

120 000 SF Class A Industrial Warehouse with Secured Yard

\$1.00-2.00\$ PSF/Month (Gross), Based on Terms & Size



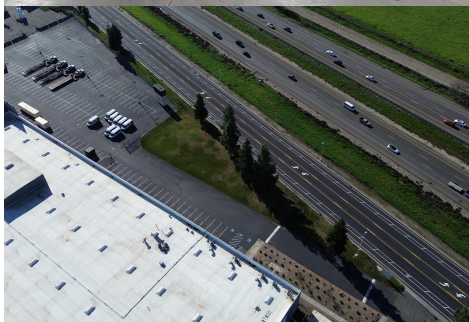
1700 S Harlan Rd,
Lathrop, CA, 95330
Immediate Availability

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Dedicated industrial warehouse opportunity located in a secured heavy-industrial facility near HWY 5.

Features dock-high loading, 30' clear height, secured truck court and yard access, and infrastructure suited

for logistics, distribution, fleet operations, and industrial storage. Alternative configurations may be considered for qualified tenants.



Property Highlights:

- Up to 120,000 SF warehouse
- 30' clear height
- 15 dock-high loading doors
- 1 drive-in door
- Secured paved yard / truck court (~35,000 SF)
- Truck & trailer parking available
- Heavy Industrial zoning
- LED lighting, HVAC, fully sprinklered
- 120V / 240V / 480V / 3-phase power
- 24/7 gated access with security and cameras
- Office space available upon request
- Gross lease structure
- Immediate availability