

For Sale or Lease



Tractor Trailer Service Facility on ±5.5 Acres

12700 & 12796 S. Harlan Road

Lathrop, CA 95330

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## PROPERTY SPECIFICATIONS

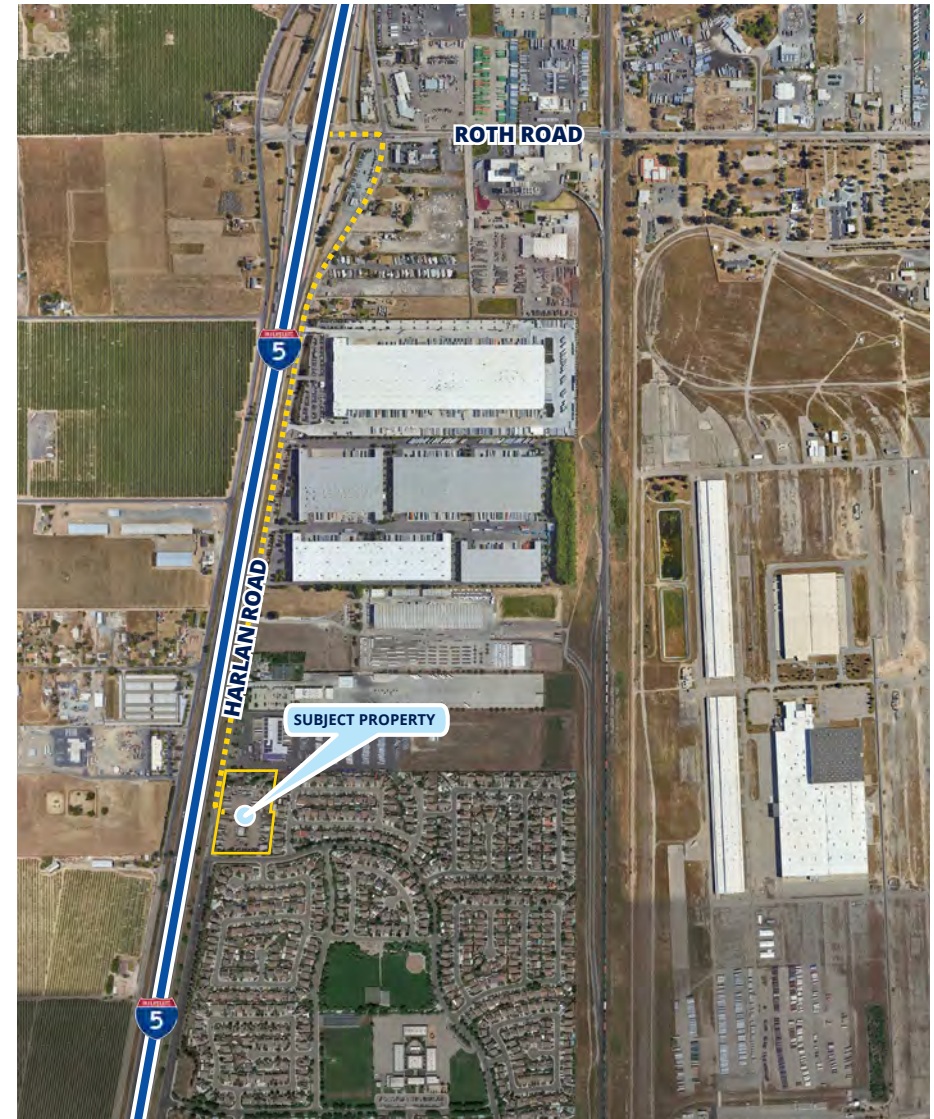
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### Property / Building Specifications

Total Building SF	±4,900 SF
Acreage	±5.50 Acres
Building 1 SF	±2,500 SF
Building 2 SF	±2,400 SF
Grade Level Doors	Four (4)
Clear Height	16'
Sewer	Septic
Water	Two (2) on-site wells
Power	PG&E
Zoning	R-1-6, One Family Residential (City of Lathrop)
Grandfathered Uses	Tractor/Trailer Parking Tractor/Trailer Sales Tractor/Trailer Repair
Landlord Improvements	Demolish pink house at entrance Pave shop area Add gravel to yard area Paint repair shop Revitalize house/office





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