



119,024± Sq. Ft.

Warehouse Distribution Facility with  
±2.5 – 3.0 Acres of Potential Yard Space

Available  
For Lease

Crossroads Commerce Center  
17995 Murphy Parkway  
Lathrop, CA 95330

Landlord Offering  
*Eight (8) Months Free Rent*  
for a 60 month term

Exclusive Brokers:

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**THE LOCATION** Crossroads Commerce Center is a landmark location fronting Interstate 5 in Lathrop, California. The 500 plus acre business park provides excellent access and freeway visibility onto Interstate 5. Alternative access is available via Yosemite Avenue to Highway 120 which is a link from Interstate 5 to Highway 99, the north/south corridor throughout the San Joaquin Valley. Crossroads Commerce Center is situated to ideally serve both the greater San Francisco Bay Area and Northern California. Both the Union Pacific and BNSF Intermodal Facilities are within close proximity.

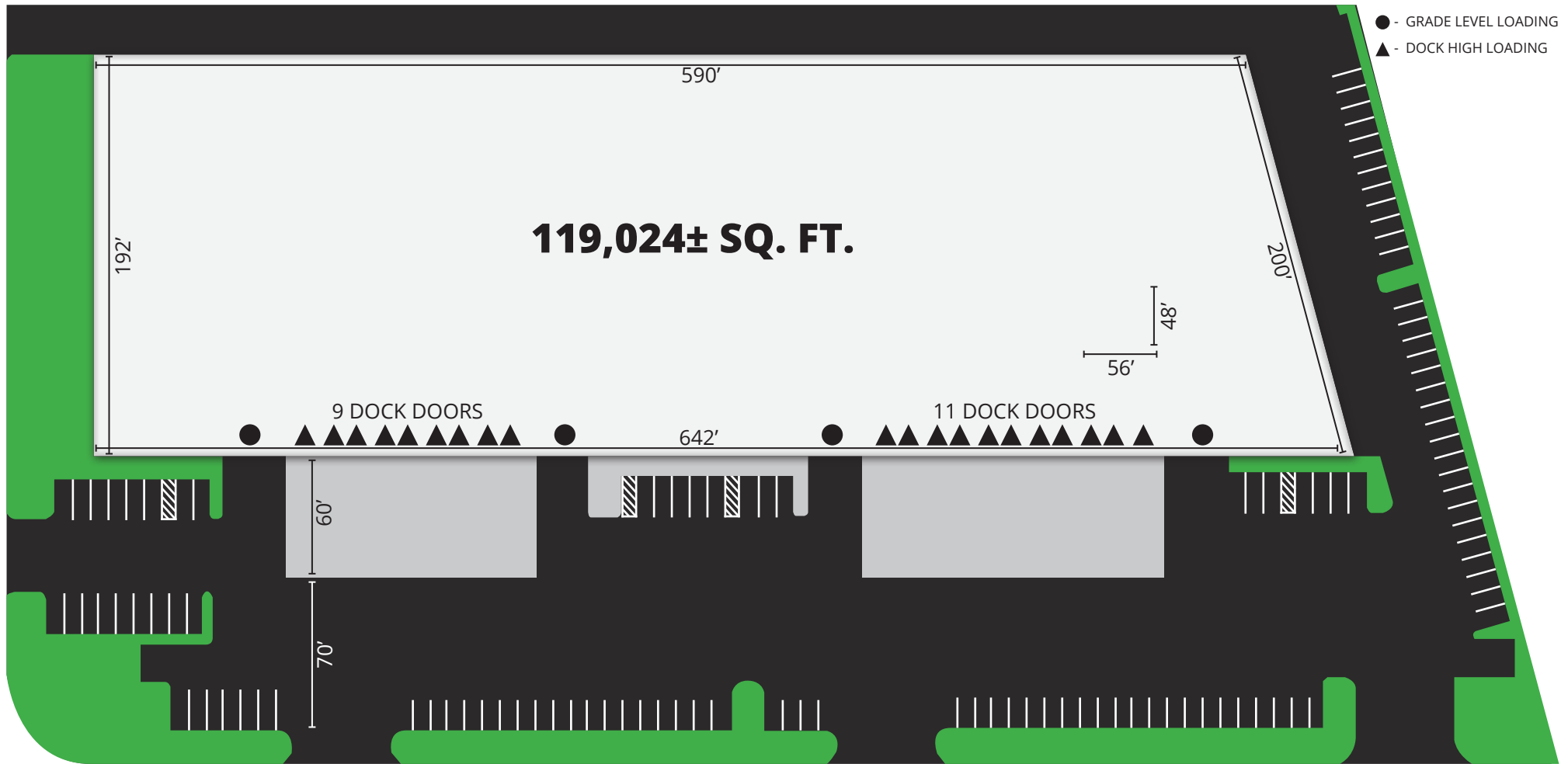


