

INDUSTRIAL CONDO UNIT - FOR SALE
KELLY BUSINESS CENTER
195-197 D'ARCY PARKWAY, LATHROP, CA



Jim Martin, SIOR
BRE #01214270
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D 209.983.4088
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SALE PRICE: \$849,000

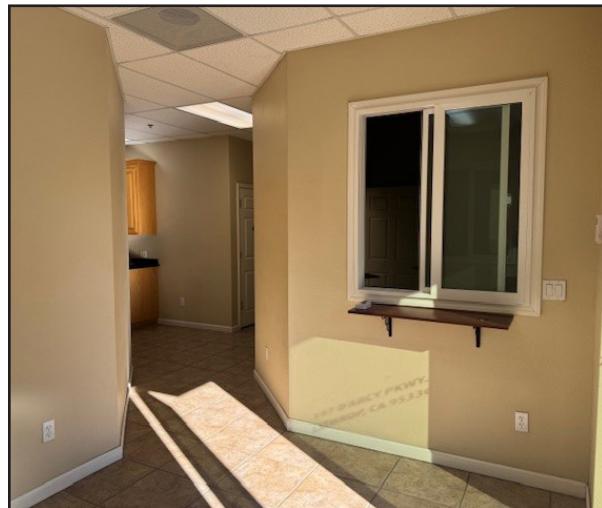
AVAILABLE SF:	3,000± SF
OFFICE:	2,400± SF
SHOP/WAREHOUSE:	600± SF
CLEAR HEIGHT:	18'±
GRADE LEVEL DOORS :	One (1) 12' x 14'
POWER:	200 Amps, 120/208 volt, 3 phase
ZONING:	I-G - General Industrial (City of Lathrop)

COMMENTS:

- Two restrooms, each with two toilets
- Kitchen area
- Reception entry/check-in
- Server room with two dedicated split systems
- Conference room
- Seven private offices
- Insulated shop with skylights, mezzanine, and dedicated mini split
- 2nd GL door possible however built out w/ office

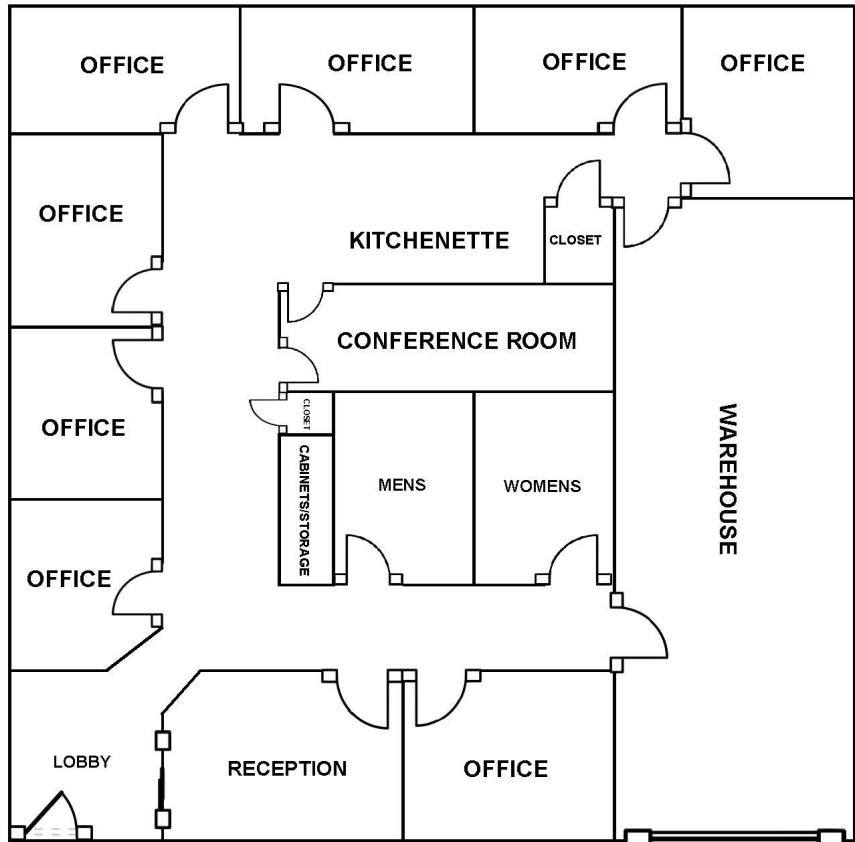
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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