

FREEWAY VISIBLE - SALES AND SERVICE FACILITY
5,400± SF SHOP ON 1.68± ACRES - FOR LEASE
1500 MADRUGA ROAD, LATHROP, CA

LISTING DATA

BUILDING SF: 5,400± SF shop (60' x 90')

LAND SF: 1.68± acre fully concrete, fenced and lighted yard (new)

OFFICE SF: Two (2) office pods each with restroom - total 1,180± SF

DOORS: Three (3) drive through bays (14' x 14') doors

POWER : 200 amp, 480 volt, 3 phase

CEILING HEIGHT: 14'±

ZONING: IL - Light Industrial - City of Lathrop

FEATURES:

- **Adjacent to 7.5 acres of ready to develop land – same ownership. Up to 9± acres total**
- Excellent Highway 120 visibility and access
- Access via just completed new Cul de sac
- All new city services
- Four new utility connections around Cul de sac
- Located in rapidly developing area including Wayfair, Tesla and Cargil

For Additional Information, contact:

Mark J. Reckers, SIOR

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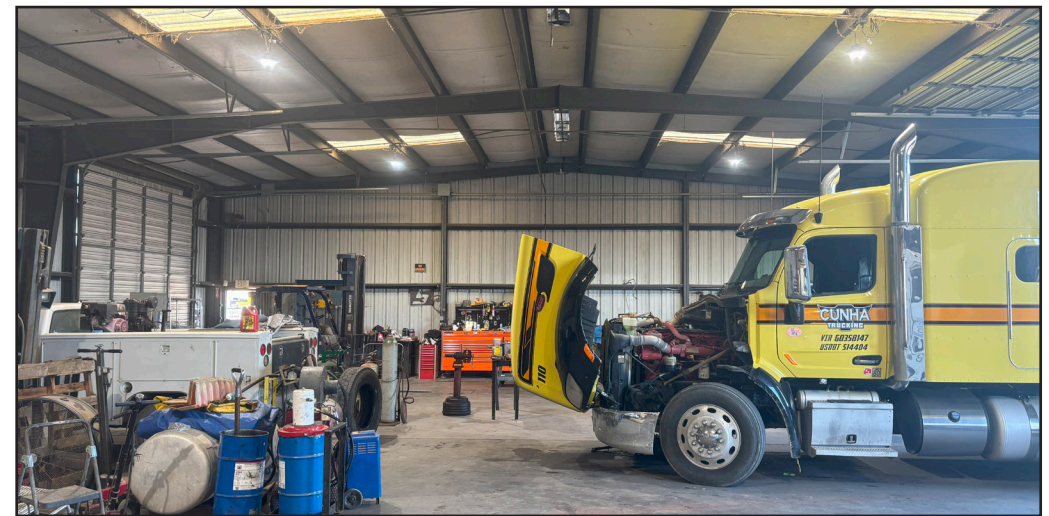
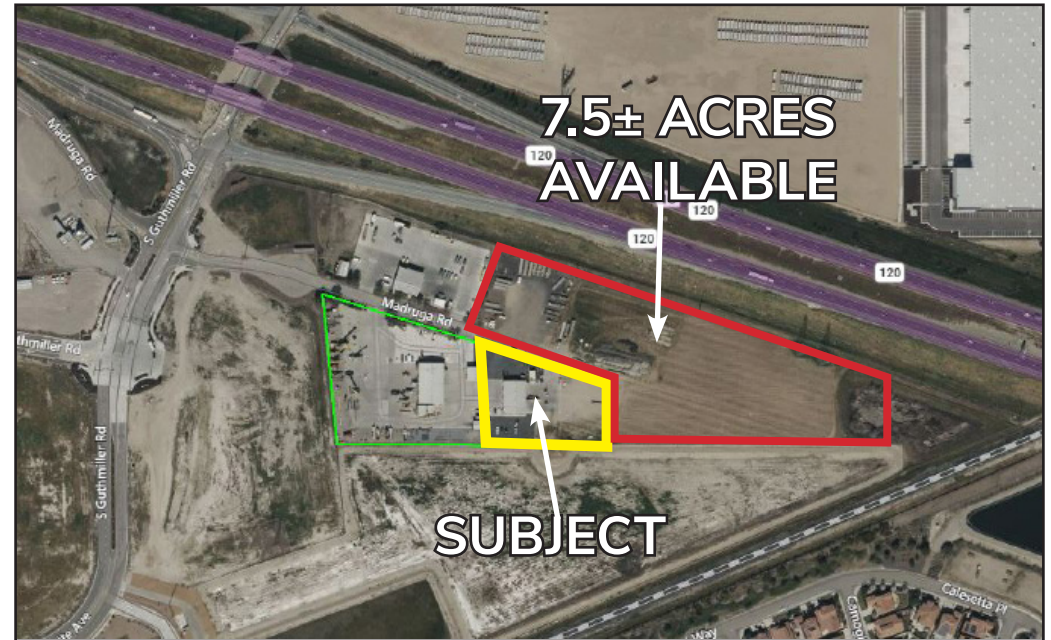
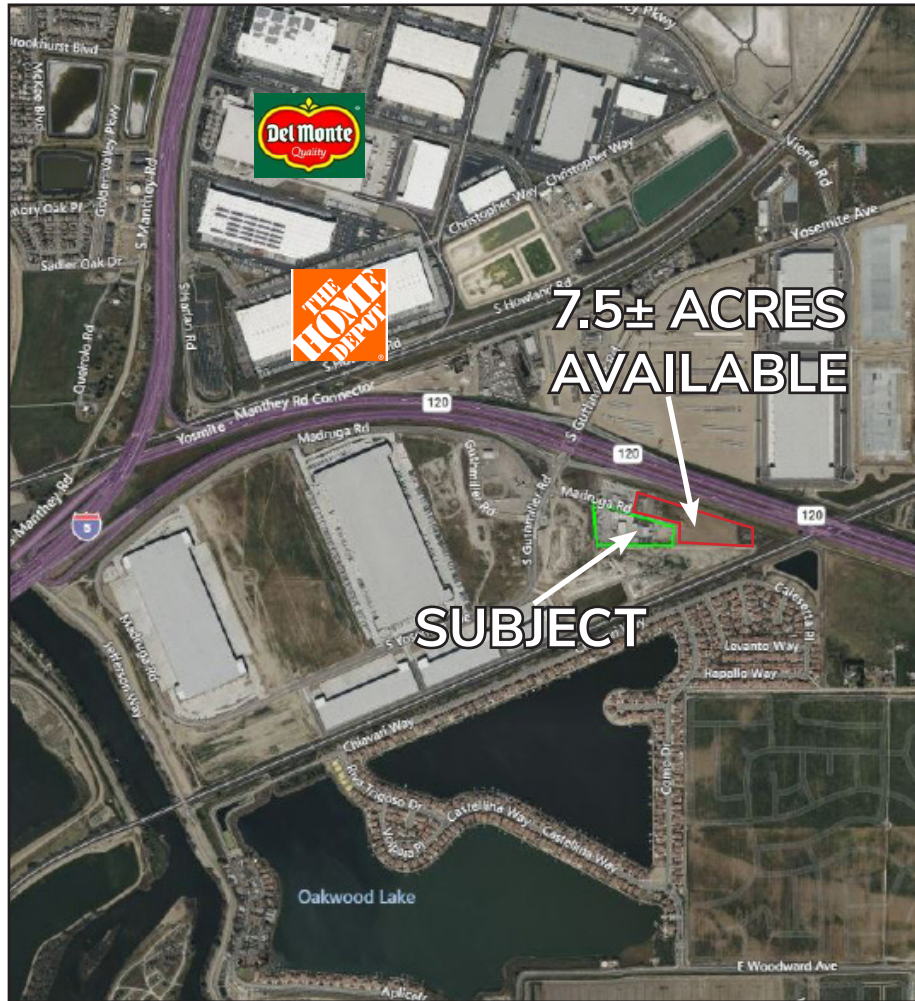
CONTACT AGENT FOR PRICING



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Please do not disturb the existing Tenant

