

±10.7 ACRES
WILL BUILD-TO-SUIT



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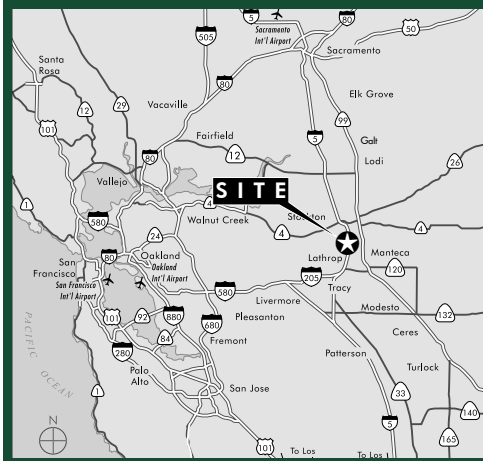
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9948 South Harlan Rd • French Camp, California

REGIONAL MAP



VICINITY MAP

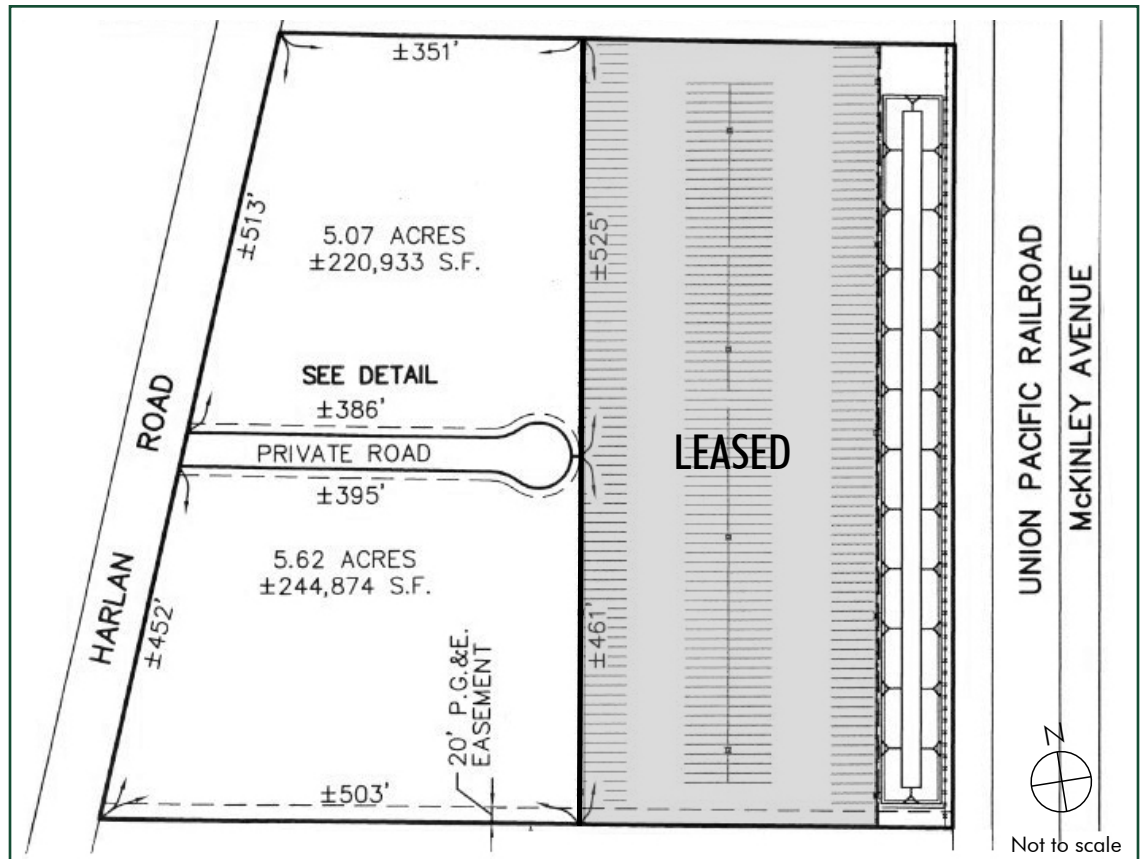


Not to scale

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FOR LEASE

9948 SOUTH HARLAN ROAD
FRENCH CAMP, CA
WILL BUILD-TO-SUIT



Preliminary drawings. Can be modified to meet the prospective tenant's requirements.

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FEATURES:

- ±10.7 Acres (Divisible to 5.1 acres)
- APN: 193-270-17
- Industrial Land with freeway visibility
- Will Build-to-suit
- Zoned IG, San Joaquin County
- Ideal distribution point for West Coast Markets
- Average Daily Traffic Volume Approx. 68,000 vehicles
- Ready for development with road improvements/landscaping in place.
- Located near Stockton Metropolitan Airport
- Located within 2 miles of Union Pacific Railroad's Intermodal facility and the Crosstown Freeway.
- Central Valley market is experiencing dynamic growth
- State Enterprise Zone

Ideally suited for RV sales, boat sales, truck and equipment dealerships and/or related uses. The subject property is one of the few remaining properties along I-5 currently zoned for this use which has direct freeway visibility from both North and South-bound traffic.

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