

INDUSTRIAL  
OFFICE SPACE

# FOR LEASE

195 - 197 D'ARCY PARKWAY • LATHROP • 95330



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

**RANDY HIGH JR., CCIM**  
CALBRE Lic. No. 01238404  
(209) 491-3413  
RANDYHIGHJR@GMAIL.COM

**DANNY PRICE**  
CALBRE Lic. No. 01895497  
(209) 491-3415  
DPRICE@PMZ.COM

**DESIREE HOLLAND**  
ADMINISTRATIVE & MARKETING ASSISTANT  
(209) 672-6792  
DES@PMZ.COM

# PROPERTY SUMMARY

**ADDRESS:** 195 - 197 D'Arcy Parkway • Lathrop

**SQUARE FEET:** ±3,000

**LEASE RATE:** \$1.65 PSF

**LEASE TYPE:** NNN

**COUNTY:** San Joaquin

**PROPERTY TYPE:** INDUSTRIAL

**PROCURING BROKER FEE:** 2.5%

**PARCEL NUMBER:** 198-240-470-000  
198-240-460-000

## PROPERTY DESCRIPTION:

±2,400 SF of nicely improved office space consisting of nine (9) private offices, reception area and two (2) ADA compliant restrooms. The balance of the space being warehouse with roll up door access.

## HIGHLIGHTS:

- Professionally managed, nicely improved office
- Recognizable location
- Reception office with window to lobby
- Eight (8) private offices
- Large conference room with two (2) entrances
- Kitchenette
- Plenty of storage
- Warehouse with roll-up door and two (2) entrances to office
- Men and Womens restrooms



