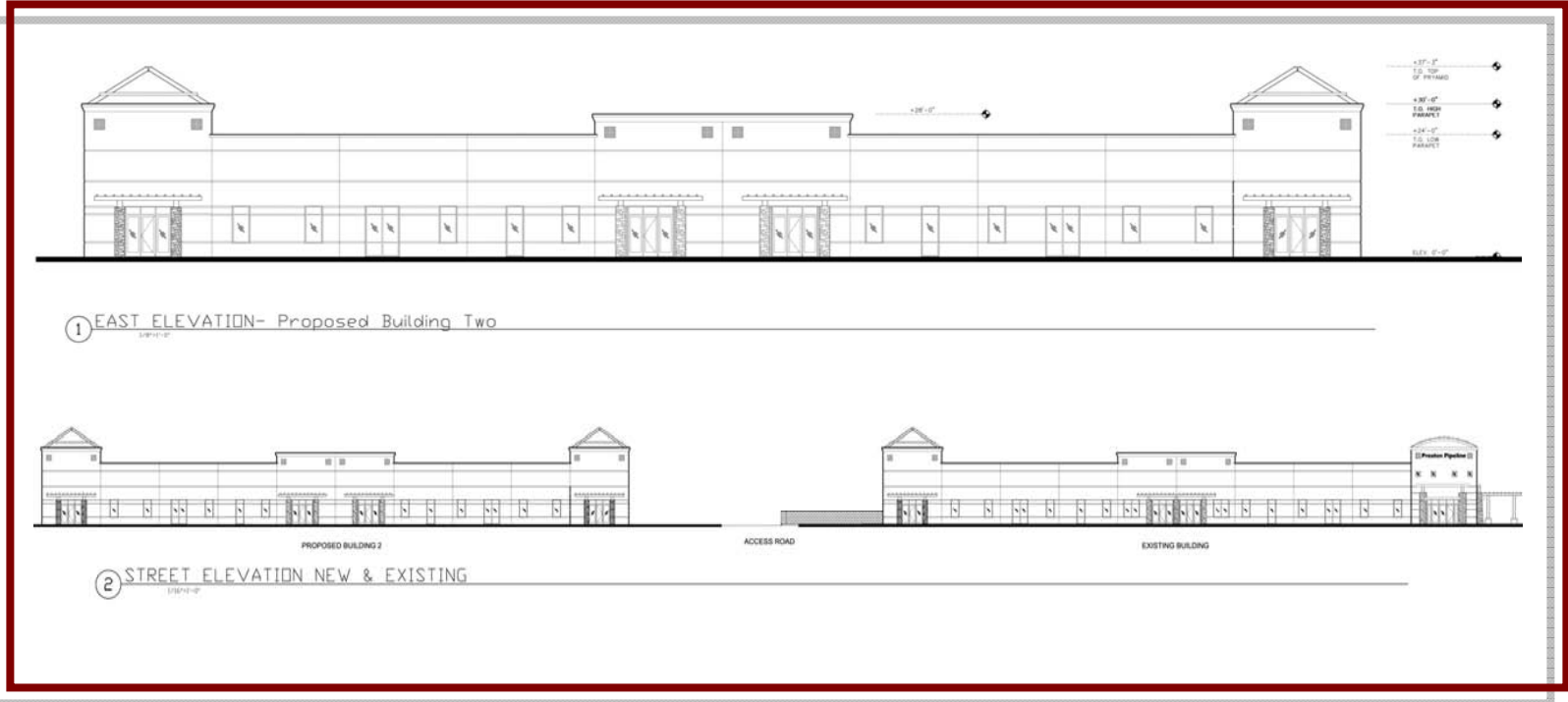


AVAILABLE FOR LEASE - PROMINENT I-5 LOCATION

12933 S.
Manthey
Road

Lathrop,
CA



Building Size: 20,000± square feet
Grade Level Doors: Eight (8)
Clear Height: 17' - 24'±
Lease Rate: \$0.90 psf NNN

Site Area: Approx. 1.34± acres
Office Space: To Suit
Parking Ratio: 3.4/1,000sf
Divisible to: 2,000± square feet

UNDER CONSTRUCTION

THE OFFERING:

This class A building in Phase II, developed by Preston Pipelines, features concrete tilt-up construction, fire sprinklers, ground-level loading, attractive glass storefronts with tasteful architectural reliefs and 250' of building frontage along I-5. Additional land is available for outside storage, equipment/truck parking or build to suit.

