

11980 SOUTH HARLAN ROAD

CENTRAL VALLEY
LATHROP

11980 South Harlan Road
Lathrop, CA 95330



FOR LEASE

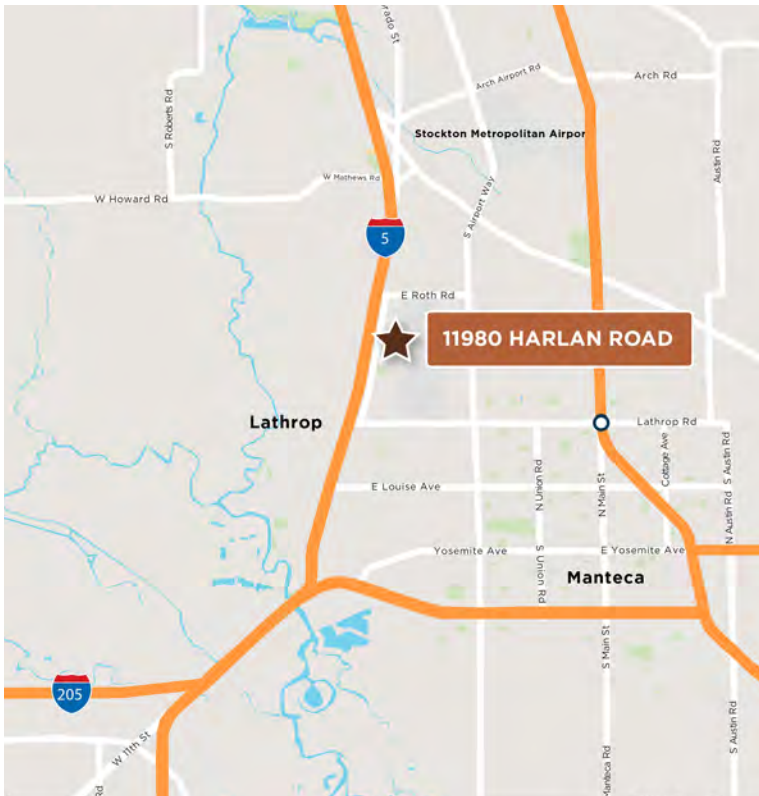
±343,832 SF

FULL BUILDING



LEASED BY





PROPERTY HIGHLIGHTS

±108,544 SF - ±343,732 SF Available for Lease

100% Temperature Controlled Space (±55-72 Degrees F)