## Property Specifications

<b>Business Park</b>	Crossroads Commerce Center Fronting Northbound I-5
<b>Submarket</b>	South Lathrop
<b>Property Address</b>	17995 Murphy Parkway Lathrop, California 95330
<b>Building Type</b>	Warehouse / Distribution
<b>Building Class</b>	A
<b>Available Building Size</b>	+/- 119,024 SF
<b>Acres / FAR</b>	6.31 (43%)
<b>Office Size</b>	±8,500 SF
<b>Loading</b>	20 (9' x 10') Dock High Doors 4 (12' x 14') Grade Level Doors
<b>Auto Parking</b>	107 stalls
<b>Trailer Parking</b>	On-Site
<b>Clear Height</b>	26'
<b>Power</b>	1,600 Amps, 277/480V, 3-Phase
<b>Fire Suppression</b>	ESFR
<b>Dimensions</b>	192' D x 590 - 642' W
<b>Column Spacing</b>	56' x 48'
<b>Truck Court</b>	130'
<b>Skylights</b>	Yes
<b>Lighting</b>	Energy efficient lighting
<b>Zoning</b>	I-G, General Industrial (City of Lathrop)
<b>Year of Construction</b>	2001
<b>Construction Type</b>	Concrete tilt-up
<b>Sewer</b>	City of Lathrop
<b>Water</b>	City of Lathrop
<b>Storm</b>	City of Lathrop
<b>Gas &amp; Electric</b>	PG&E / Solar