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# PHOTO GALLERY



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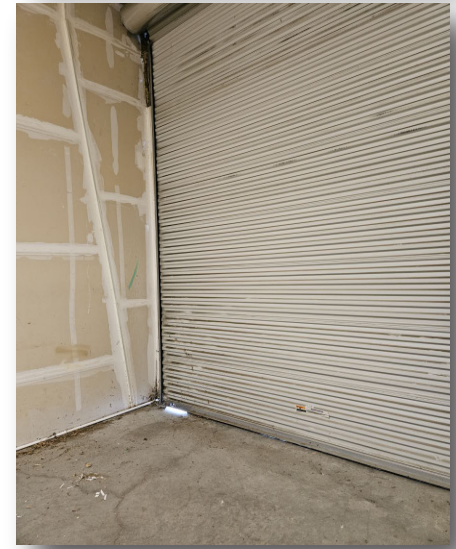
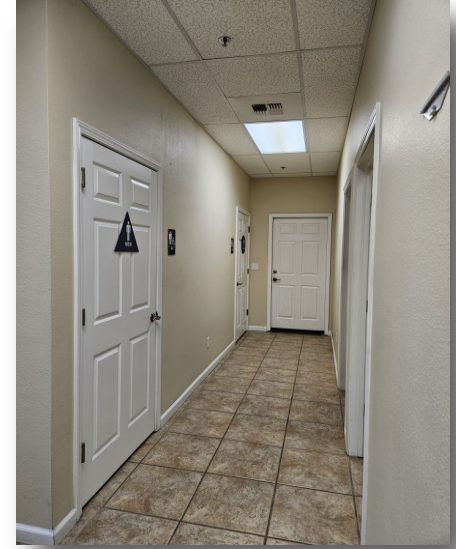
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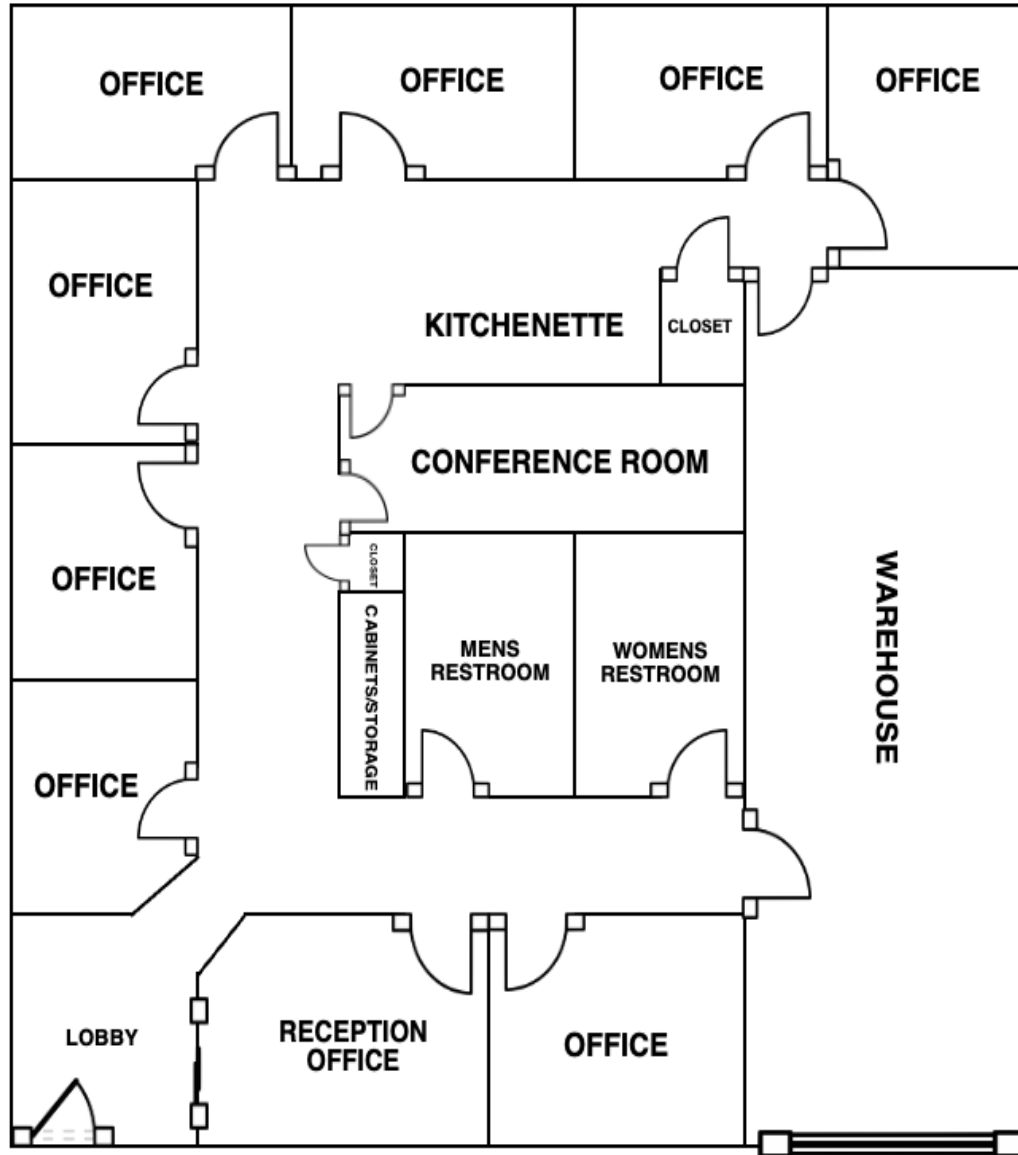
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# FLOOR PLAN



