



EQT | EXETER



5070 Yosemite Avenue

Lathrop, CA

Building Size: ±266,309 SF | ±266,309 SF of Industrial Space Available

VISIT [EQTEXETER.COM](https://eqtexeter.com)

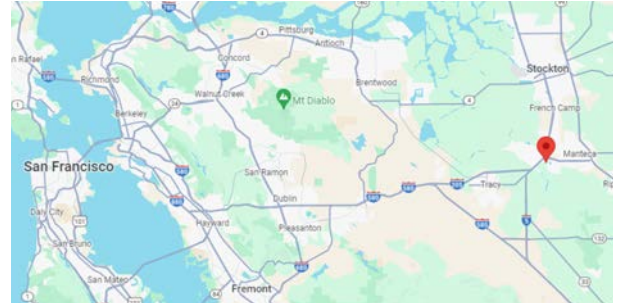
5070 Yosemite Avenue

Lathrop, CA

Building Size: ±266,309 SF | Building Availability: ±266,309 SF

Building Specifications

- Building Size: ±266,309 SF (980' X 260')
- Site Acres: ±12.50
- Office: 2,473 SF of spec office (1%)
- Clear Height: 32'
- Column Spacing: 50' X 52'
- Dock Doors #: 50
- Grade Level Doors: 2
- Employee Parking: 97
- Trailer Parking: 68
- Sprinkler: ESFR
- Lights: New LED lighting
- Skylights: 3%
- Warehouse Slab: 7" Reinforced, 4,000 Psi
- Electrical: expandable to 4,000 Amps, 277/480v, 3 Phase, 4 Wire (to be verified)
- Utility Service:
 - City Water, Sewer
 - Gas Service Stubbed To Building
 - Power – PG&E



5070 Yosemite Avenue

Lathrop, CA

Building Size: ±266,309 SF | Building Availability: ±266,309 SF