# Site Plan

Crossroads Commerce Center  
17995 Murphy Parkway  
Lathrop, CA 95330



**119,024 SF**  
Available  
Square Feet

**20**  
Dock High  
Doors

**4**  
Grade Level  
Doors

**48' x 56'**  
Column  
Spacing

**26'**  
Clear  
Height



# Potential Yard

Crossroads Commerce Center  
17995 Murphy Parkway  
Lathrop, CA 95330



**17995**  
MURPHY PARKWAY  
LATHROP, CALIFORNIA

±2.5 - ±3.0 Acres  
of Potential  
Yard Space



# Crossroads Commerce Center 17995 Murphy Parkway Lathrop, CA 95330

**17995**  
MURPHY PARKWAY  
LATHROP, CALIFORNIA



STAA APPROVED  
Truck Route



LOUISE AVENUE VIA  
HARLAN ROAD  
±1.2 miles



YOSEMITE AVENUE VIA  
D'ARCY PARKWAY  
±1.7 miles



LATHROP  
±5.9 miles



STOCKTON  
±13.2 miles

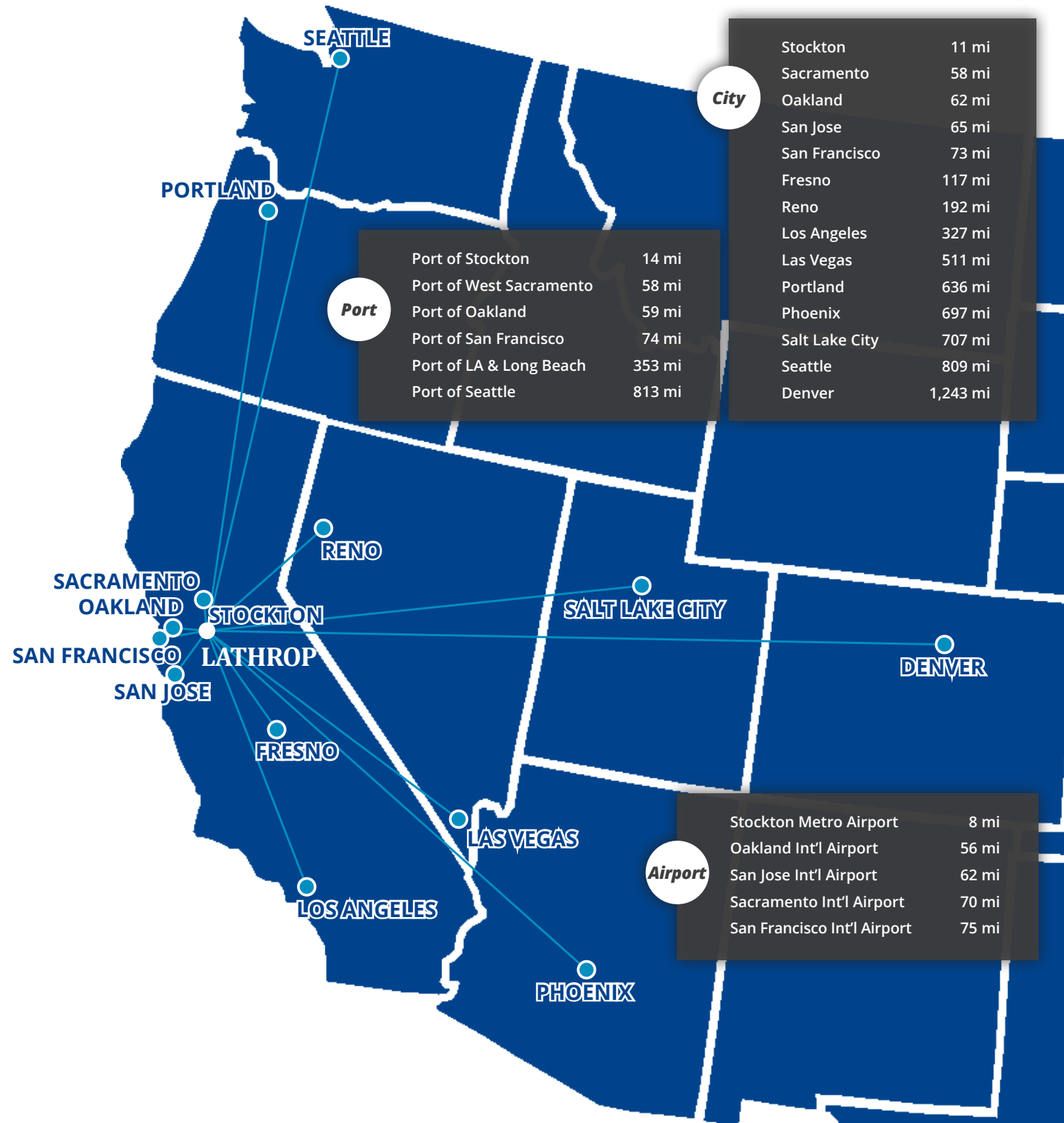


STOCKTON  
±11.8 miles



PORT OF OAKLAND  
OAKLAND  
±61.8 miles

# DISTANCE TO MAJOR WEST COAST MARKETS



Crossroads Commerce Center

**17995 Murphy Parkway**

Lathrop, California 95330



**17995**  
 MURPHY PARKWAY  
 LATHROP, CALIFORNIA

Central Valley Industrial Services Team - Exclusive Brokers:



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