

# FIRST CLASS SHOP/OFFICE W/ YARD/EXCESS LAND FRONTING I-5 FOR LEASE

12833 S. MANTHEY ROAD | LATHROP, CA



**PRICE: \$39,500 PER MONTH, NNN**

**Available June 1, 2026**

**For more information contact: Jim Martin, SIOR**

BRE #01214270

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D 209.983.4088

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## LISTING DATA:

<b>AVAILABLE SF:</b>	16,000± SF
<b>OFFICE SF:</b>	Primary office of 8,000± SF with reception, private offices, conference room, breakroom and restrooms as well as large open bullpen area. Secondary office of 375± SF with reception, two (2) private offices and one (1) restroom
<b>DOORS:</b>	Four (4) grade level doors
<b>YARD:</b>	2.75± Acres (fenced/secure/lighted)
<b>CONSTRUCTION:</b>	Concrete tilt up
<b>CLEAR HEIGHT:</b>	24'±
<b>POWER:</b>	400 Amps, 120/208 Volt, 3 Phase
<b>LIGHTING:</b>	Fully upgraded LED and Skylights
<b>SPRINKLERS:</b>	Yes



## FEATURES:

- 250± of direct frontage/visibility along I-5
- Excellent access to/from I-5 via Roth Road (North) and Lathrop Road (South)
- Neighbors include: Enterprise Truck Rental, Blue Rhino along with planned 1.3 million sf Ashley Furniture
- Generous vehicle parking (3.4/1,000 SF)
- Automatic security gate
- Built in 2005



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## FLOOR PLAN



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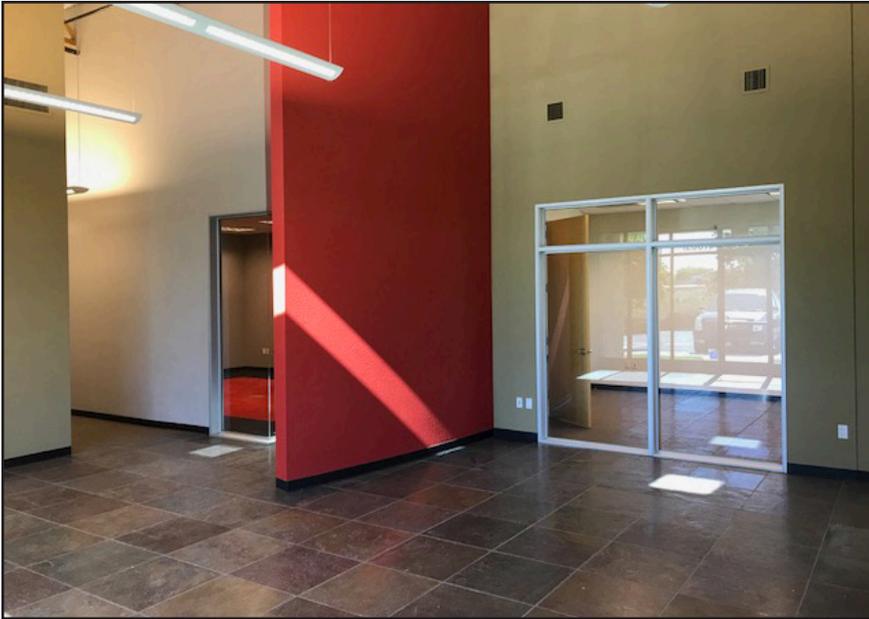


