



# PHELAN LATHROP GATEWAY

## 18700 Business Park Court, Bldg 4

Lathrop, California

### ±390,443 SF State-of-the-Art Warehouse



#### BUILDING SPECIFICATIONS:

<b>Building Size:</b>	±390,443 SF
<b>Spec Office SF:</b>	3,656 SF
<b>Loading:</b>	Front-load 47 (9' x 10') dock-high doors 2 (12' x 14') grade level doors
<b>Dock Equipment:</b>	35k lb mechanical pit levelers every 3rd door
<b>Auto Parking:</b>	303 stalls
<b>Trailer Parking:</b>	60 stalls
<b>Clear Height:</b>	±36'
<b>Power:</b>	4,000 Amps, 277/480V, 3-Phase
<b>Fire Suppression:</b>	ESFR
<b>Dimensions:</b>	395' 10" D x 953' 8" W
<b>Column Spacing:</b>	60' x 56'
<b>Truck Court:</b>	195'
<b>Skylights:</b>	Yes
<b>Lighting:</b>	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

Vice Chair - Executive Managing Director  
+1 209 475 5106 Direct  
michael.goldstein@colliers.com  
CA License No. 01319234

##### RYAN MCSHANE, SIOR

Vice Chair  
+1 209 475 5105 Direct  
ryan.mcshane@colliers.com  
CA License No. 01295796







**Yosemite Avenue, Bldg 4**  
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 4 is a ±390,443 SF building featuring Highway 120 frontage and ample trailer and auto parking.

