

AVAILABLE FOR SUBLEASE

20,000± - 100,827± SF IN LATHROP INDUSTRIAL PARK

17690 Shideler Parkway, Lathrop, CA



Fenced yard area

LEE & ASSOCIATES – CENTRAL VALLEY, INC., is pleased to offer this Class “A” Industrial Warehouse / Distribution space **FOR SUBLEASE** in LATHROP INDUSTRIAL PARK, a *premier Lathrop location*.

ADDITIONAL DETAILS:

- Class “A”, Warehouse / Distribution building
- Flexible size/floor plan options to accommodate various space needs
- Generous Truck Court and Parking
- Fenced Side Yard
- T5 lighting w/ motion
- Skylights

CORPORATE NEIGHBORS INCLUDE: Deere & Co., SaveMart Stores, Wayfair, Tesla Motors, Home Depot, Kraft Heinz

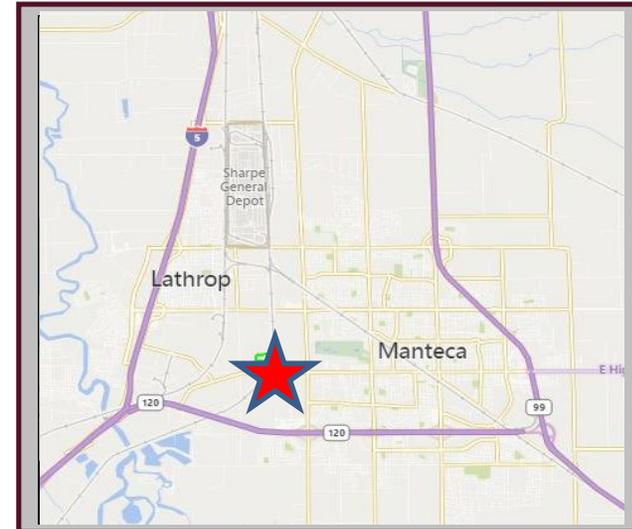


SubLease Rate: \$0.65 PSF / MONTH, NNN

Lathrop Industrial Park Building #3

FEATURES:

- **Available Space:** 20,000± - 100,827± SF
- **Office Area:** 2,500± SF
- **Dock High Doors:** (13) 6 w/pit levelers, 7 w/ edge of dock
- **Grade Level Doors:** 2
- **Sprinkler System:** ESFR
- **Min. Ceiling Height:** 28' ± (first column)
- **Column Spacing:** 48' x 60'
- **Year Built:** 2004



***SHOWN BY APPOINTMENT ONLY – DO NOT DISTURB TENANT**

For additional information, Contact:

