



TRIPPOINT

LOGISTICS CENTER

LATHROP, CA 95330

4.5 MILLION SF 10 BUILDINGS

MASTER PLANNED LOGISTICS PARK
AVAILABLE FOR LEASE



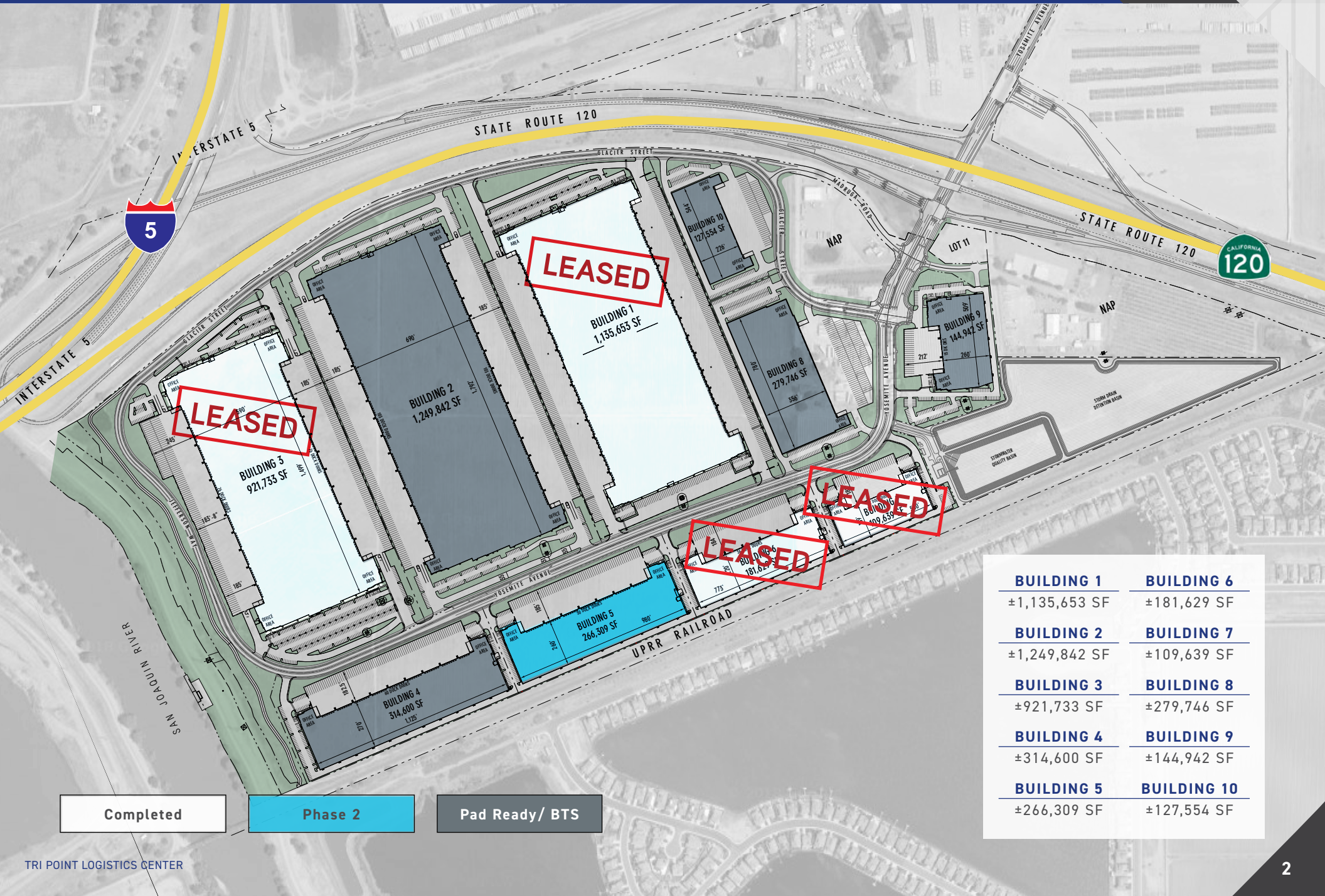
TRI POINT VIDEO



CROW
HOLDINGS
INDUSTRIAL

CBRE

300 ACRE MASTER PLANNED LOGISTICS PARK



BUILDING 1	BUILDING 6
±1,135,653 SF	±181,629 SF
BUILDING 2	BUILDING 7
±1,249,842 SF	±109,639 SF
BUILDING 3	BUILDING 8
±921,733 SF	±279,746 SF
BUILDING 4	BUILDING 9
±314,600 SF	±144,942 SF
BUILDING 5	BUILDING 10
±266,309 SF	±127,554 SF