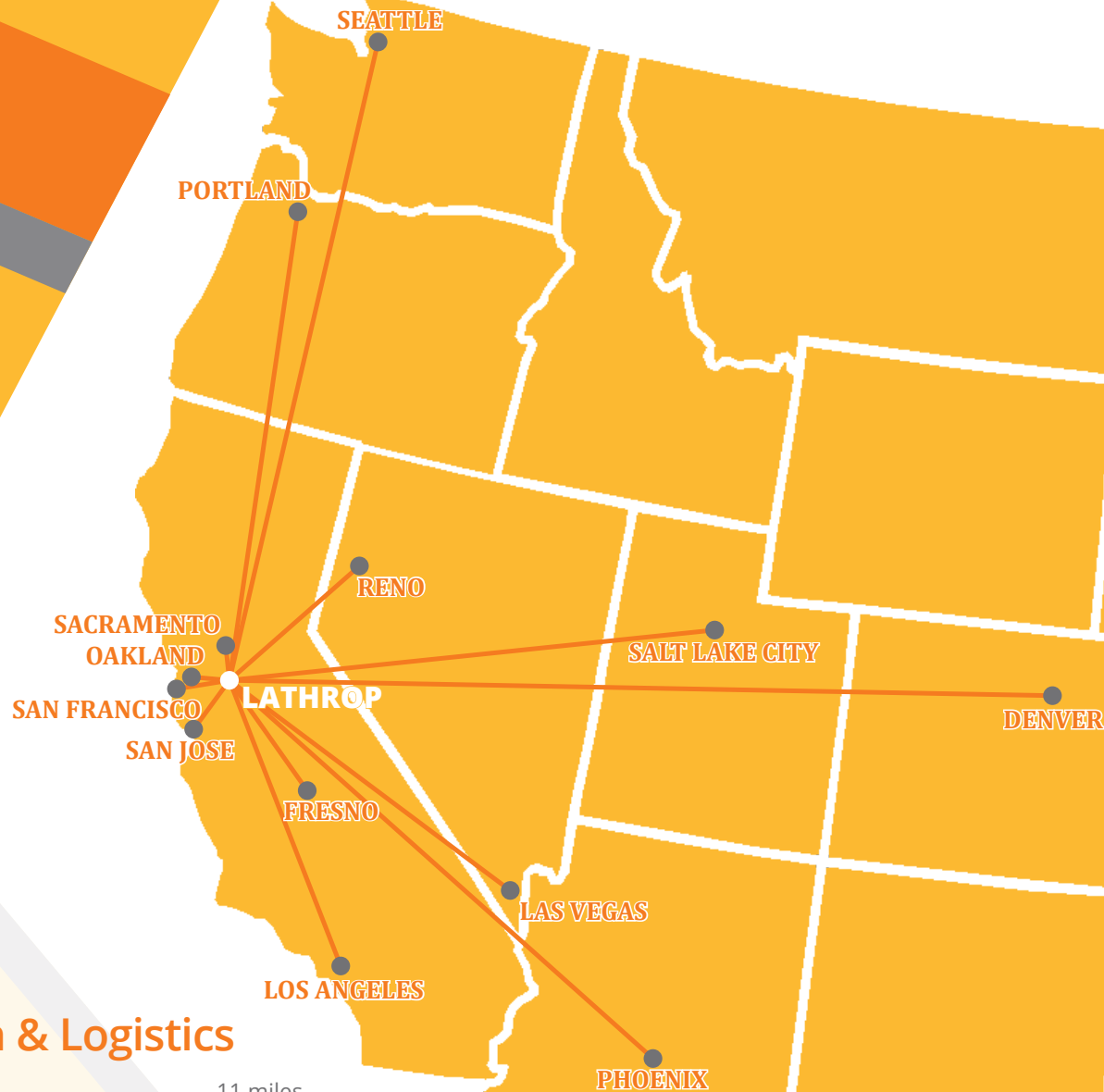
**Ease of Access**

**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.



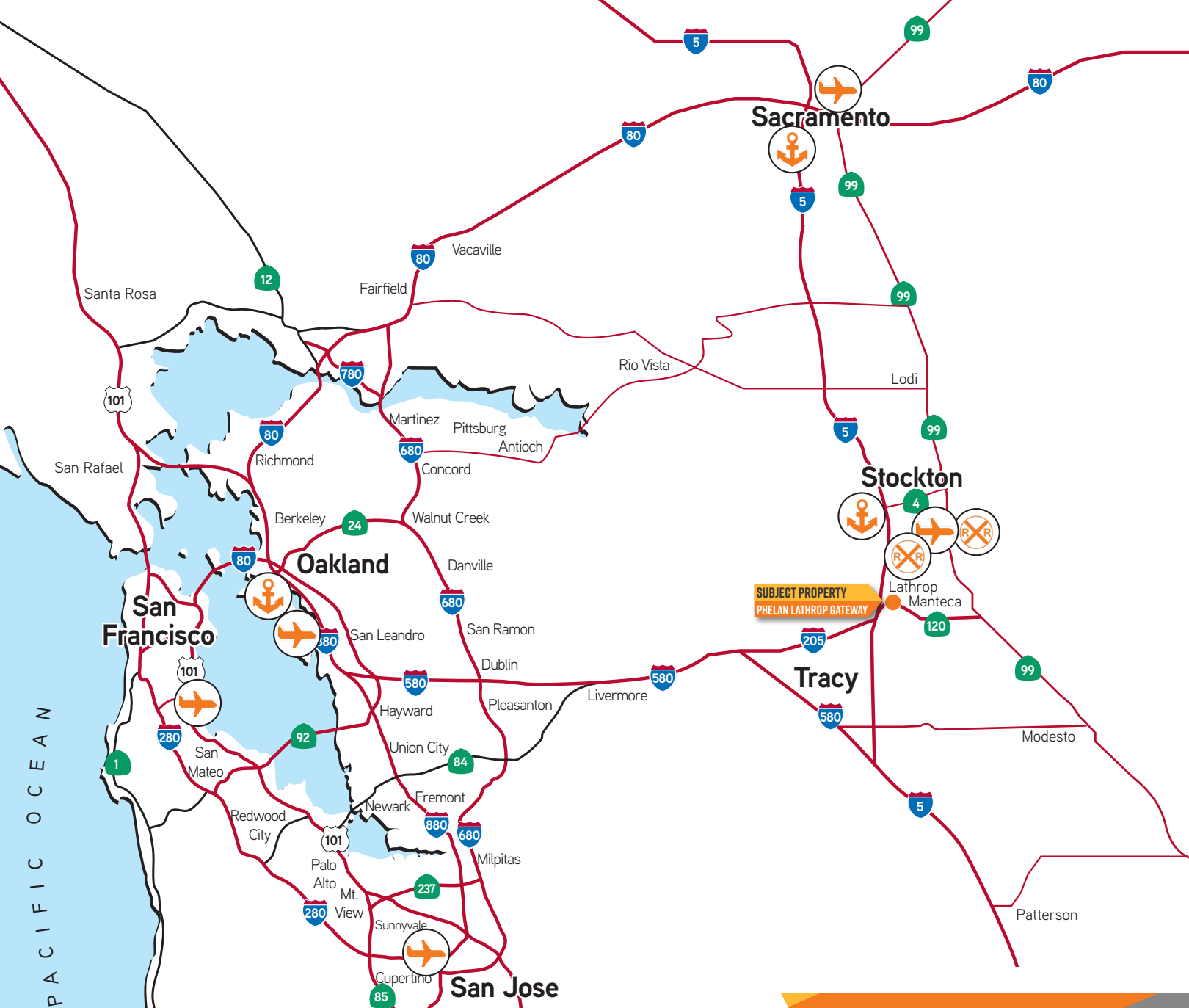


## Transportation & Logistics

<b>Cities:</b>	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
<b>Ports:</b>	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
<b>Airports:</b>	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.**





**PHELAN**  
DEVELOPMENT

## 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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