

**190± Acre Business Park contiguous to
Union Pacific Intermodal Facility**

CenterPoint Intermodal Center

Manteca, CA



Exclusive Marketing Agent



COLLIERS INTERNATIONAL
3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com

Michael Goldstein
209.475.5106
michael.goldstein@colliers.com

Ryan McShane
209.475.5105
ryan.mcshane@colliers.com

Gregory O'Leary
209.475.5108
g.oleary@colliers.com

Exclusive Marketing Agent



3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com

Owned and Developed by



CenterPoint Intermodal Center

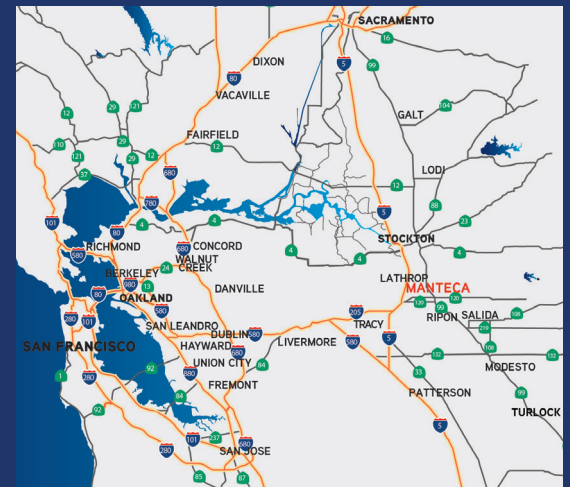
Manteca, CA

Key Distances



DISTANCE TO MAJOR MARKETS:

SACRAMENTO	56 MILES	LAS VEGAS	512 MILES
OAKLAND	66 MILES	PORTLAND	634 MILES
SAN JOSE	70 MILES	PHOENIX	701 MILES
SAN FRANCISCO	77 MILES	SALT LAKE CITY	708 MILES
FRESNO	118 MILES	SEATTLE	807 MILES
RENO	190 MILES	DENVER	1,240 MILES
LOS ANGELES	331 MILES		



DISTANCE TO MAJOR FREEWAYS:

Interstate 5	1 Mile
Highway 99	2 Miles
Highway 120	3 Miles
Interstate 205	5 Miles
Highway 4	8 Miles
Interstate 580	19 Miles

DISTANCE TO RAIL:

UP Intermodal	Contiguous
BNSF Intermodal	12 Miles

DISTANCE TO PORTS:

Port of Stockton	16 Miles
Port of W. Sacramento	60 Miles
Port of Oakland	64 Miles
Port of San Francisco	75 Miles
Port of Long Beach/LA	353 Miles
Port of Seattle	813 Miles

DISTANCE TO AIRPORTS:

Stockton Metro	7 Miles
Oakland Int'l	57 Miles
San Jose Int'l	63 Miles
Sacramento Int'l	71 Miles
San Francisco Int'l	76 Miles

Exclusive Marketing Agent



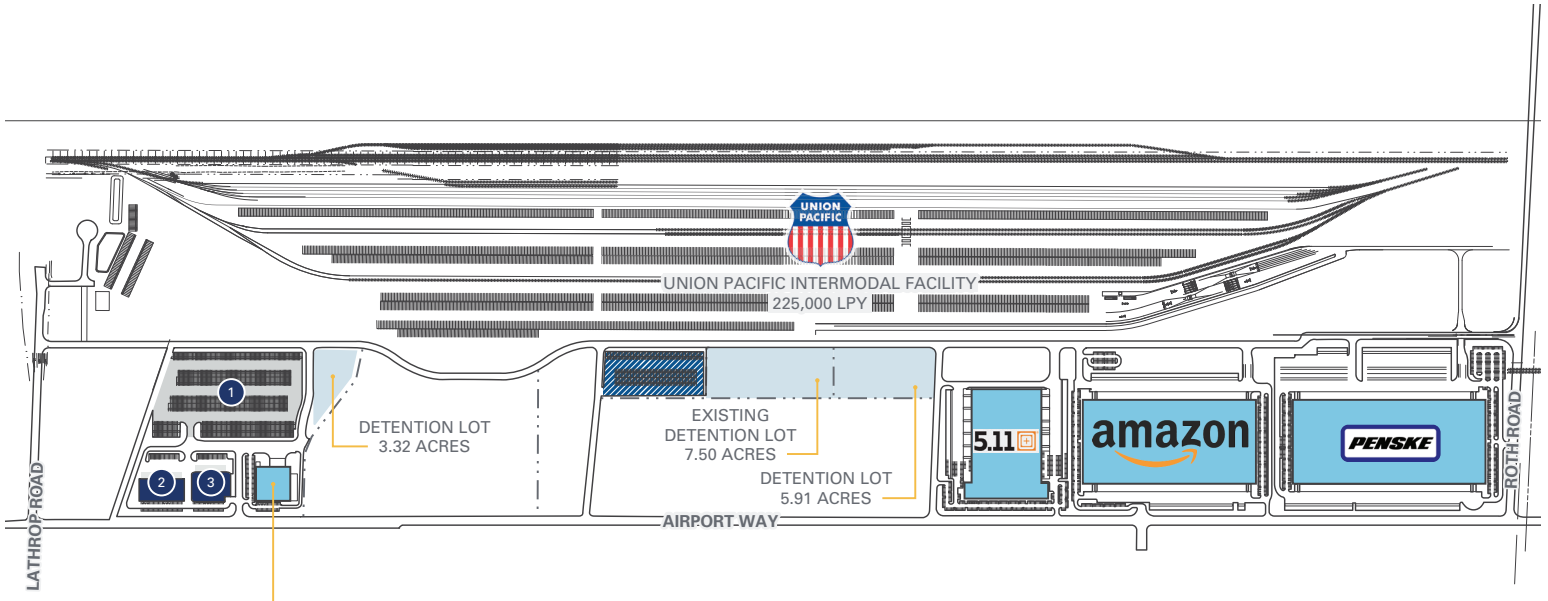
3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com