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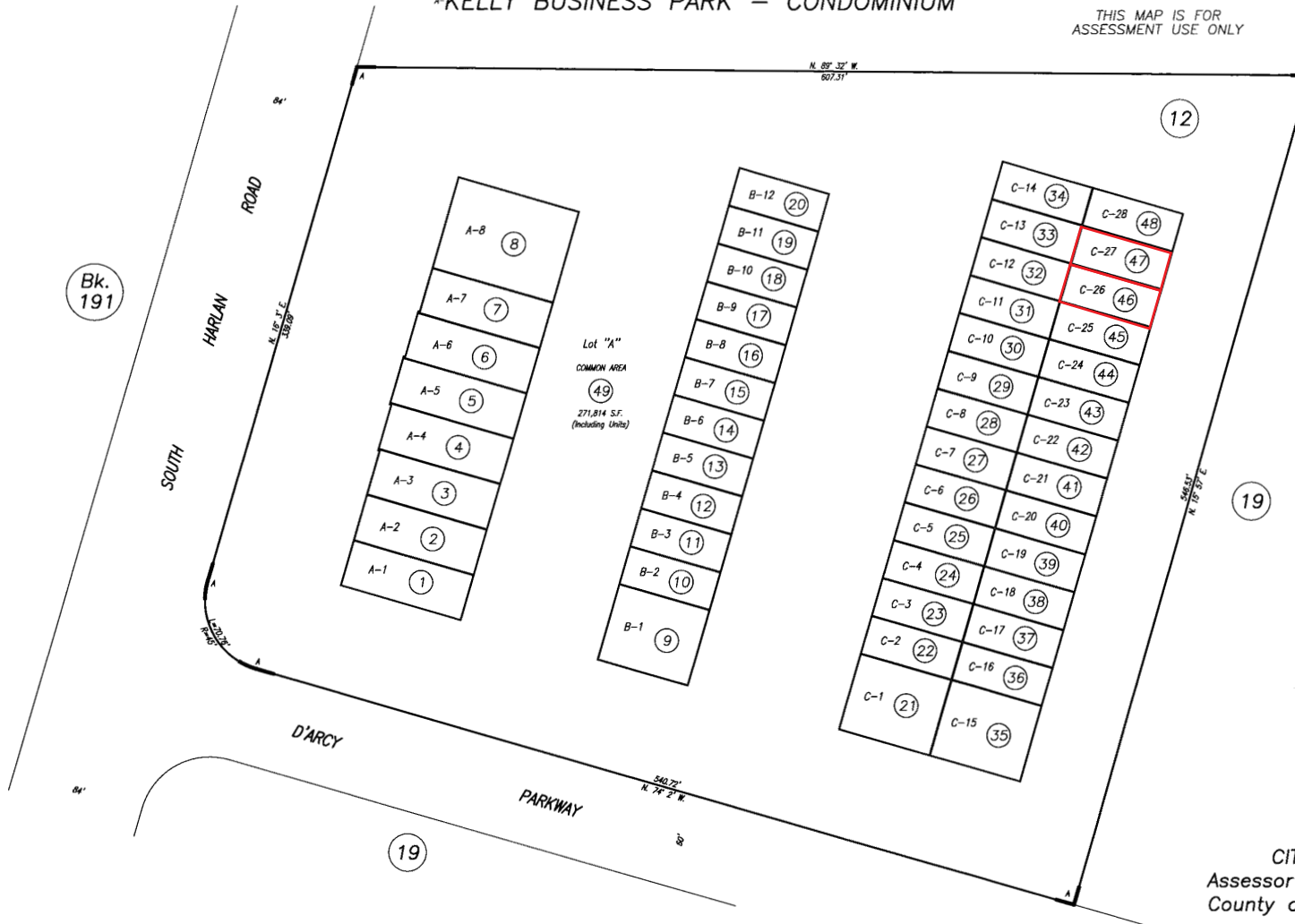
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# PARCEL MAP

\*KELLY BUSINESS PARK – CONDOMINIUM

THIS MAP IS FOR  
ASSESSMENT USE ONLY

198-24



Bk.  
191

12

19

19

CITY OF LATHROP  
Assessor's Map Bk.198 Pg.24  
County of San Joaquin, Calif.

