

ROTH ROAD



HARLAN ROAD

SITE



FOR LEASE
THREE BAY MAINTENANCE FACILITY ON 3.6± ACRES
10848 S HARLAN ROAD, LATHROP, CA



LEASE RATE: CONTACT AGENT FOR PRICING

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CLASS A TRUCK MAINTENANCE W/ SIGNIFICANT OUTDOOR STORAGE

10848 S HARLAN ROAD | LATHROP, CA



PROPERTY INFORMATION

Address: 10848 S Harlan Road, Lathrop, CA
(Unincorporated San Joaquin County)

BUILDING CHARACTERISTICS

Total Building SF: 10,000± SF
Total Land AC: 3.6± Acres
Office: 1,200± SF (15' x 80')
Shop: 6,800± SF (80' x 85')
Wash Bay: 1,600± SF (20' x 80')
Steam Clean Room: 400± SF (16' x 25')
Grade Doors: 6 (14' x 14')
Power: 400 amp. 3 phase
Water and Sewer: Well and Septic
Ceiling Clearance: 14'± - 16'±
Restrooms: Three (3)
Zoning: IG - General Industrial

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FEATURES:

- » Free Span Shop with office
- » Insulated, skylights, LED lighting and distributed air lines
- » Wash bay with drain and steam clean room
- » First time property has been on the market
- » IG zoning provides for wide range of manufacturing, distribution and storage uses
- » 400 amp, 3 phase power
- » Yard fully surfaced and lit with approx 1/3 asphalt and 2/3 base rock with storm drains into shared pond
- » Excellent Location off Interstate 5 at Roth Road Exit.
- » Major Trucking Corridor and Less than 1/2 mile from Union Pacific's +230 Acre Northern California Intermodal Facility
- » Corporate Neighbors include, UPS, Amazon, Flying J Travel Center, Penske Logistics, Union Pacific Railroad and Clorox



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PHOTOS



10,000± SF ON 3.6± ACRES



OFFERED BY:

LEE & ASSOCIATES - CENTRAL VALLEY

**MARK J RECKERS, SIOR
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