

CBRE



EQUITIES



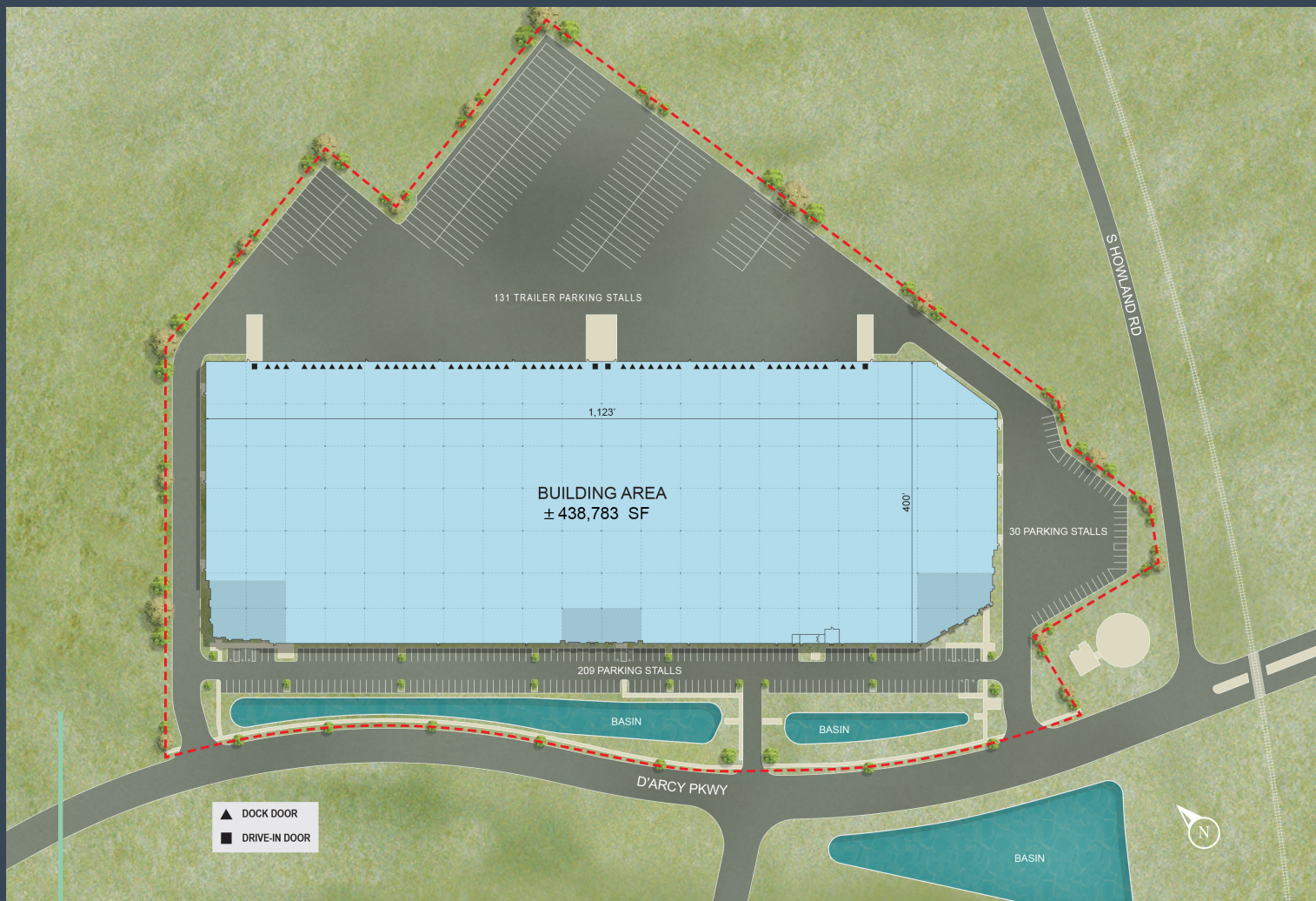
D'ARCY PARKWAY CROSSROADS LOGISTICS CENTER

D'Arcy Pkwy @ Christopher Way
Lathrop, CA



± 438,783 SF
SPACE FOR LEASE

APPROX. DELIVERY: Q2 2027



PROPERTY OVERVIEW

Building Size:	±438,783 SF, divisible
Spec Office:	To suit
Clear Height:	40'
Skylights:	1%
Fire Protection:	ESFR
Lighting:	To suit
Walls:	White perimeter
Floor Slab:	8"
Roof Type:	60 mil TPO
Dock Doors:	54
Grade Level Doors:	4
Car Parking:	239
Trailer Parking:	131

Coming Soon!! A ±438,783 SF Class A warehouse with 40' clear height and excess trailer storage.

Just minutes from Highway 5, Highway 99 and Highway 120, it provides direct access to California's major transportation corridors. Positioned in the heart of the Central Valley's industrial zone, the site is also in close proximity to the Union Pacific Intermodal Facility, enabling efficient rail-to-truck freight movement.