Jim Martin, SIOR
BRE # 01214270

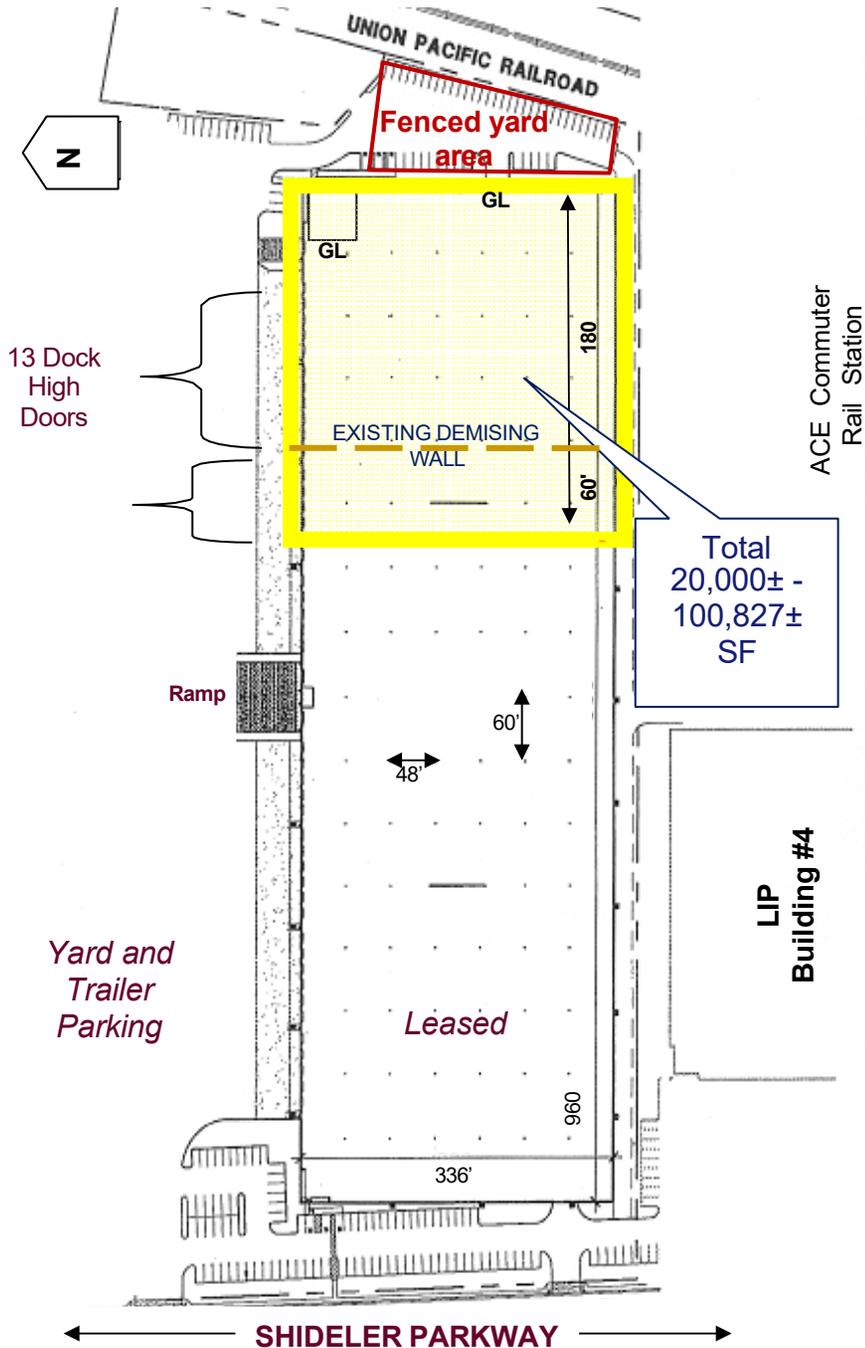
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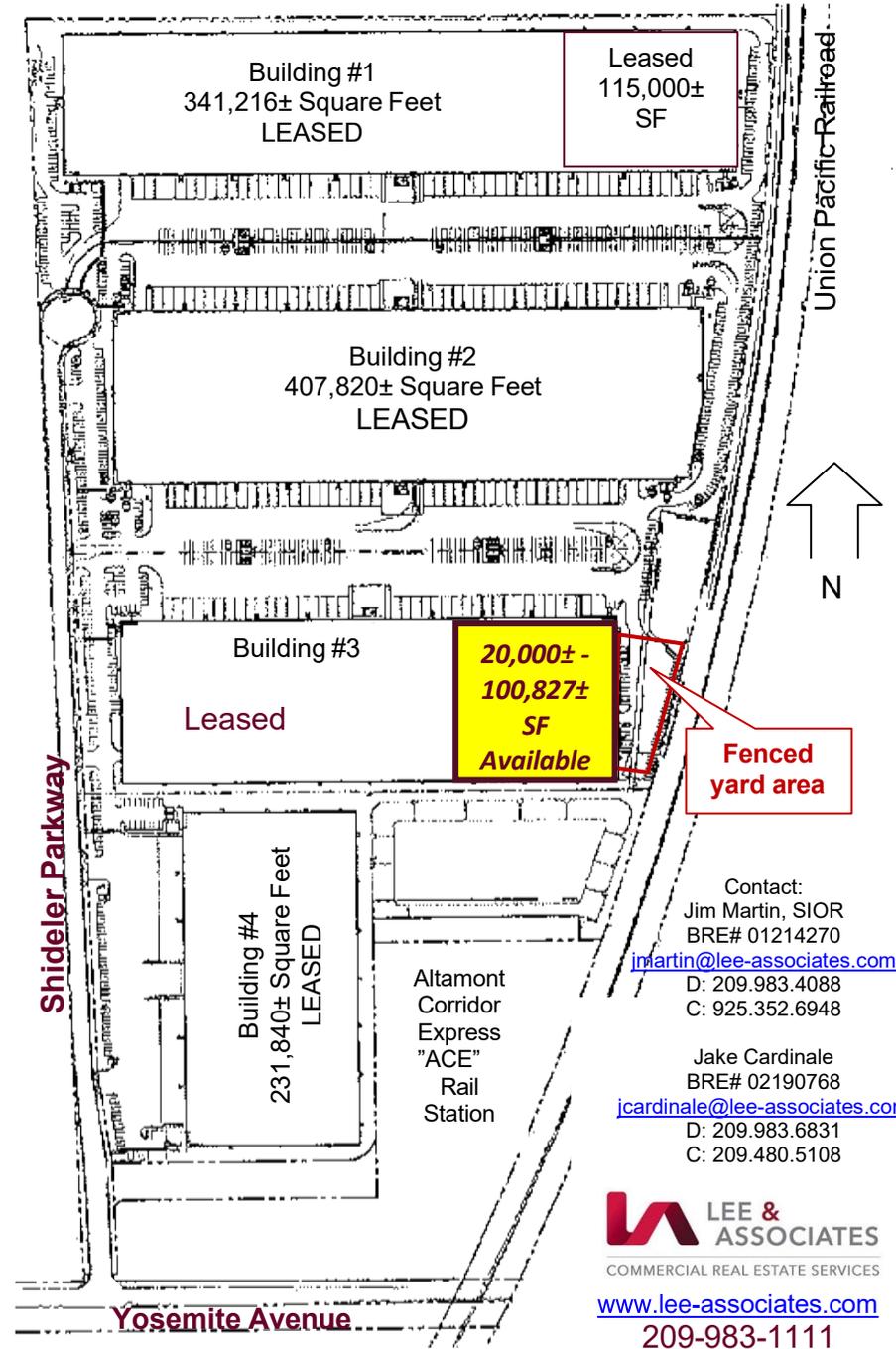
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209-983-1111

17690 Shideler Parkway, Building #3, Lathrop, California



LATHROP INDUSTRIAL PARK SITE MAP



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