



FOR SUBLEASE

11960 Harlan Road

California Logistics Center | Lathrop, California

±145,229 SF Distribution Facility



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Existing Class "A" Distribution facility with direct access and freeway exposure to Interstate 5. Within close proximity (± 2 Miles) to Union Pacific and (± 10 Miles) to Burlington Northern Santa Fe Intermodal facilities.

Property Highlights

- Front Load Design / Concrete Tilt-up Construction
- Entire Building Available - $\pm 145,229$ SF
- Main Office: $\pm 1,272$ SF
- Vehicle Parking Stalls: ± 52
- Column Spacing $\pm 50' \times 50'$
- Building Dimensions: $\pm 590' \times \pm 237'$
- $\pm 30'$ Minimum Clear Height
- (26) $\pm 9' \times 10'$ Dock Doors
- (2) $\pm 12' \times 14'$ Ground Level Doors
- Truck Court Depth $\pm 140'$
- Situated on ± 6.58 Acres
- Electrical: 1,500 Amps, 277/480 Volts
- ESFR Fire Protection System
- $\pm 70'$ Concrete Loading Dock Apron
- Skylights Throughout Warehouse
- Zoned: IL(Limited Industrial)-City of Lathrop
- Master Lease Expires: 6/30/2022

Aerial Map



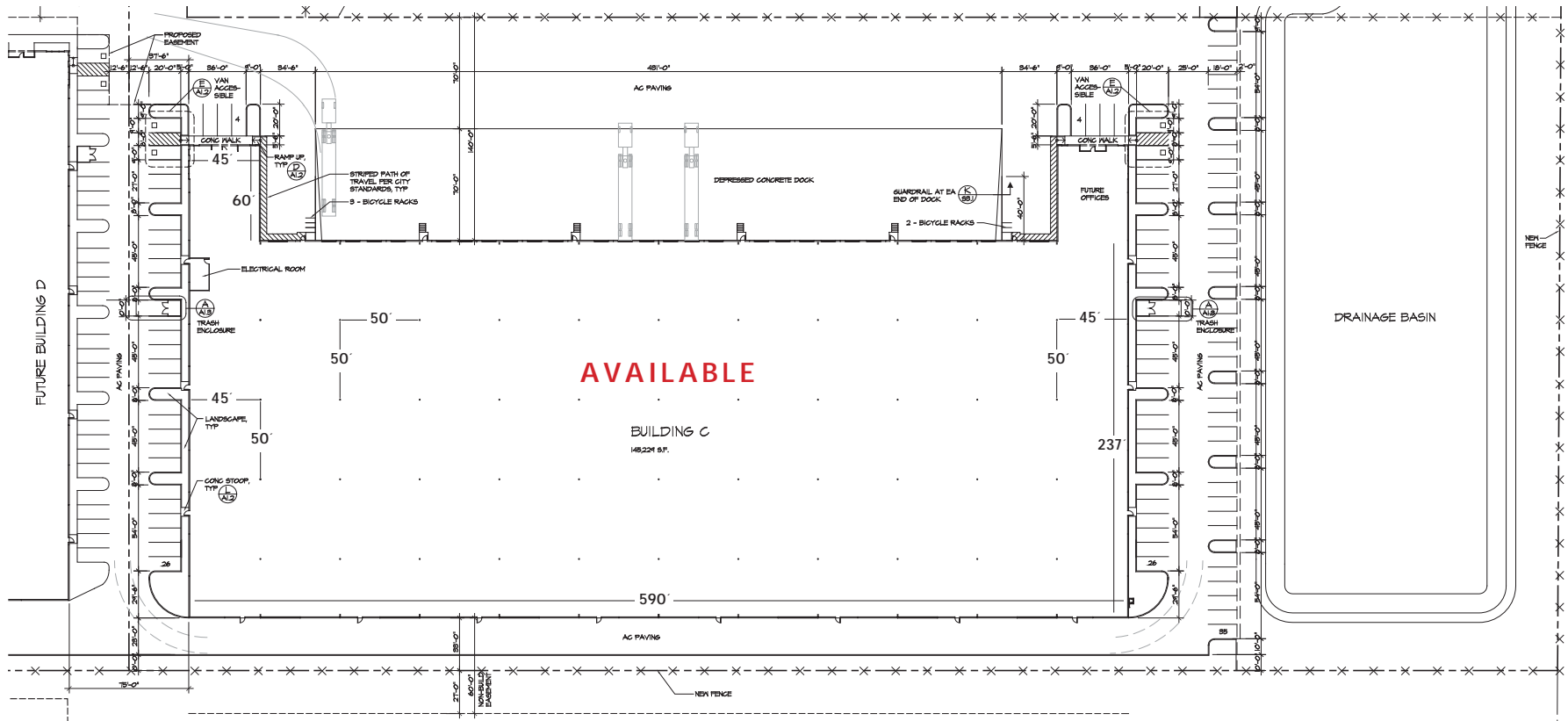
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Site Plan



