



CLASS A TRUCK MAINTENANCE W/ SIGNIFICANT OUTDOOR STORAGE

LATHROP, CA

12550 S. HARLAN ROAD



FOR LEASE

CONTACT AGENT FOR PRICING AND SHOWING INSTRUCTIONS

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PROPERTY INFORMATION

Property Name: Heartland Express

Address: 12500 S. Harlan Road
Lathrop, CA 95330

BUILDING CHARACTERISTICS

Year Built/Renovated: 2011/2019

Total Building SF: 30,619± SF

Total Land AC: 15.98± SF

Construction: Concrete tilt-up

Electrical Service: Two (2) 1200 Amp, 277/480 Volt, 3 Phase panels, one (1) 800 Amp, 277/480 Volt, 3 Phase panel, one (1) 800 Amp, 120/208 Volt, 3 phase panel

Sprinklers: Yes - 0.20 GPM/1,500 SF

Utilities: PG&E (gas/electric), City of Lathrop Water/Sewer, On-site storm water retention pond

Yard Features: 100% Concrete yard, completely fenced with two (2) motorized rolling gates, guard shack, LED yard lighting, separate secured employee parking

Auto Stalls: TBD

Trailer Stalls: 130

Truck/Power Unit Stalls: 200

Scale: Axle scale in yard

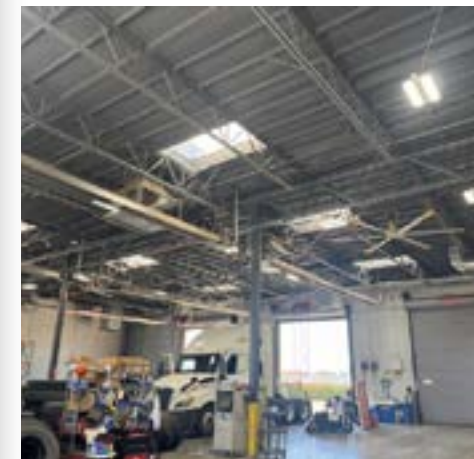


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BUILDING A

- 22,354± SF
- Nine (9) GL Drive In Doors (all motorized)
- Four (4) drive through bays
- One (1) loading dock w/ pit leveler
- Insulated w/ swamp coolers and two (2) High Volume Low Speed Fans
- Radiant heating system
- Air, electrical and oil (hose reels) distributed throughout
- 60' maintenance/repair trench
- Skylights and LED lighting
- Approximately 9,104± SF of 2-story office space including administrative and driver offices, restrooms, showers, break rooms, laundry facilities, lounges, conference/training rooms and shop/foreman offices



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BUILDING B

- 3,765± SF
- Four (4) GL Drive In Doors (all motorized)
- Two (2) drive thru bays
- LED shop lighting
- One (1) High Volume Low Speed Fan
- Swamp cooler

BUILDING B PHOTOS



BUILDING C

- 4,500± SF
- Four (4) GL Drive In Doors (all motorized)
- Two (2) drive thru bays
- One (1) bay truck wash
- One (1) bay lube/oil change (60')



BUILDING C PHOTOS



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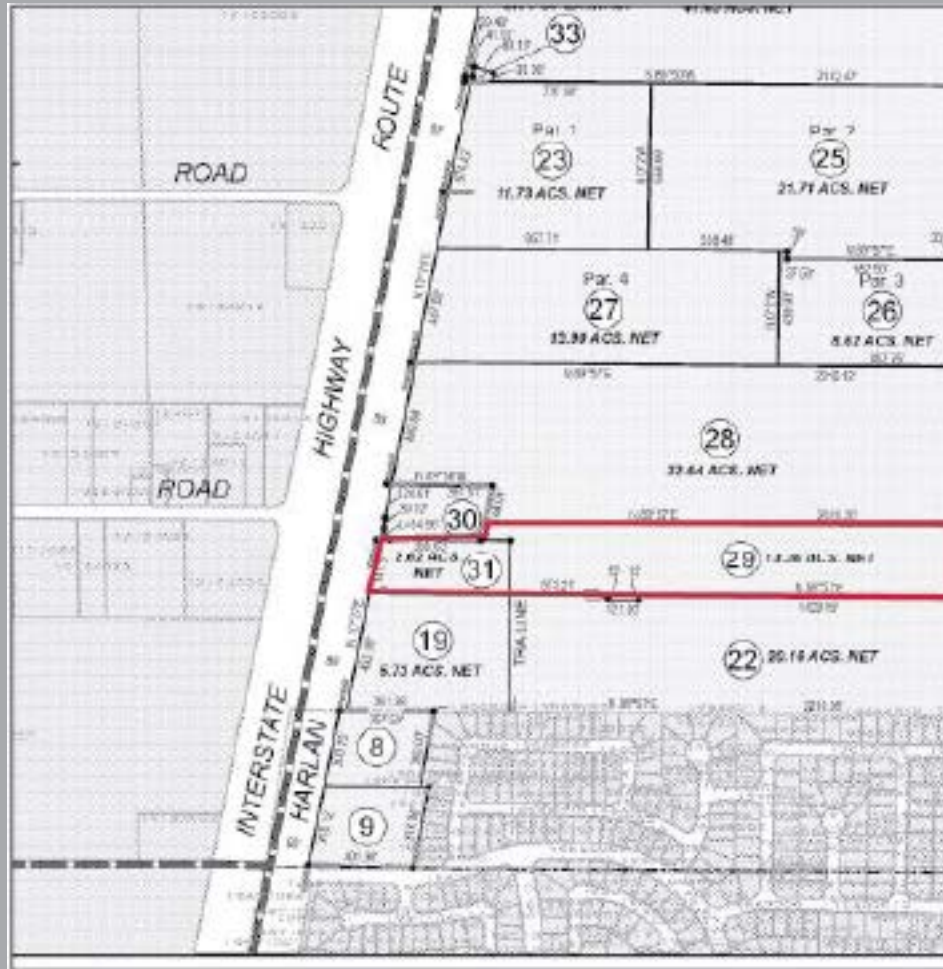
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PARCEL MAP



