

**FOR SALE OR LEASE**  
**±40,800 SF ON ±5 ACRES**

**10500 S. HARLAN ROAD**  
**FRENCH CAMP, CA 95231**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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# PROPERTY HIGHLIGHTS

**OFFICE:** ±28,800 SF  
**SHOP:** ±8,000 SF  
**COVERED STORAGE:** ±4,000 SF

Zoned Industrial General (I-G)

Great I-5 Freeway Visibility & Access  
More than 100,000 Vehicles Per Day

Large Paved & Fenced Yard

Excellent Owner/User or Multiple Tenant Investment Property

Office furniture, cubicles and other items  
may be available with purchase or lease



# BUILDING HIGHLIGHTS

**Office Building  $\pm 28,800$  SF ( $\pm 14,400$  SF per Floor)**

2 Story with elevator and multiple entrances

Can be demised into smaller multi-tenant office areas

Multiple Breakrooms, Restrooms, Private Offices, Conference Rooms and Training Rooms on each floor and throughout the building





# BUILDING HIGHLIGHTS

## Shop Building ±8,000 SF Plus 300 SF Shop Office in Back

Ceiling/Clear Height ±20' to ±22'

7 Grade Level Roll Up Shop Doors (14'x16')  
With Automated Openers

Lube Pit, Compressor with Air Hoses, Wash Rack,  
Fueling Facility, (4) Space Heaters

## Covered Storage Building ±4,000 SF

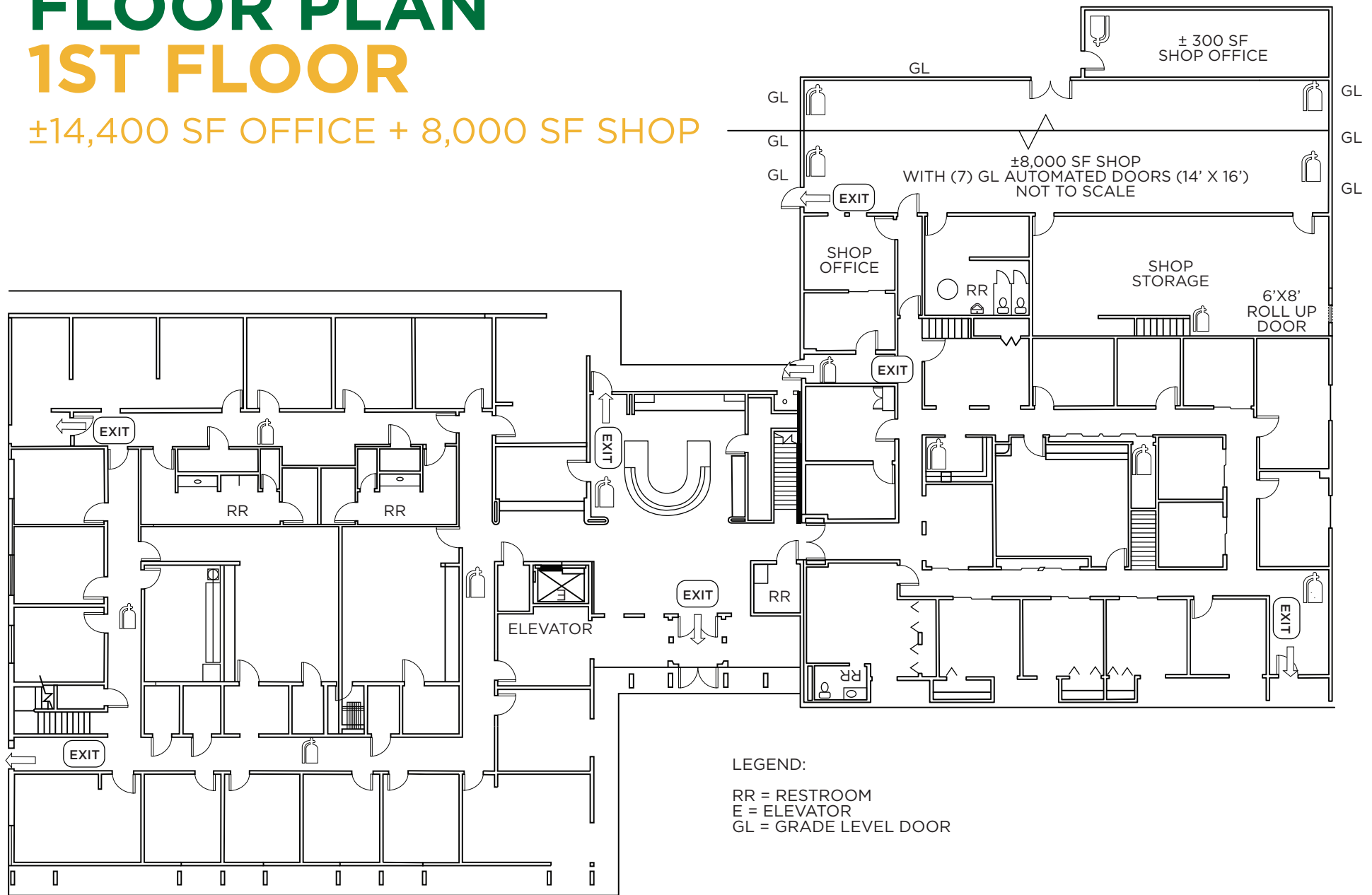
Multiple Bays - Some with Doors



# FLOOR PLAN

## 1ST FLOOR

±14,400 SF OFFICE + 8,000 SF SHOP



±14,400 SF





# AERIAL MAP

Port of Stockton

Sacramento

Port of Oakland

UPRR Lathrop  
Intermodal Yard

Miles

9 Miles

55 Miles

65 Miles

2 Miles





# AMENITY MAP



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