Insulated Walls & Ceilings

Interstate 5 Visibility & Signage

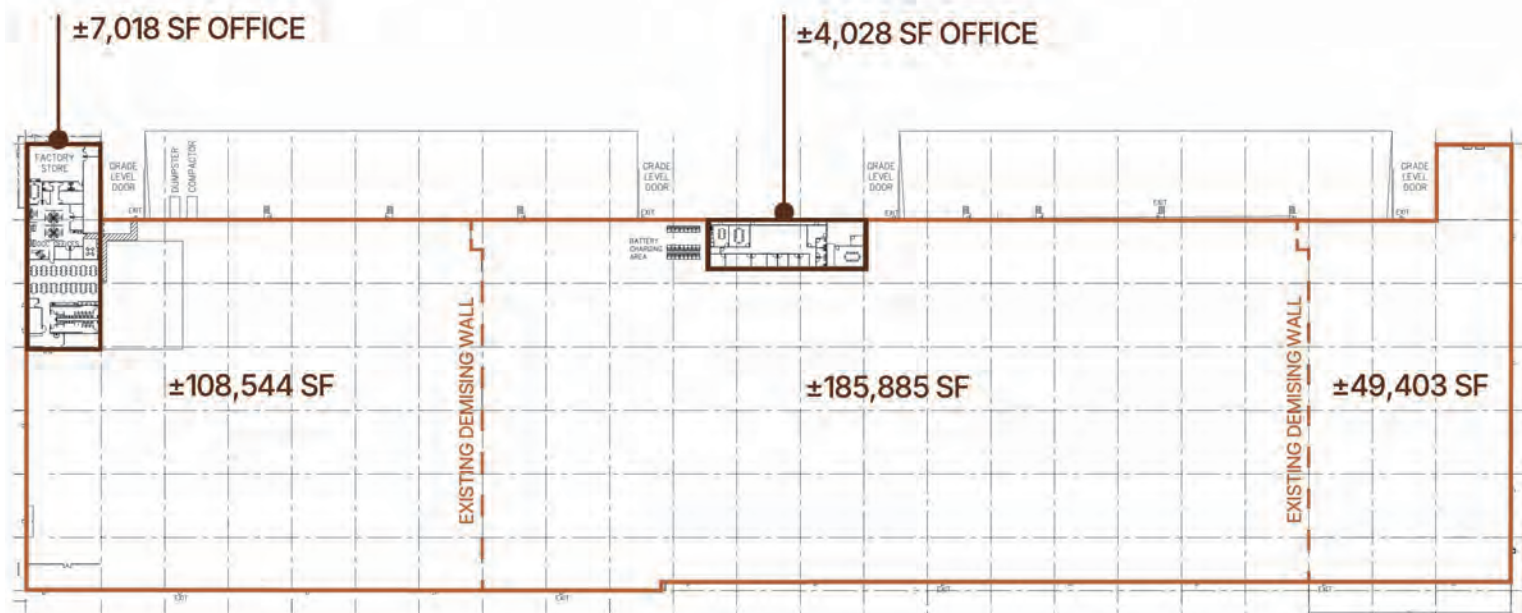
Food Grade Distribution and Fulfillment

Turnkey Improvements in Place

Existing Office and Retail Build Out

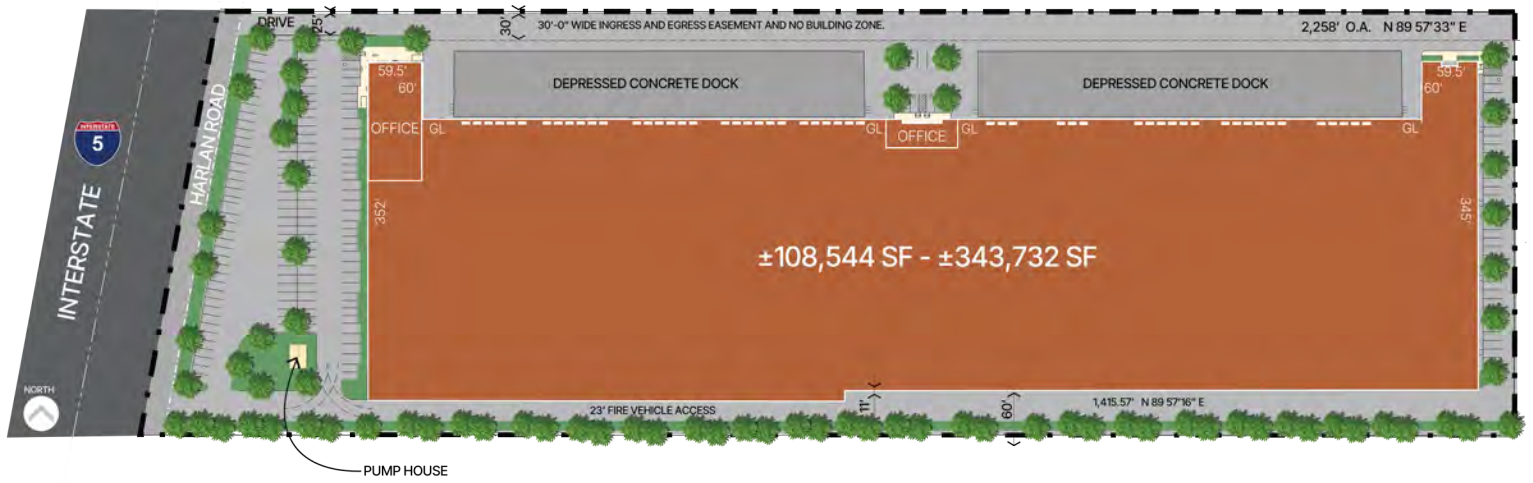
Battery Charging Improvements

Existing Dock Equipment at 31 of 47 Dock Positions



BUILDING FEATURES

Building Size		±343,832 SF	Dock Equipment		Pit Levelers & Dock Seals, Lights & Locks at 31 of 47 Dock Positions
Office	Front Office ±7,018 SF, Middle Office ±4,028 SF		HVAC	Fully Conditioned with Insulated Walls and Ceilings	
Column Spacing	±50' x 50'		Electrical	3,000 Amps, 277/480 Volts	
Building Dimensions	±290' x ±1,170'		ESFR	Yes	
Clear Height	±30' minimum		Loading Dock Apron	±70' concrete	
Dock Doors	(47) ±9'x10'		Skylights	Yes	
Ground Level Doors	(4) ±12'x14'		Zoning	IL (Limited Industrial) - City of Lathrop	



CONTACT INFORMATION

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