1.84± AC  
fenced yard

16,000± SF  
0.9± AC  
fenced yard

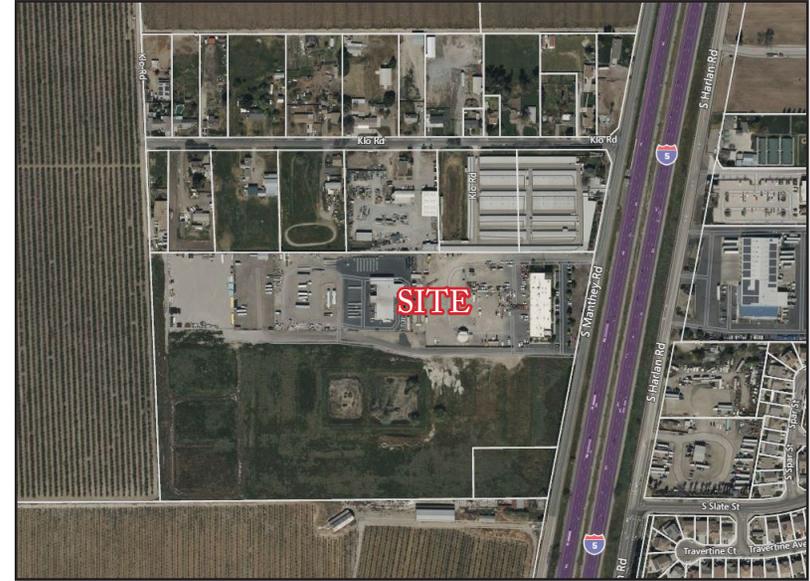
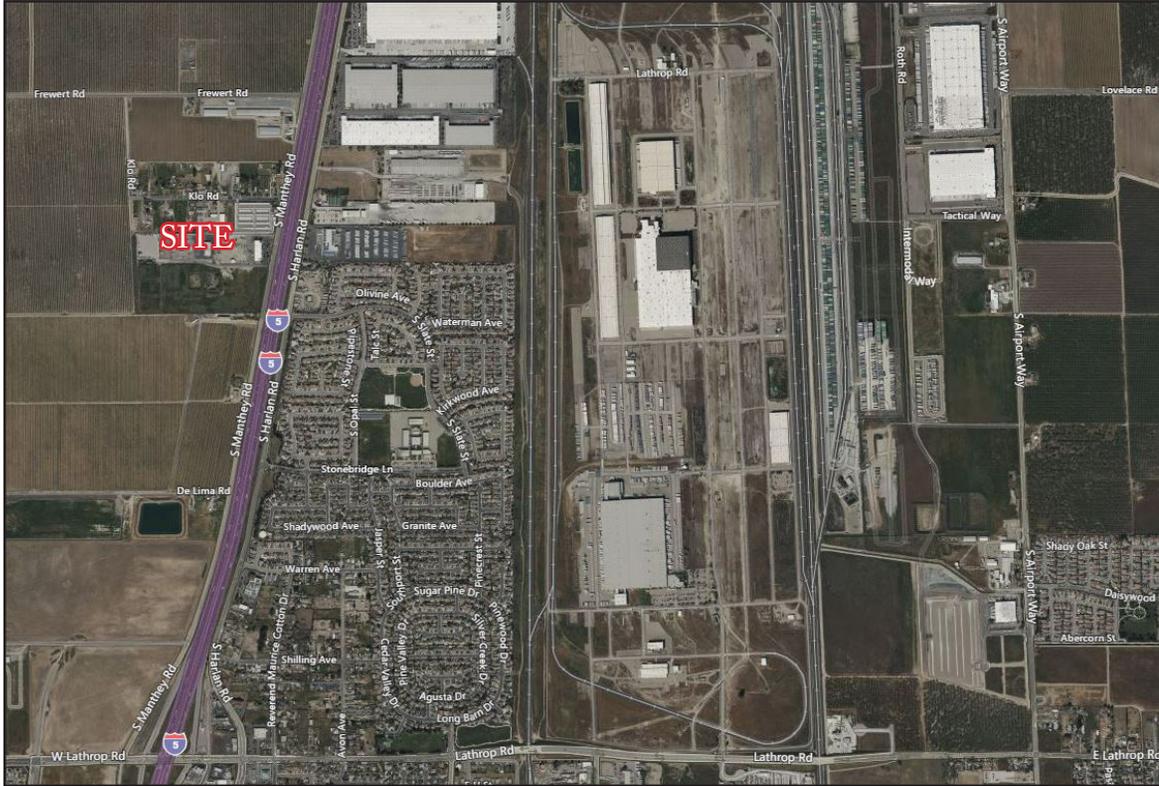
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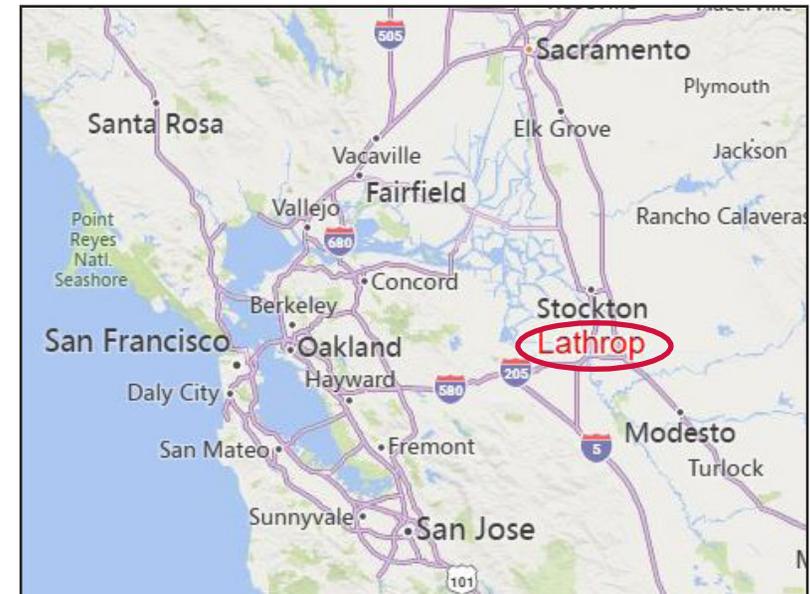


## TRAFFIC COUNT:

Manthey Road: 2,049 Cars, ADT  
Interstate 5: 103,000 Cars, ADT

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**LEE &  
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