDIATE **ACCESS TO INTERSTATE 5**
VIA HIGHWAY 120,
CONNECTING THE INDUSTRIAL
PARK WITH THE **ENTIRE WEST COAST.**





About the Ownership

Phelan Development Company strives to exceed expectations and do so by staying true to their core values. Phelan Development prides itself on the ability to deliver quality buildings with precision and integrity in strategic locations to meet the needs of its customers.

Over 30 years of construction and real estate development experience

National experience of developing ±3.2 billion of industrial, office and retail properties

Owner Jeffery F. Phelan founded the company in 2006, previously operating as President of DCT Industrial Trust, Inc. and Senior Operating Partner of Panattoni Development Company.

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