Owned and Developed by

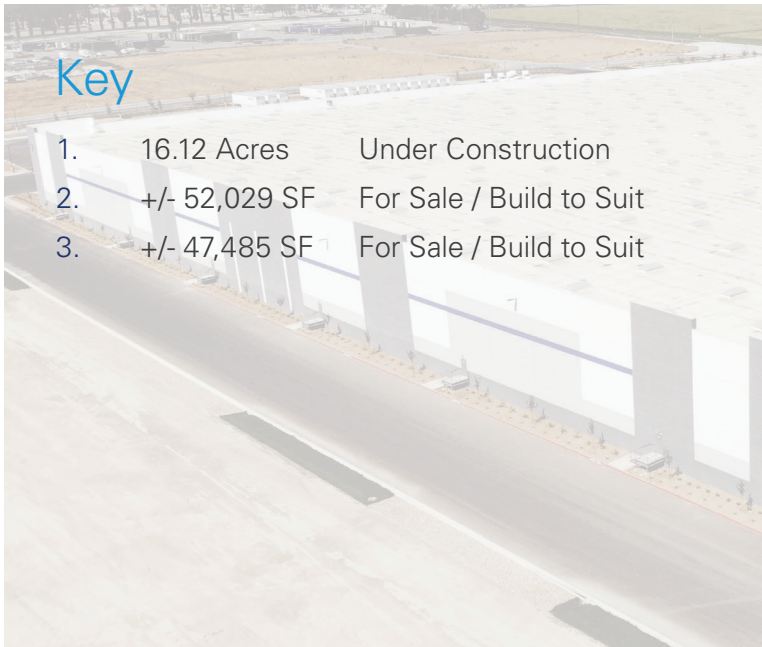


CenterPoint Intermodal Center

190-Acre Business Center with Direct Access to Union Pacific Lathrop Intermodal Terminal



- Available Building
- Available Container Yard
- Leased Building
- Leased Container Yard



Key

- 1. 16.12 Acres Under Construction
- 2. +/- 52,029 SF For Sale / Build to Suit
- 3. +/- 47,485 SF For Sale / Build to Suit

