

AVAILABLE FOR LEASE
NEWLY CONSTRUCTED
"CROSS-DOCK" DISTRIBUTION FACILITY



BUILDING FEATURES:

- ◆ **BUILDING SIZE:** 407,820± Square Feet – (±360' x ±1,140')
- ◆ **DIVISIBILITY:** 69,120± square feet
- ◆ **PARCEL SIZE:** 13.24± Acres
- ◆ **CLEARANCE:** 30' Minimum
- ◆ **SPRINKLERS:** ESFR – (Early Suppression – Fast Response
- ◆ **COLUMN SPACING:** 60' x 60'
- ◆ **LOADING DOORS:** 101 (9'x10') Dock High & 14 Grade Level
- ◆ **COMMENTS:**
 - Cross-Dock Designed
 - Third building in a Master-Planned Business Park, located in rapidly expanding Central Valley
 - Direct access to Interstate 5 and Highway 99 via Highway 120
 - Adjacent land available for expansion
 - Corporate neighbors include: Raley's / Save Mart, Del Monte, Swift Transportation, Daimler Chrysler, Owens & Minor, Home Depot & In-N-Out Burger

LATHROP INDUSTRIAL PARK
17500 Shideler Parkway – Bldg 2
Lathrop, California



407,820± SF (divisible to 69,120± SF)
Distribution / Warehousing Facility

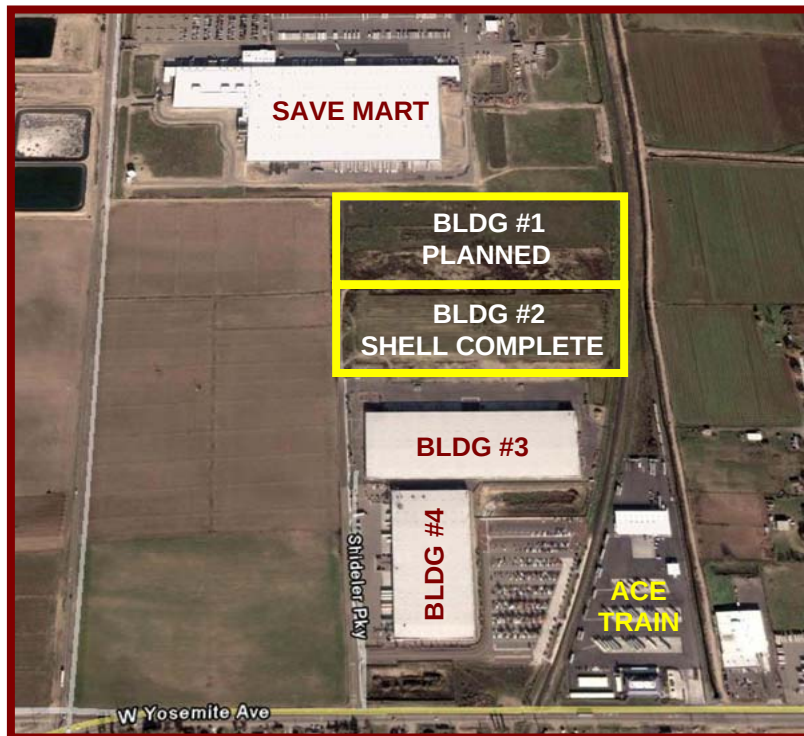
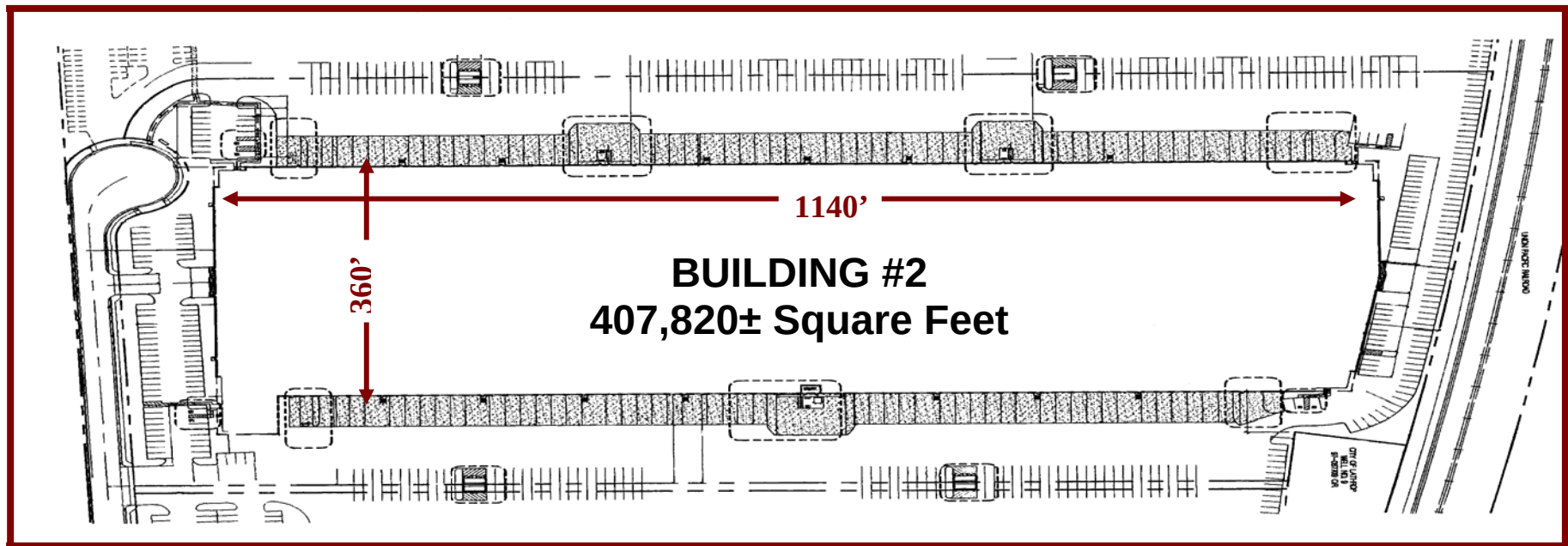
READY FOR OCCUPANCY

For More Information and Pricing, Contact:

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LEE & ASSOCIATES –CENTRAL VALLEY, INC.
(209) 983-1111





LATHROP INDUSTRIAL PARK

17500 Shideler Parkway
Building #2

Lathrop, California

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