VICINITY MAP



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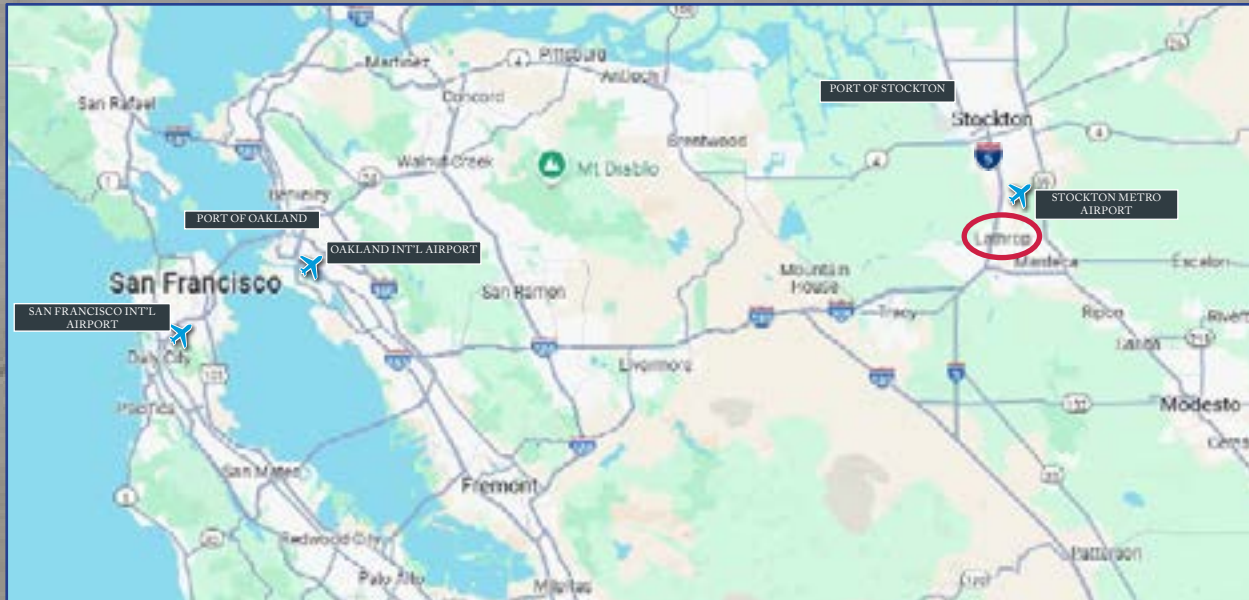


REGIONAL ACCESSIBILITY

TRAFFIC COUNT: 133,000± AA DT (2023)

DEMOGRAPHICS

12550 S. Harlan Road	5 Miles	10 Miles	15 Miles
Current Population	114,780	334,471	664,710
Current Households	34,018	100,641	206,577
Total Employees	31,309	83,200	162,374
Average income	\$109,249	\$89,942	\$103,389



