4.5 MILLION SF
10 BUILDINGS

MASTER PLANNED LOGISTICS PARK

AVAILABLE FOR LEASE

TRIPOINT
LOGISTICS CENTER

LATHROP, CA 95330

Crow Holdings
INDUSTRIAL

CBRE

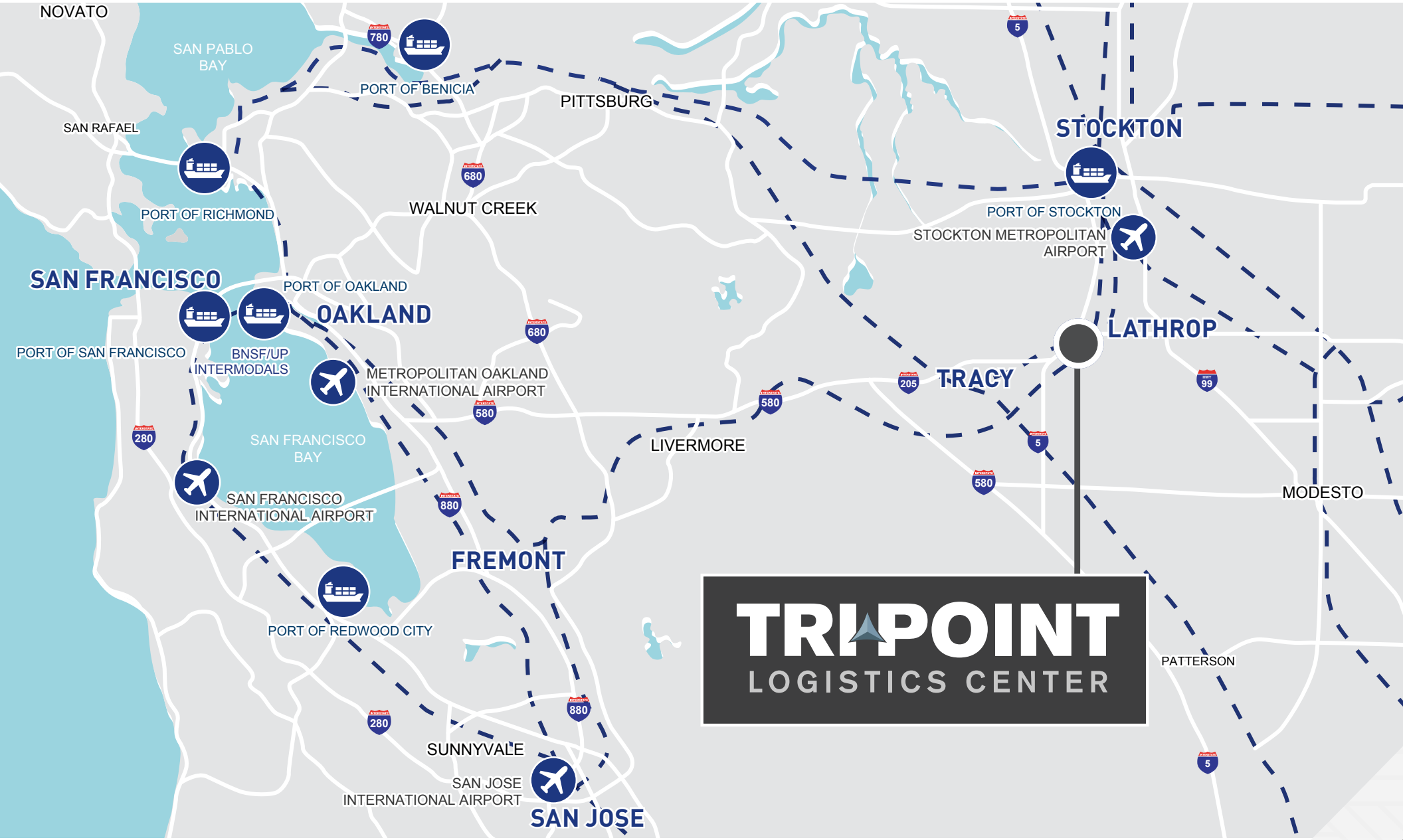
MASTER PLANNED LOGISTICS PARK

Tri▲Point Logistics Center is the premier, master-planned industrial park in Northern, CA. The ±300 acre site is fully-entitled and capable of providing ±4.5 million square feet of Class A space suited for E-Commerce, Logistics, Advanced Manufacturing, Light Industrial and Distribution facilities. The park has tremendous visibility with freeway frontage at the confluence of I-5 and Highway 120, which offers unique branding opportunities for tenants. Immediately accessible via a full interchange at Yosemite Avenue, the project provides excellent access to key transportation arteries serving California and the 13 state Western Region via Interstates 5, 205, and 80, and U.S. Highways 99 and 120.

LATHROP TENANT AERIAL

Long known as a pro-business environment, Lathrop has become the city of choice for large-scale logistics projects as well as corporate occupiers of all sizes. Lathrop has ±13 million square feet of Class A industrial product that is home to admired companies such as Kraft-Heinz, Home Depot, Ashley Furniture, Tesla, In-N-Out Burger, Deere, JC Penney, Del Monte, Wayfair, and many more. The project sites equidistant between Tracy and Stockton, and is approximately 60 miles east of the Port of Oakland, and in close proximity to the UP and BNSF Intermodals. The Central Valley offers excellent accessibility to Northern California's Bay Area and Sacramento MSA's and 1 - 2 day service to all major population centers in the Western US.

MARKET ACCESS



REGIONAL RAIL ACCESS

REGIONAL CONNECTIVITY

MAJOR CITIES	MILES
SACRAMENTO	±60
OAKLAND	±60
SAN FRANCISCO	±70
SAN JOSE	±65
LOS ANGELES	±325
FRESNO	±115
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	±9
SACRAMENTO INTERNATIONAL AIRPORT	±70
OAKLAND INTERNATIONAL AIRPORT	±55
SAN FRANCISCO INTERNATIONAL AIRPORT	±70
SAN JOSE INTERNATIONAL AIRPORT	±60
SHIPPING PORTS	
PORT OF OAKLAND	±65
PORT OF STOCKTON	±10
PORT OF LONG BEACH	±350
INTERMODALS	
BNSF INTERNATIONAL FACILITY (STOCKTON)	±14
UNION PACIFIC INTERMODAL (LATHROP)	±7

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