AERIAL SITE VIEW



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GLACIER ST

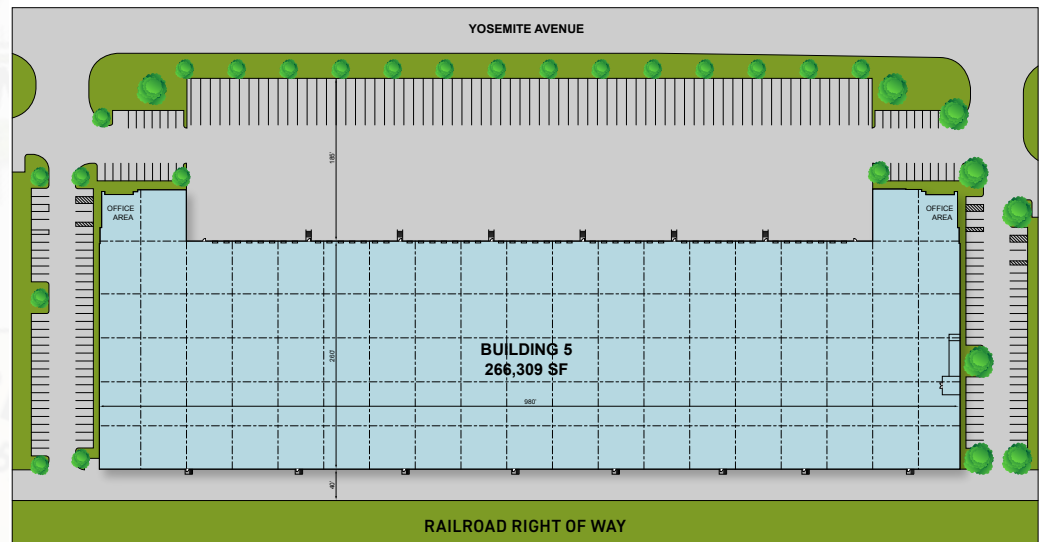
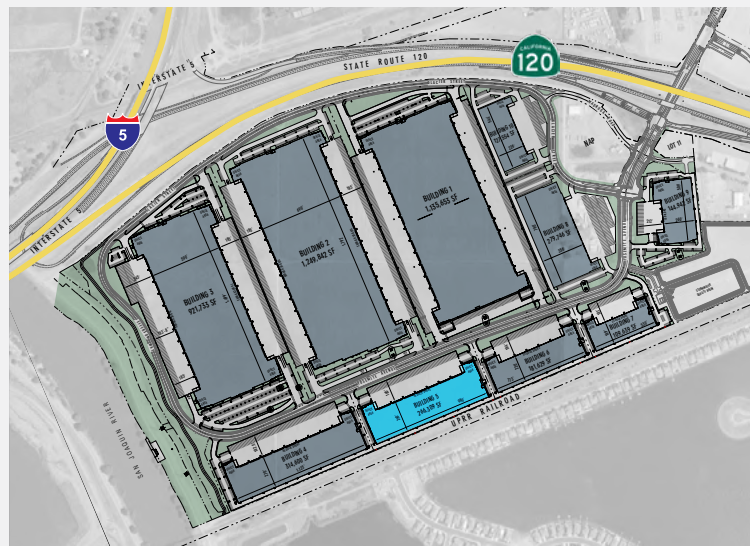
YOSEMITE AVE

AVAILABLE



BUILDING 5 | 5070 YOSEMITE AVENUE

BUILDING SIZE:	±266,309 SF (980' X 260')
SITE ACRES:	±12.50
CLEAR HEIGHT:	32'
COLUMN SPACING:	50' X 52'
DOCK DOORS #:	50
GRADE LEVEL DOORS:	2
EMPLOYEE PARKING:	97
TRAILER PARKING:	68
SPRINKLER:	ESFR
SKYLIGHTS:	3%
WAREHOUSE SLAB:	7" Reinforced, 4,000 PSI
ELECTRICAL:	4,000 amps, 277/480v, 3 phase, 4 wire
UTILITY SERVICE:	+ City Water, Sewer + Gas Service Stubbed To Building + Power – PG&E



