

SHOP, OFFICE & YARD FOR LEASE PROMINENT I-5 LOCATION

12833 SOUTH MANTHEY ROAD, LATHROP, CA

AVAILABLE SF:	8,000± SF
Unit 1:	4,000± SF (2,000± SF office, 1 GL)
Unit 2:	4,000± SF (500± SF office, 2 GL)
YARD :	2± Acres
CLEAR HEIGHT :	17'-24'±
GL DOORS :	Two (2)
PARKING RATIO :	3.41/1,000 SF

COMMENTS:

Two contiguous 4,000± SF units within this Class A building, developed by Preston Pipelines, features concrete tilt-up construction, insulated warehouse roof, skylights, fire sprinklers, ground-level loading, attractive glass storefronts and 250' of building frontage along I-5. There is one (1) existing fenced/ rocked 2± acre yard available for lease. Up to 20 acres available for yard lease or build to suit. There is also a pad set for an identical 20,000±sf building to the south of the existing building.

This project is ideally located in Lathrop, California just 75 miles east of San Francisco, along I-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.

LEASE RATE (UNIT 1): \$1.00 per SF/month (NNN)

LEASE RATE (UNIT 2): \$0.85 per SF/month (NNN)

YARD LEASE RATE: \$2,500 per AC/month (NNN)



Jim Martin, SIOR
BRE # 01214270
jmartin@lee-associates.com
D 209.983.4088

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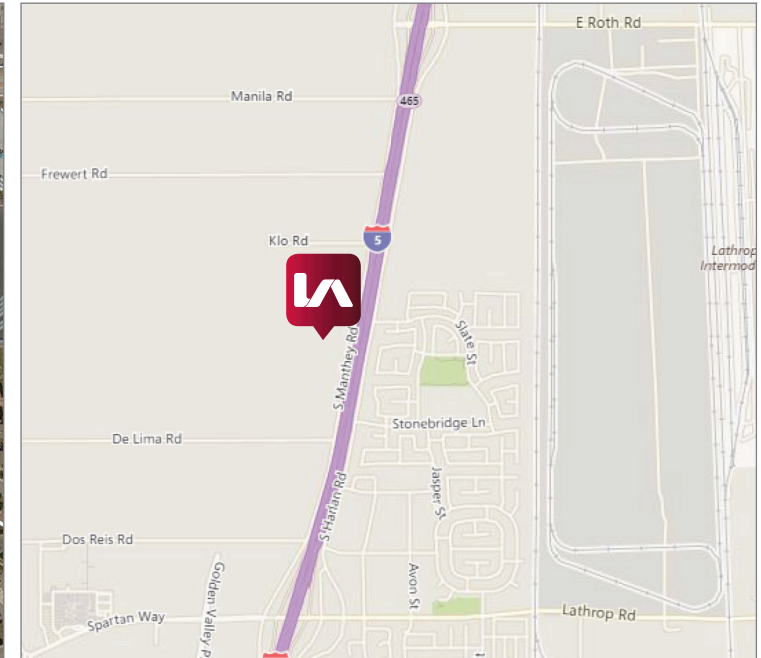
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1. 8,000± SF within existing building (south end)
2. 2± acres rocked/fenced
3. 20,000± SF pad for new building
4. 20± acres for build to suite buildings/yard

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