This combination of highway and intermodal access makes it an ideal hub for supply chain operations serving regional and statewide markets.

AERIAL



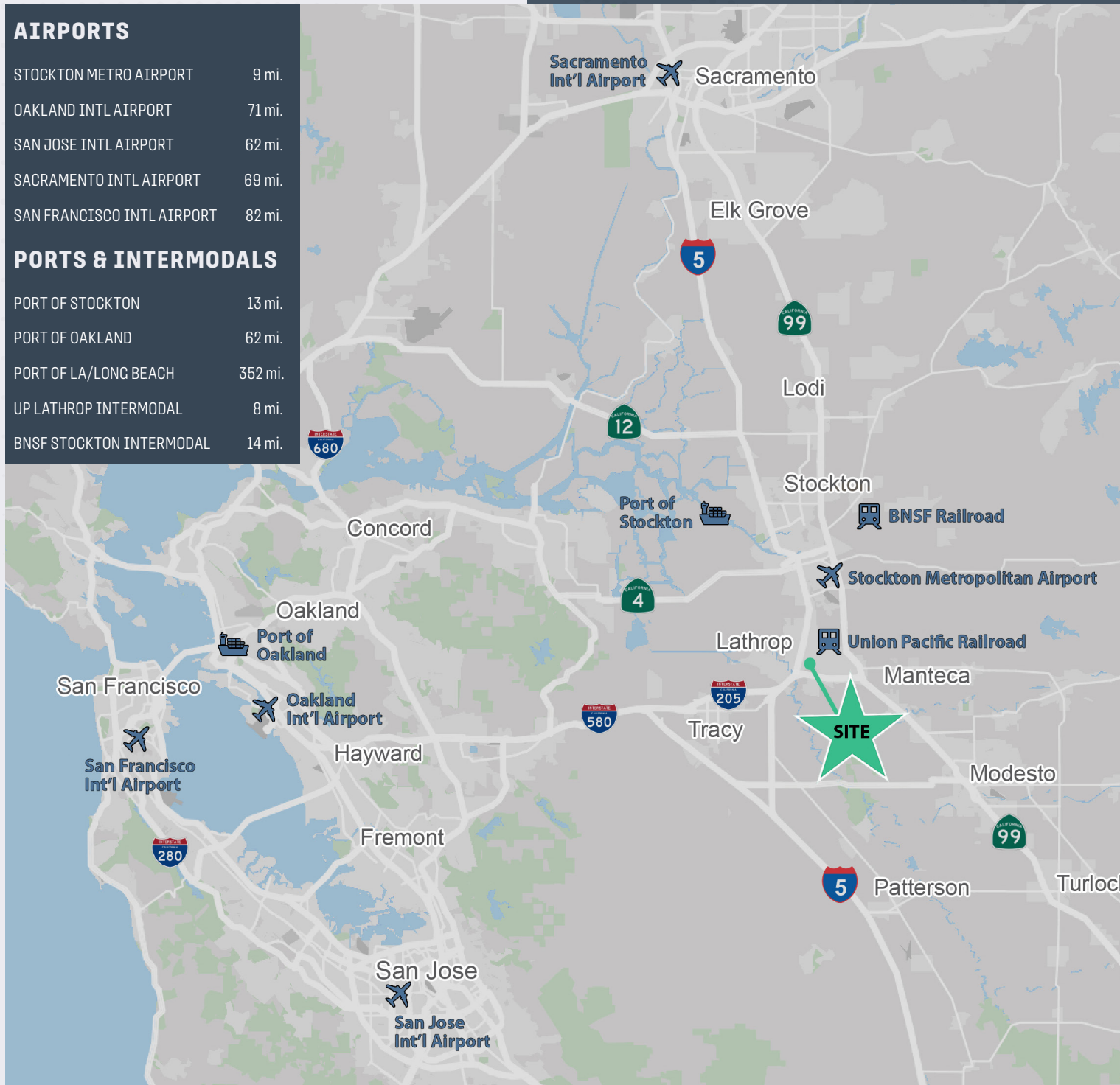
REGIONAL MAP

AIRPORTS

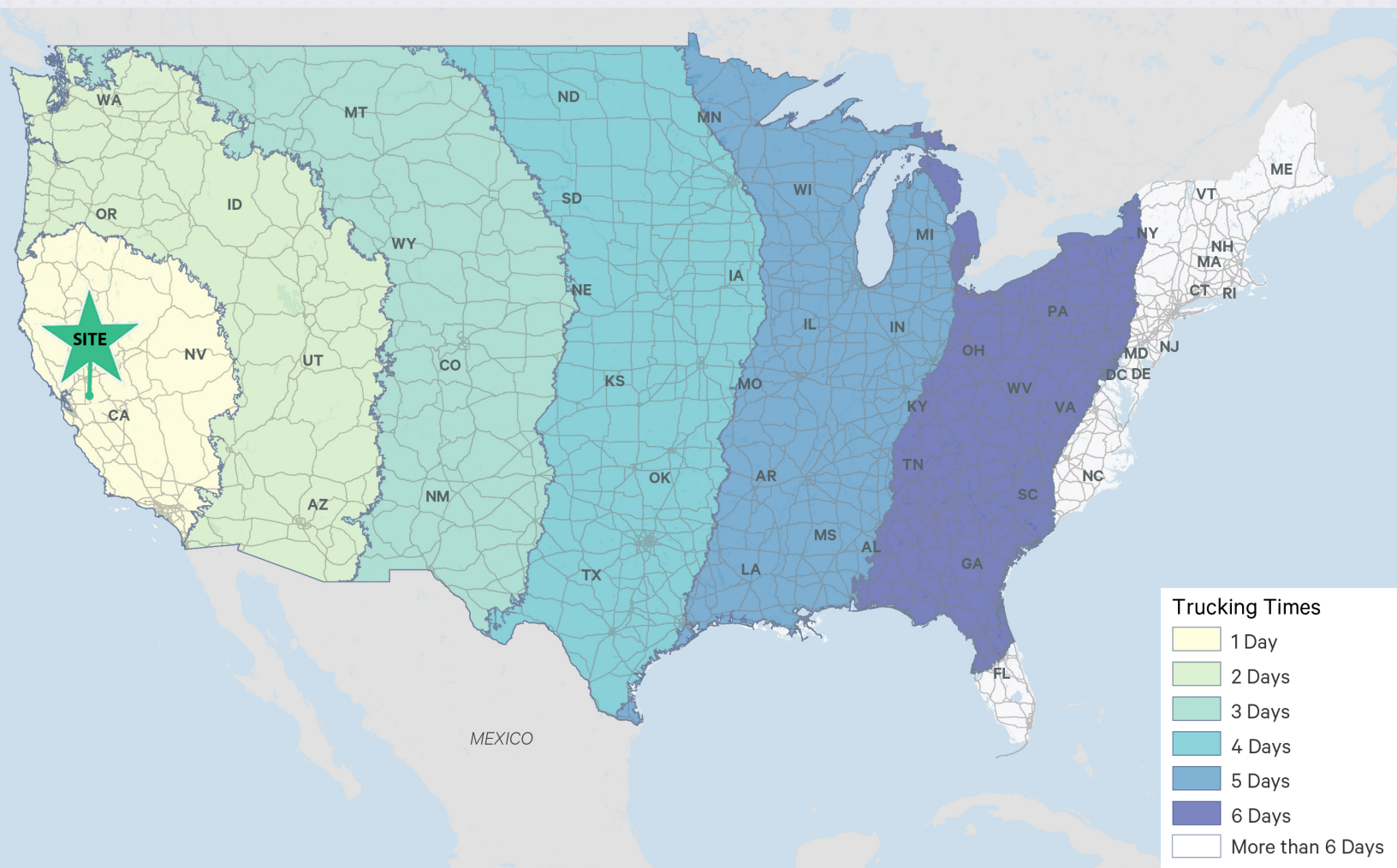
STOCKTON METRO AIRPORT	9 mi.
OAKLAND INTL AIRPORT	71 mi.
SAN JOSE INTL AIRPORT	62 mi.
SACRAMENTO INTL AIRPORT	69 mi.
SAN FRANCISCO INTL AIRPORT	82 mi.

PORTS & INTERMODALS

PORT OF STOCKTON	13 mi.
PORT OF OAKLAND	62 mi.
PORT OF LA/LONG BEACH	352 mi.
UP LATHROP INTERMODAL	8 mi.
BNSF STOCKTON INTERMODAL	14 mi.



TRANSIT TIMES



TRANSIT ANALYSIS FROM THE CENTRAL VALLEY

Distance			Time		
Distance			Time		
Sacramento, CA	48 mi.	45 min.	Seattle, WA	799 mi.	11 hr. 40 min
San Francisco, CA	82 mi.	1 hr 15 min.	Tucson, AZ	820 mi.	11 hr. 40 min
Reno, NV	179 mi.	2 hr 40 min.	Albuquerque, NM	1,041 mi.	14 hr. 20 min
Los Angeles, CA	338 mi.	5 hr 10 min.	Helena, MT	1,052 mi.	15 hr. 20 min
San Diego, CA	457 mi.	7 hr 5 min.	Sante Fe, NM	1,101 mi.	16 hr.30 min
Las Vegas, NV	519 mi.	7 hr 30 min.	Sonora, MX	1,102 mi.	16 hr. 20 min
Boise, ID	600 mi.	9 hr 20 min.	Cheyenne, WY	1,134 mi.	17 hr. 10 min
Portland, OR	626 mi.	9 hr 10min.	Denver, CO	1,212 mi.	11 hr. 40 min
Salt Lake City, UT	697 mi.	9 hr 50 min.	Omaha, NE	1,629 mi.	22 hr. 50 min
Phoenix, AZ	710 mi.	10 hr 10 min.	Tulsa, OK	1,688 mi.	22 hr. 30 min

**±441,800 SF
AVAILABLE**



D'ARCY PARKWAY CROSSROADS LOGISTICS CENTER

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