PARK FEATURES



Direct Freeway
I-5 and Hwy 120



Full Movement
Four-Way Intersection



Completed circulation
road with utilities



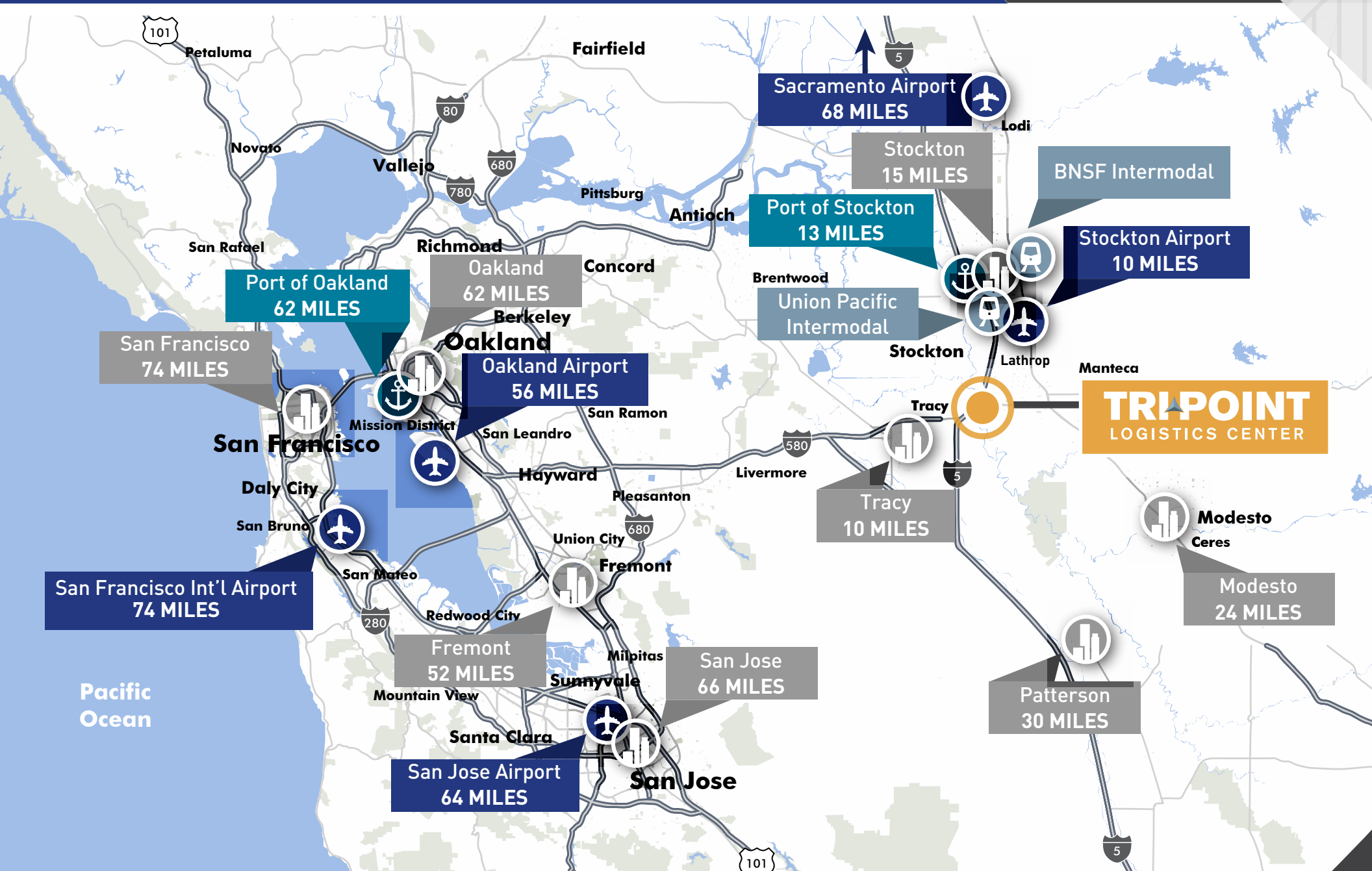
Dedicated freeway
right-turn off-ramp



LATHROP TENANT AERIAL



MARKET ACCESS



REGIONAL CONNECTIVITY

MAJOR CITIES

	MILES
SACRAMENTO	±60
OAKLAND	±62
SAN FRANCISCO	±74
SAN JOSE	±66
LOS ANGELES	±330
FRESNO	±117

WESTERN MARKETS (2 DAY DELIVERY)

SEATTLE	±810
PORTLAND	±640
LAS VEGAS	±510
BOISE	±610
SALT LAKE CITY	±710
PHOENIX	±700
ALBUQUERQUE	±1,030

AIRPORTS

STOCKTON METROPOLITAN AIRPORT	±10
SACRAMENTO INTERNATIONAL AIRPORT	±68
OAKLAND INTERNATIONAL AIRPORT	±56
SAN FRANCISCO INTERNATIONAL AIRPORT	±74
SAN JOSE INTERNATIONAL AIRPORT	±64

SHIPPING PORTS

PORT OF OAKLAND	±62
PORT OF STOCKTON	±13
PORT OF LONG BEACH	±353

INTERMODALS

BNSF INTERNATIONAL FACILITY (STOCKTON)	±14
UNION PACIFIC INTERMODAL (LATHROP)	±7



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