




Building Type:	Industrial
Available SF:	303,613
Total SF:	303,613
Last Updated:	Jun 23, 2025

Realtor/Owner Contact
Michael Goldstein

Property and Area Description

Phelan Gateway Lathrop, 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, will include two warehouse/distribution buildings. Building 2 is a 609,984 SF building featuring Highway 120 frontage, cross-dock loading and ample trailer and auto parking. Building 1 will total 382,380 SF and will benefit from limited Highway 120 visibility, cross-dock design and ample trailer and auto parking.

Population

	288,503 10 Mile Radius	961,388 20 Mile Radius	1,545,995 30 Mile Radius
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Source: ESRI®, 2024

Households

	85,315 10 Mile Radius	301,993 20 Mile Radius	493,776 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Maureen Haney
Rail Contact Phone: 916-208-1751
Rail Contact Email: mphaney@up.com