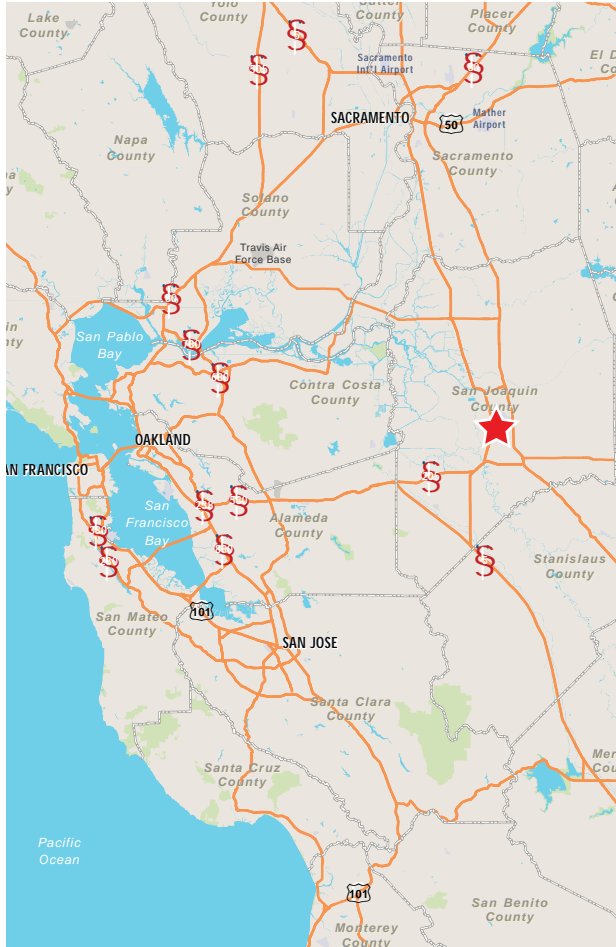
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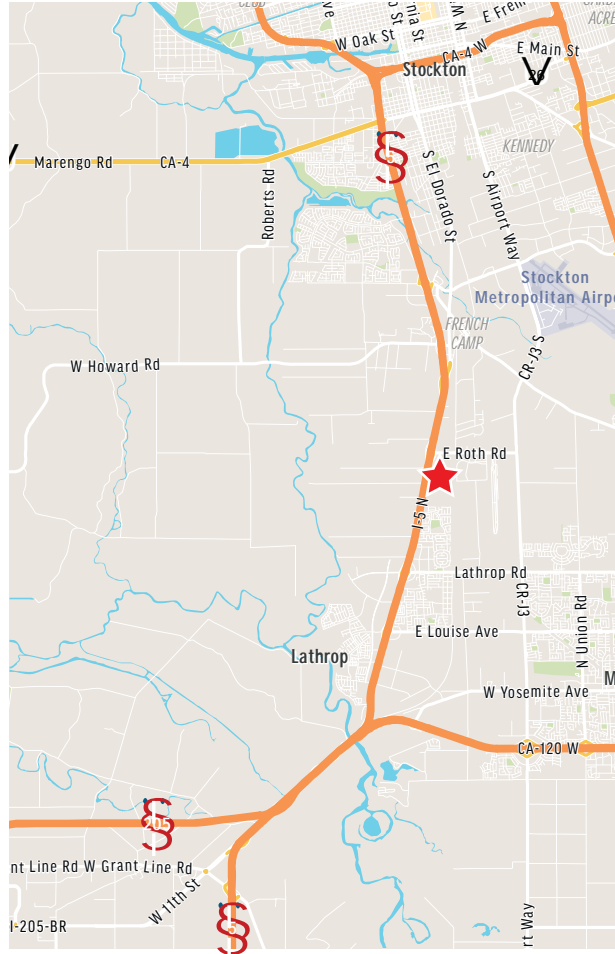
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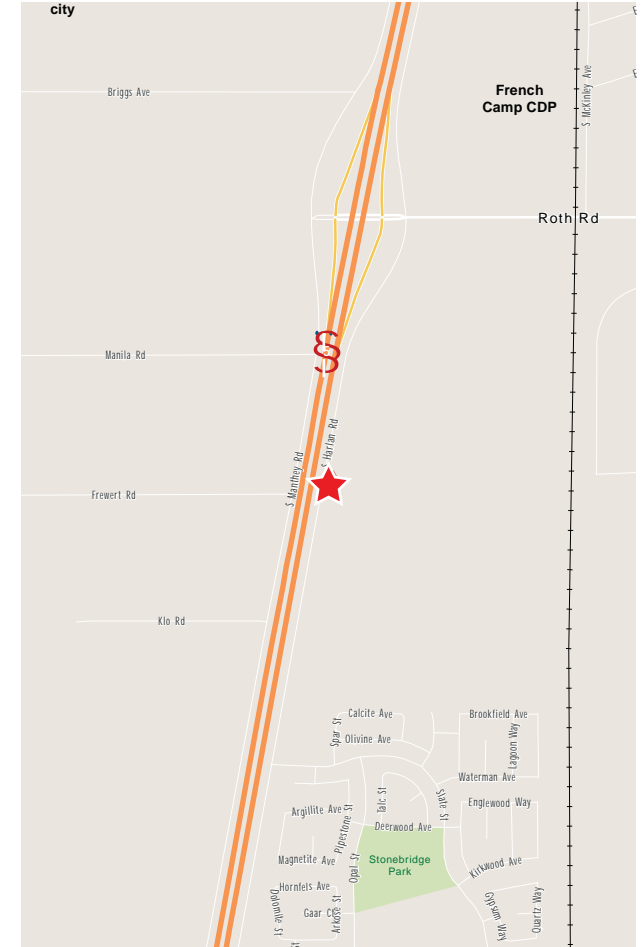
Regional Map



Vicinity Map



Site Map



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