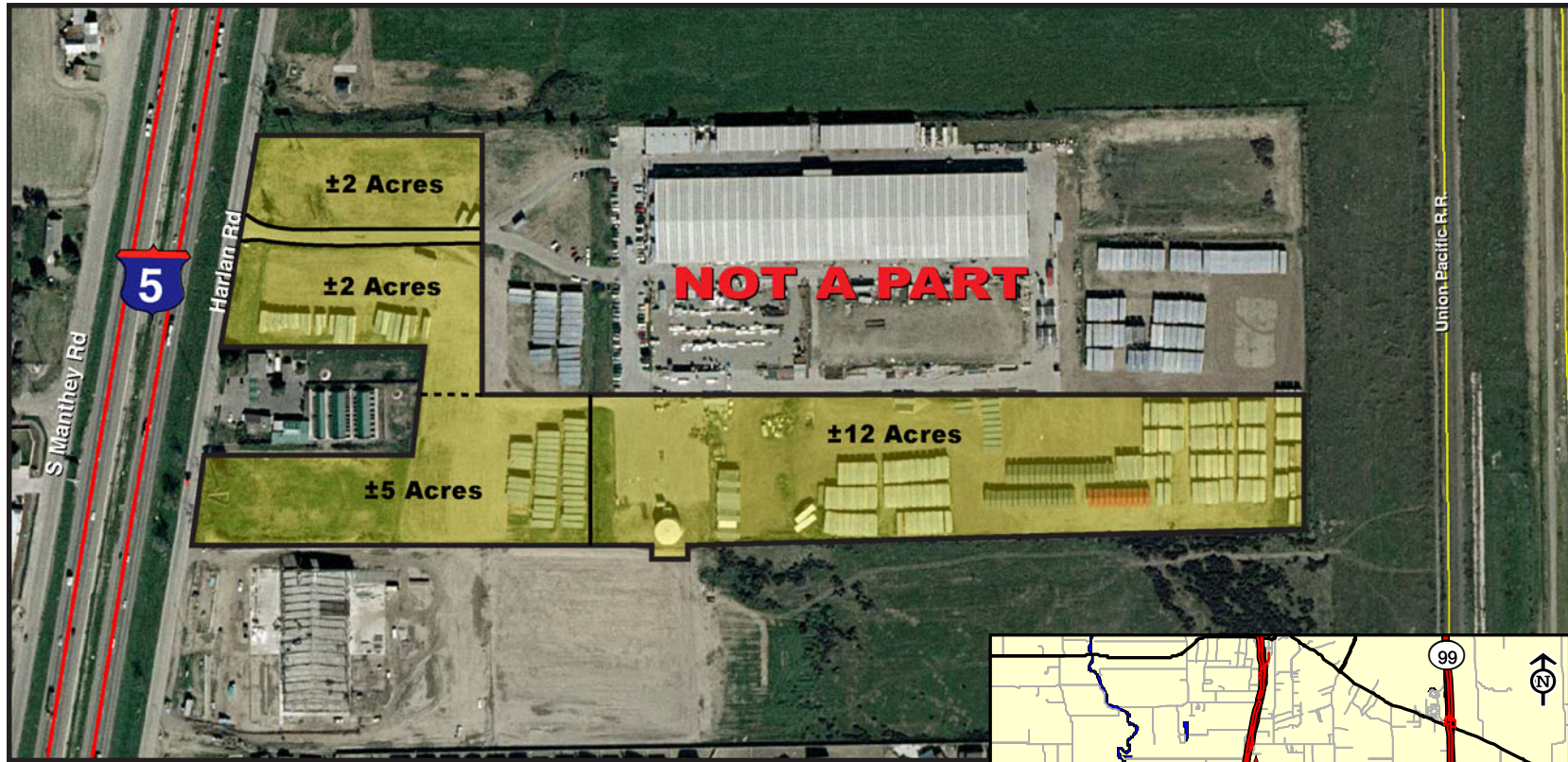


FOR LEASE

**PROPERTY FRONTS I-5,
ONE QUARTER MILE FROM ROTH RD**

12030 S. Harlan Road, Lathrop, California



Features:

- ±21 Acres Available
- I-L Zoning
- Electric & Gas - PG&E
- Water - City of Lathrop (16" line)
- Sewer - City of Lathrop (potentially) at rear
- Storm - Retention Pond On-Site (1 acre)
- Rail - Union Pacific (possible)
- Lease Rate: \$0.03 to \$0.05 PSF NNN (Yard Area)
- Sale may be possible

For more information please contact:

Tim Pryor, SIOR
timothy.pryor@grubb-ellis.com

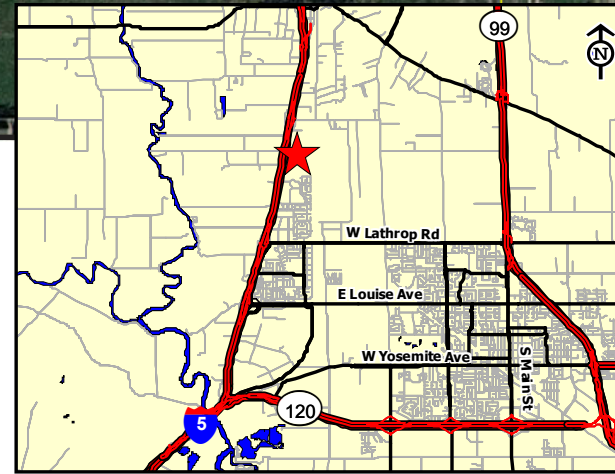
209.473.3000

Herb Grabell, SIOR
herb.grabell@grub-ellis.com

209.473.8671

Grubb & Ellis Company
1833 W. March Lane, Suite 2 Stockton, California 95207 209.473.3000 Fax 209.956.6889

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LOCAL PRESENCE GLOBAL REACH