

D'ARCY BUSINESS PARK

AVAILABLE FOR SALE/LEASE



**17300 - 17918 MURPHY PARKWAY
LATHROP, CALIFORNIA**

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INTERNATIONAL



D'ARCY BUSINESS PARK

17300-17918 MURPHY PARKWAY
LATHROP, CALIFORNIA

This development consists of a 4 building, Class A, multi-tenant Light industrial/office flex project located in the City of Lathrop. The property is situated at the corner of D'Arcy Parkway & Murphy Parkway.

D'ARCY BUSINESS PARK OFFERS:

- Condominium units divisible to 1,500 square feet available for sale or lease.
- Professional glass store front and reveal line.
- Attractive landscaping.
- Flexible zoning for a variety of light industrial, commercial and office uses.
- Owner's association/CC&R's to preserve and protect the quality of the development.
- Ample parking.
- Attractive SBA Financing with as little as 10% down.
- Owner financing for qualified prospects.
- Direct access to I-5 & Hwy 120
- Units available with 10' x 12' office, restroom, lights & power.



EXCLUSIVELY OFFERED BY:

Mike Goldstein

Vice President

Central Valley Industrial Group

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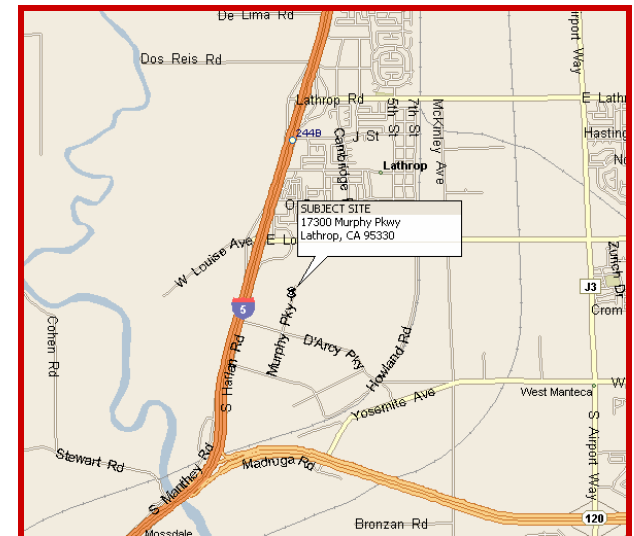
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PROPERTY DESCRIPTION

Property Location

Street Address: 17300 – 17918 Murphy Parkway
City: Lathrop
County: San Joaquin
State: California
Zoning: IG (General Industrial), City of Lathrop

Building Square Feet

Number of Buildings: 4
Number of Units: 59
Total Square Feet: Approximately 129,000 square feet
Number of Floors: Single level/Potential for mezzanine storage

Building/Unit Specifications

- Steel frame/stucco construction
- 6 inch concrete floor slab
- Clear Height: ±18' – ±22'
- Skylights
- Grade Level Doors (12' x 14')
- Fire Suppression
- 200 Amps per unit, 120/208V, 3 phase
- Parking Ratio: 2.5/1,000
- Warehouse lighting
- Unit Square Feet: 1,500 sq. ft. (25' x 60')
3,000 sq. ft. (50' x 60')
4,500 sq. ft. (75' x 60')

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