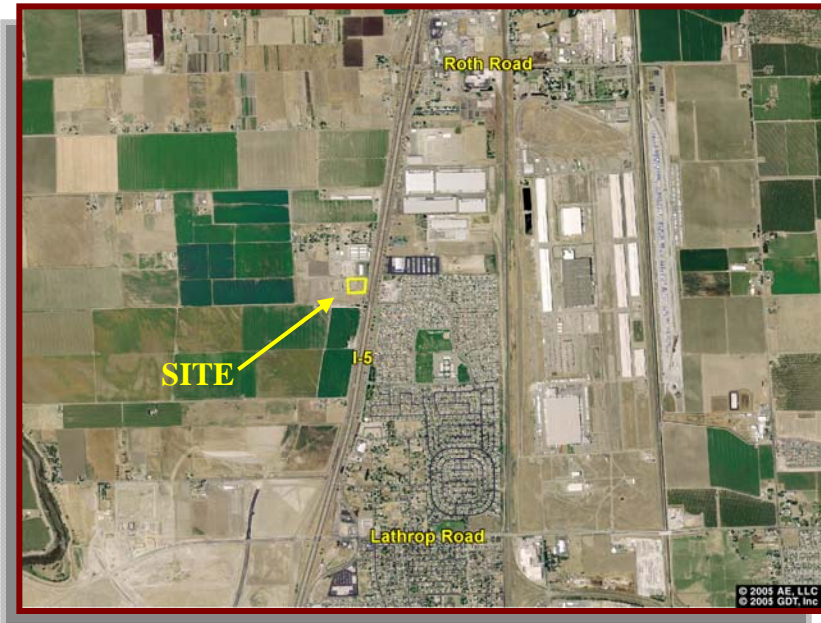
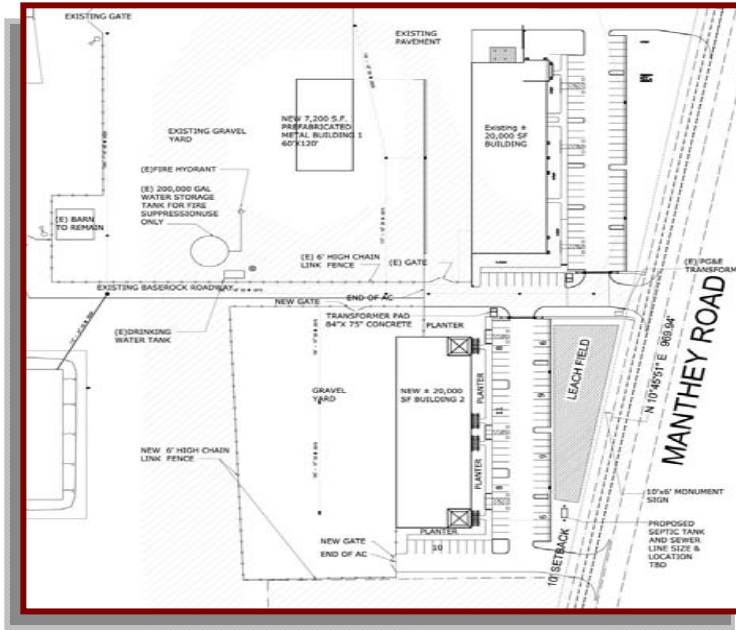
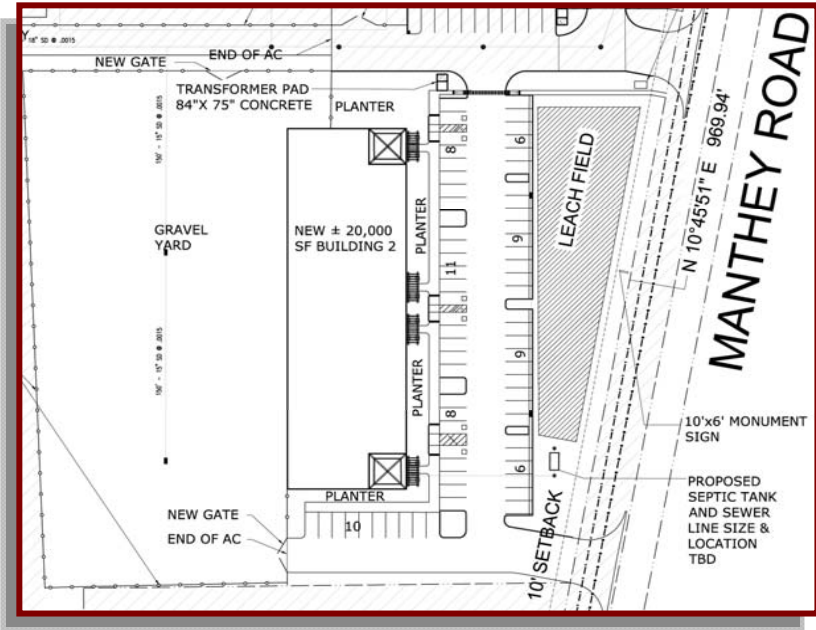
THE LOCATION:

This project is ideally located in Lathrop, California, just 75 miles East of San Francisco, along Interstate 5, with prominent direct visibility along California's largest Interstate. This location enables businesses to service their clients throughout the Central Valley, Bay Area, State, and beyond.

For More Information, contact

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jmartin@lee-associates.com

12933 S. MANTHEY ROAD | LATHROP, CALIFORNIA



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