05-06

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# BUSINESS MAP



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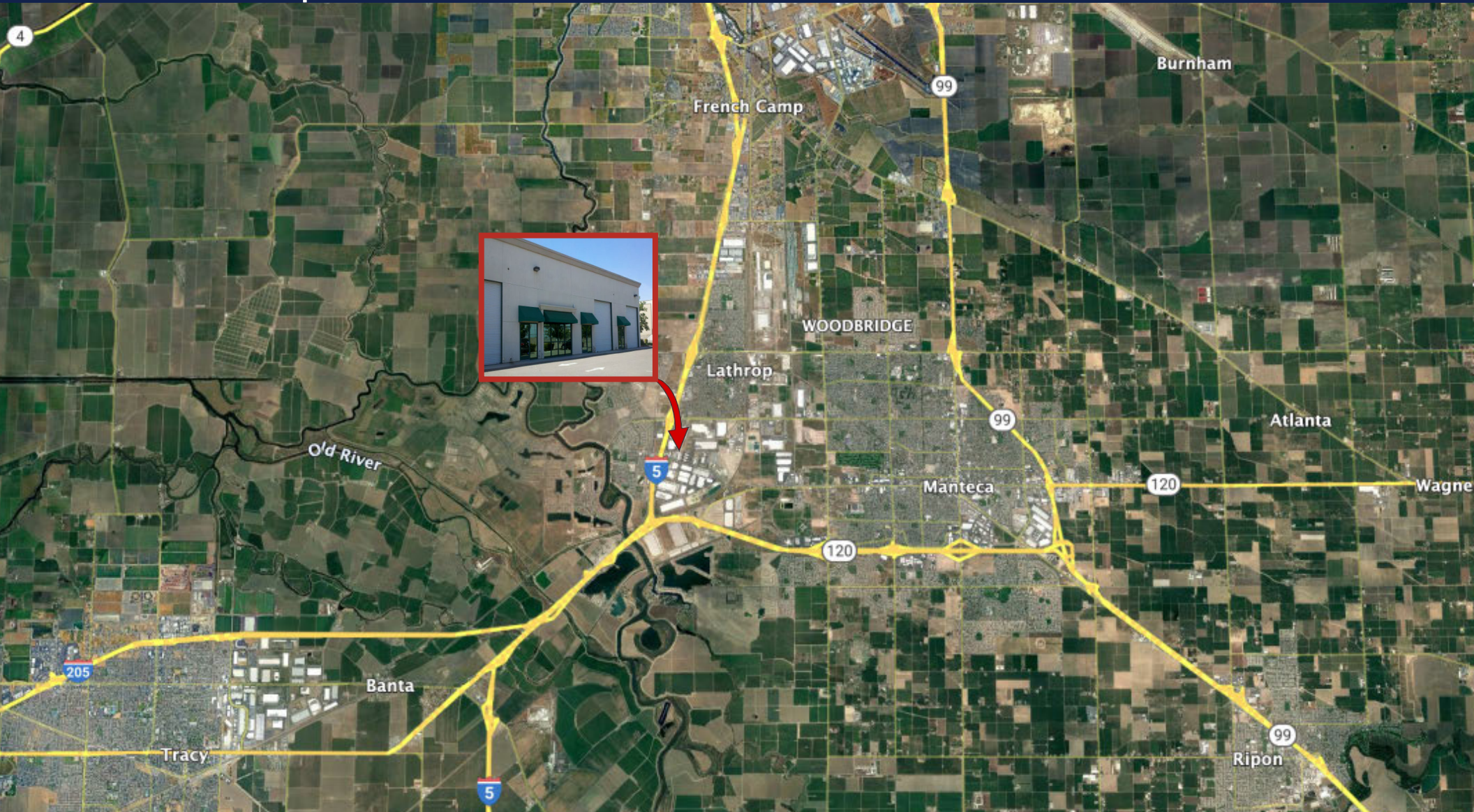
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# AERIAL VIEW



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