DRIVE TIMES

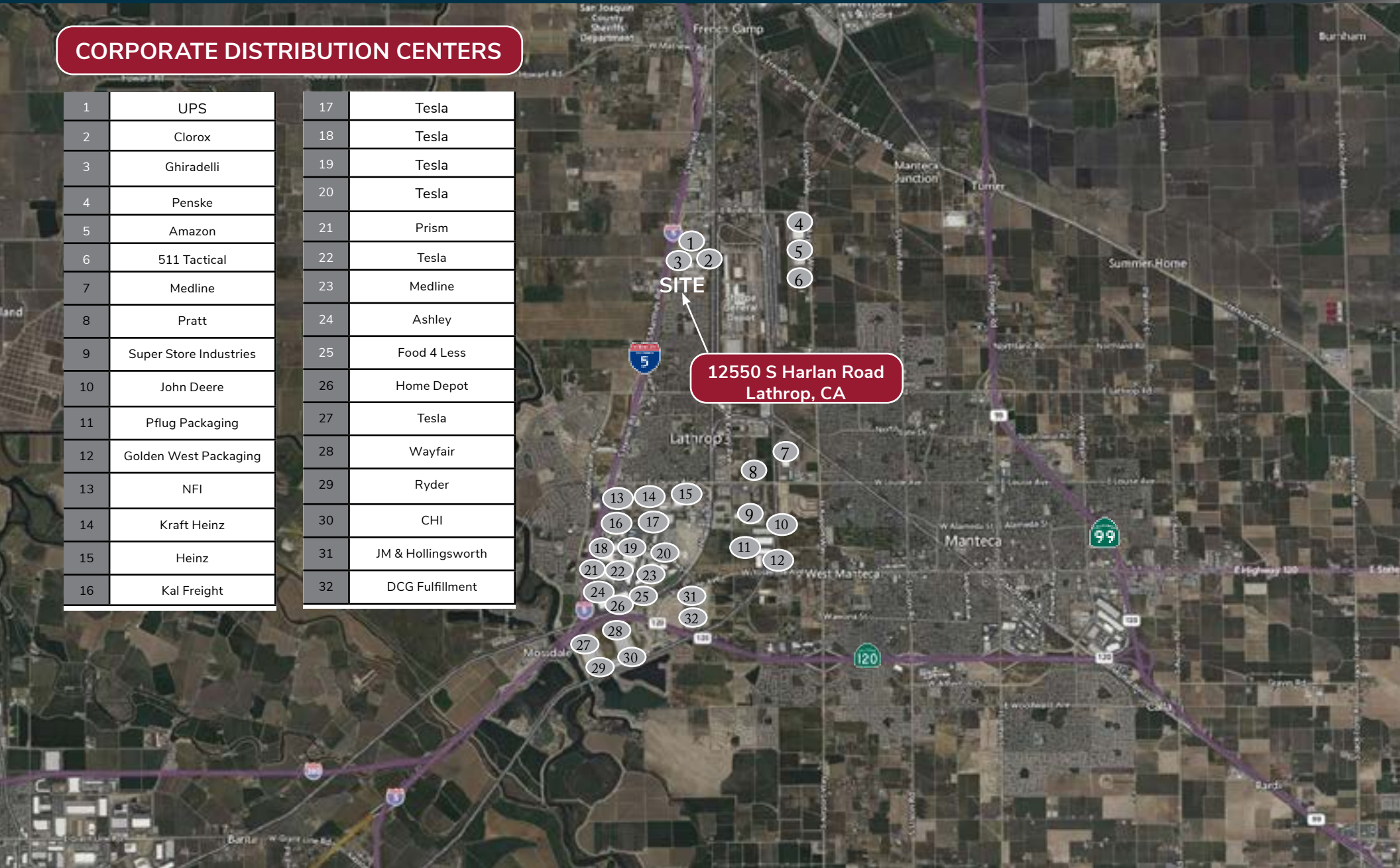
LOCATION	MILES	MINUTES
UPRR, Lathrop, CA	2	5
BNSF, Stockton, CA	10	17
Port of Oakland	65	63
Port of Sacramento	57	53
Port of Stockton	10	17

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CORPORATE DISTRIBUTION CENTERS

1	UPS	17	Tesla
2	Clorox	18	Tesla
3	Ghiradelli	19	Tesla
4	Penske	20	Tesla
5	Amazon	21	Prism
6	511 Tactical	22	Tesla
7	Medline	23	Medline
8	Pratt	24	Ashley
9	Super Store Industries	25	Food 4 Less
10	John Deere	26	Home Depot
11	Pflug Packaging	27	Tesla
12	Golden West Packaging	28	Wayfair
13	NFI	29	Ryder
14	Kraft Heinz	30	CHI
15	Heinz	31	JM & Hollingsworth
16	Kal Freight	32	DCG Fulfillment



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



THE PROPERTY





OFFERED BY:

LEE & ASSOCIATES - CENTRAL VALLEY

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