Exclusive Marketing Agent



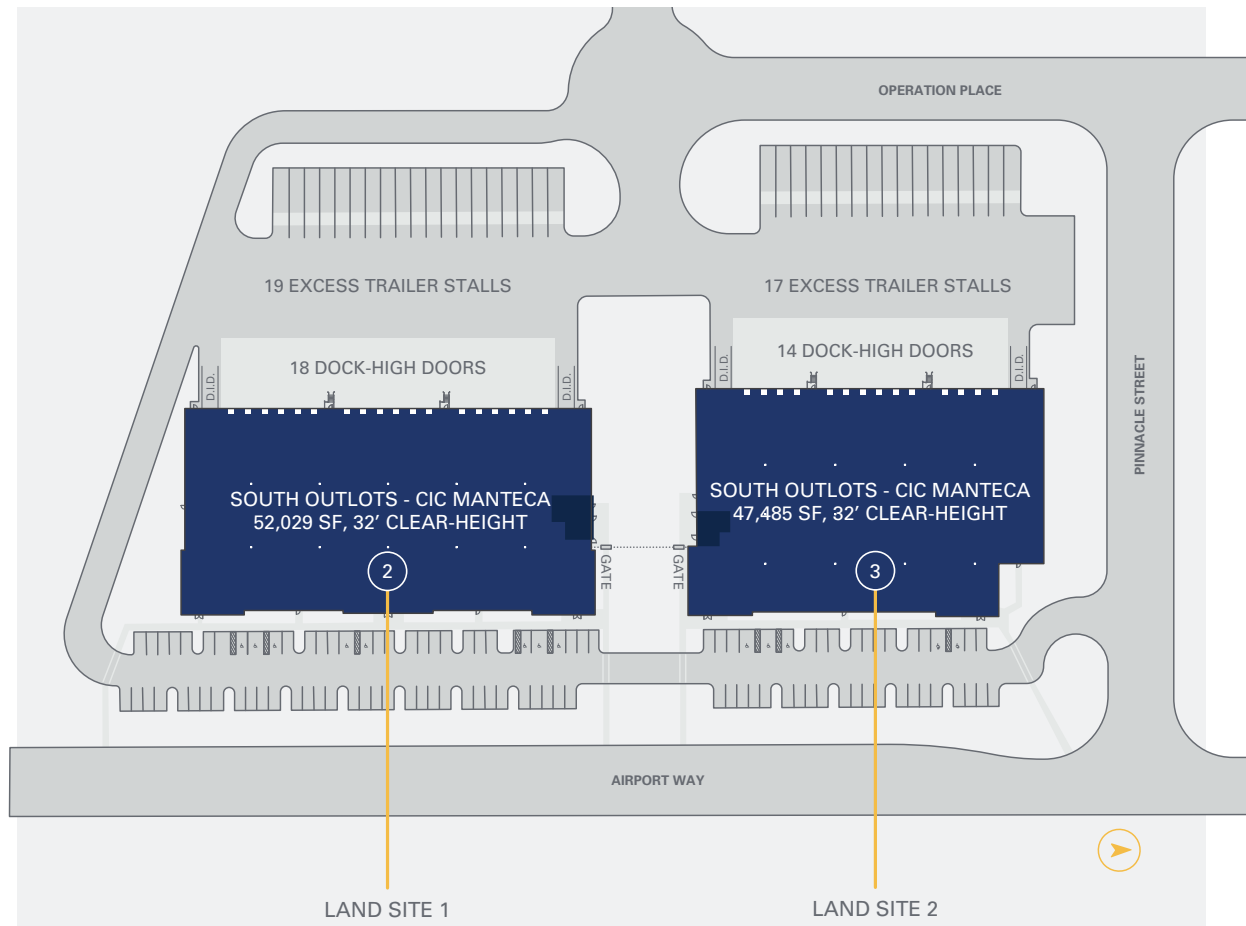
3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com

Owned and Developed by



South Outlots

CenterPoint Intermodal Center - Manteca



- 1. Land Site 5.04 Acres Fully Entitled Lot - For Sale / Build to Suit
- 2. Land Site 3.81 Acres Fully Entitled Lot - For Sale / Build to Suit

