



For Sale | ±18.15 Acre Site

Prime Central Valley/Lathrop Development Site

1520 Lathrop Road | Lathrop, CA

This property is an excellent opportunity for the development of 3 industrial buildings totaling 191,160 square feet.

1520 Lathrop Road in Lathrop is zoned General Industrial (City of Lathrop), and has immediate access to I-5. It is ideally positioned in a distribution hub, neighboring many well known corporate occupiers and institutional owners. There is a proposed development plan in place, which would create 3 industrial buildings and a retention / infiltration basin. The industrial buildings would have some office build-out, while mostly being comprised of open warehouse space with numerous dock high and grade level doors.

San Joaquin County is 2nd in the U.S. for it's concentration of transportation and warehousing employment, and is actively developing itself as a logistics hub. This property, located within San Joaquin County, offers many opportunities for industrial / warehouse users, especially those looking to be connected to the Bay Area and distribution centers at a competitive price.

Colliers is pleased to be the exclusive representative for this development opportunity.



Contact Brokers

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Proposed Site Plan

Building Rendering



Proposed Development Specs

1520 Lathrop Road Site		Building 1	Building 2	Building 3	
Size	±18.15 Acres	Square Feet	±70,200 SF	±78,400 SF	±42,560 SF
Zoning	General Industrial (City of Lathrop)	Building Dimensions	150'D x 468'W	160'D x 490'W	160'D x 267'W
Parking	250 Standard Stalls 101 Trailer Stalls	Office Buildout	±10,000 SF	±5,200 SF	±4,452 SF
Retention Basin	±71,900 SF	Dock Doors	21	25	15
Access	Easy access to I-5	Grade Level Doors	4	2	2
		Clear Height	32'	32'	32'
		Slab Thickness	Per Geotechnical Report	Per Geotechnical Report	Per Geotechnical Report
		Power	TBD	TBD	TBD
		Sprinklers	ESFR	ESFR	ESFR