 Available

Exclusive Marketing Agent



3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com

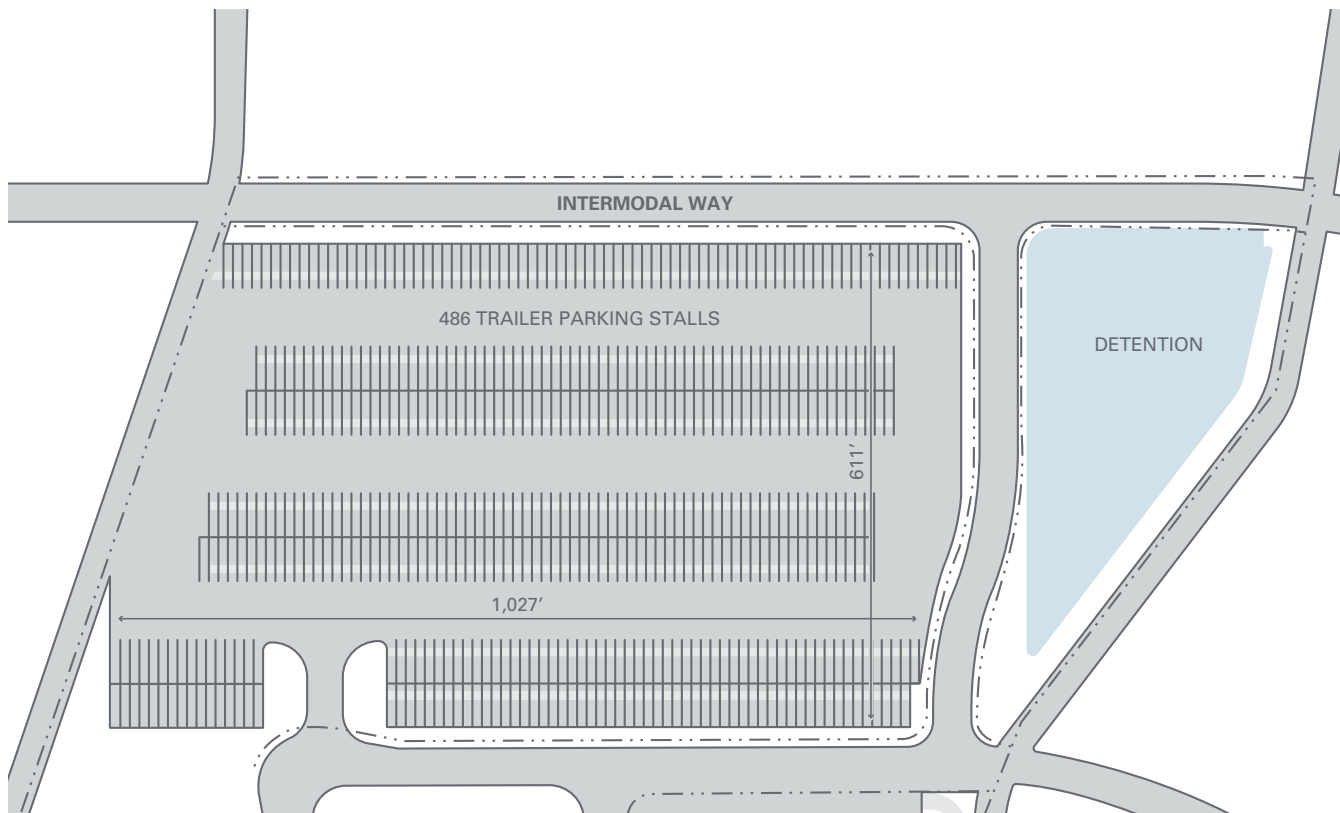
Owned and Developed by





Container Yard 2

CenterPoint Intermodal Center - Manteca



Container Yard 2

- + Available 16.12 Acres
- + 486 Trailer Parking

Exclusive Marketing Agent



3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com

Owned and Developed by






190+/- Acre Business Center with Direct Access to Union Pacific Lathrop Intermodal Terminal

Park Highlights


- + 190+/- acre campus accommodating up to 3.1M SF of warehouse and distribution space, including 1,763,072 SF (existing or under construction)
- + Direct access to Union Pacific Lathrop Intermodal Terminal
- + One hour drive time from the Port of Oakland
- + Close proximity to Interstate-5 and U.S. Highway 99
- + Fully entitled park enhancing speed to market (EIR in-place)
- + Pre-designated Enterprise Zone
- + Private park roads reducing drayage costs
- + City of Manteca promotes a business-friendly environment

CenterPoint Intermodal Center Manteca


Site Amenities



Port of Oakland
One Hour Away



Direct Access
to Union Pacific Lathrop Intermodal Yard



Drayage Costs
Reduced

Exclusive Marketing Agent



3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com

Owned and Developed by





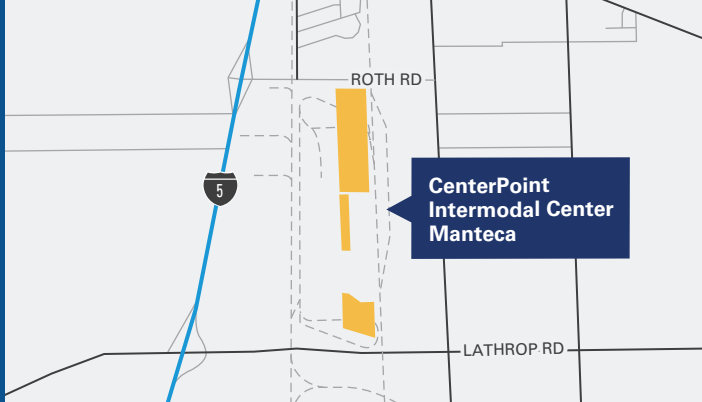
Key Distances

Interstate 5

1 mile

California 99

2 miles



About CenterPoint

CenterPoint continuously reimagines what's possible by creating ingenious solutions to our customers' most complex property, logistics and supply chain challenges.

We strive to be an asset to our customers as we invest, develop and manage unique and sustainable properties in strategic markets across the United States.

centerpoint.com

All information is subject to verification and no liability for errors or omissions is assumed.

Owned and Developed By



Michael Murphy
Chief Development Officer
(630) 586-8142
mmurphy@centerpoint.com

Exclusive Marketing Agent



Michael Goldstein
209.475.5106
michael.goldstein@colliers.com

Ryan McShane
209.475.5105
ryan.mcshane@colliers.com

Gregory O'Leary
209.475.5108
g.oleary@colliers.com

