

11960 SOUTH HARLAN ROAD

FOR LEASE

±145,229 SF
Available

Full Market Fee + Broker Bonus of \$1 PSF
*minimum 5 year term commencing in 2026



Central Valley

11960 South Harlan Road
Lathrop, CA 95330



OVERVIEW

11960 South Harlan Road
Lathrop, CA 95330

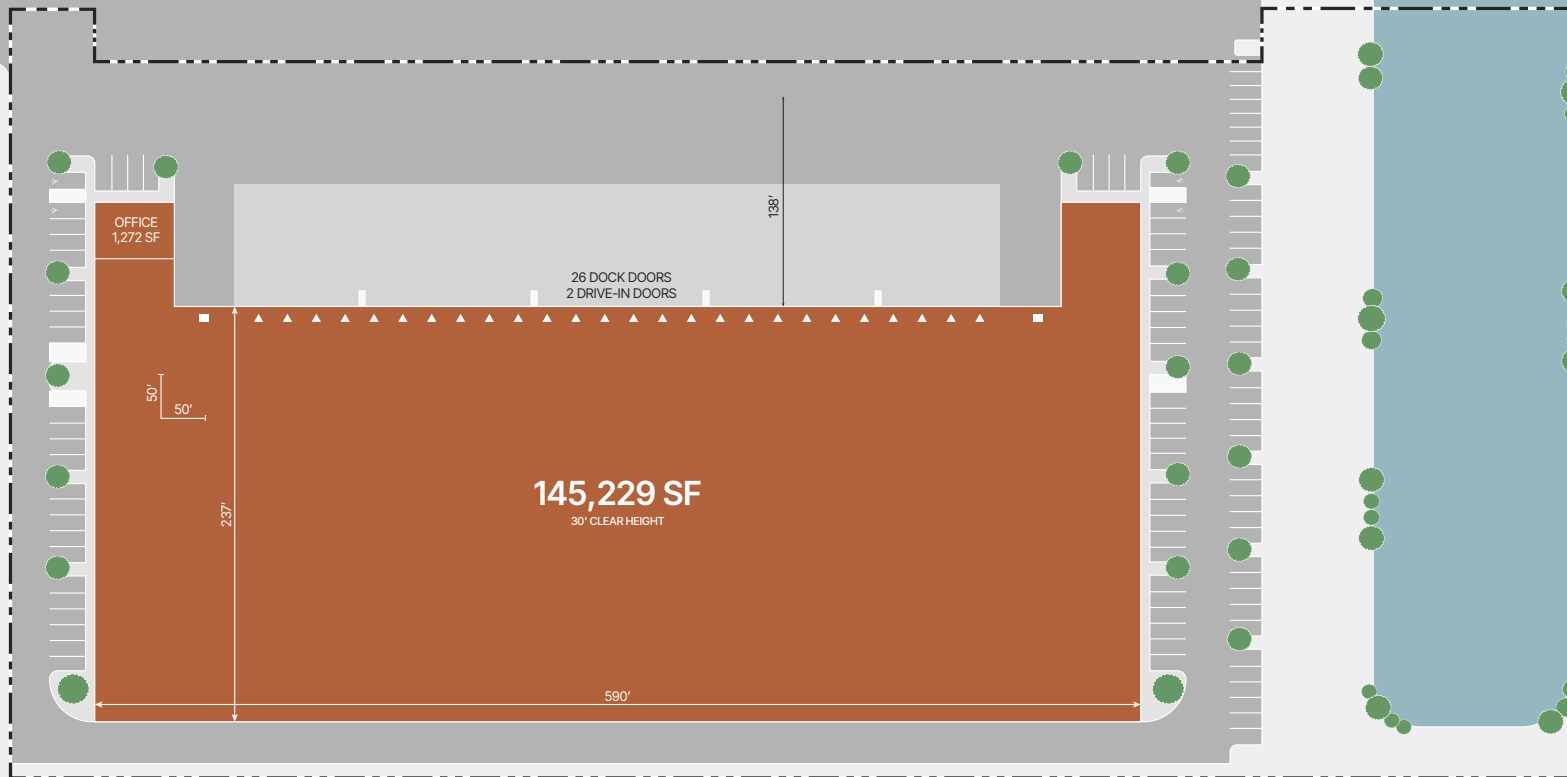
Central Valley

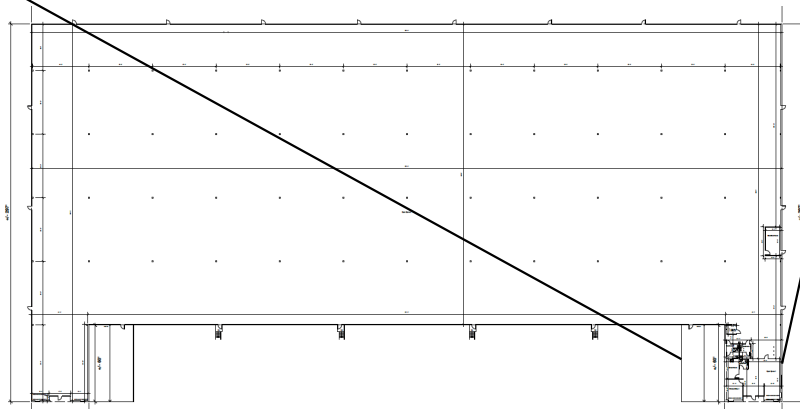


PROPERTY SPECIFICATIONS

Available SF	±145,229 SF
Office SF	±1,272 SF
Fire Protection	ESFR
Clear Height	30'
Dock-High Doors	26 (±9' X ±10')
Drive-In Doors	2 (±12' X ±14')
Power	2,000 Amps @ 277/480V
Concrete Apron	±70'
Skylights	Throughout Warehouse
Column Spacing	±50' X ±50'
Truck Court Depth	±140'
Zoning	IL (Limited Industrial) City of Lathrop
Dimensions	±590' X ±237'

← SOUTH HARLAN ROAD







ESFR Fire Protection & Secured
Truck Court



Skylights Throughout Warehouse



Single Tenant Building with
26 Dock Doors

LOCAL ACCESS

I-5
1 MILES

108

SACRAMENTO
55.5 MILES

E ROTH RD

Manteca Junction

99

5

J3

LATHROP RD

E LATHROP RD

Lathrop

E LOUISE AVE

N UNION RD

W LOUISE AVE

99

N MAIN ST

5

Manteca

W YOSEMITE AVE

J3

S UNION RD

N MAIN ST

120

120

120

I-5/TRACY
12.9 MILES

5

REGIONAL ACCESS

I-5/TRACY
12.9 MILES

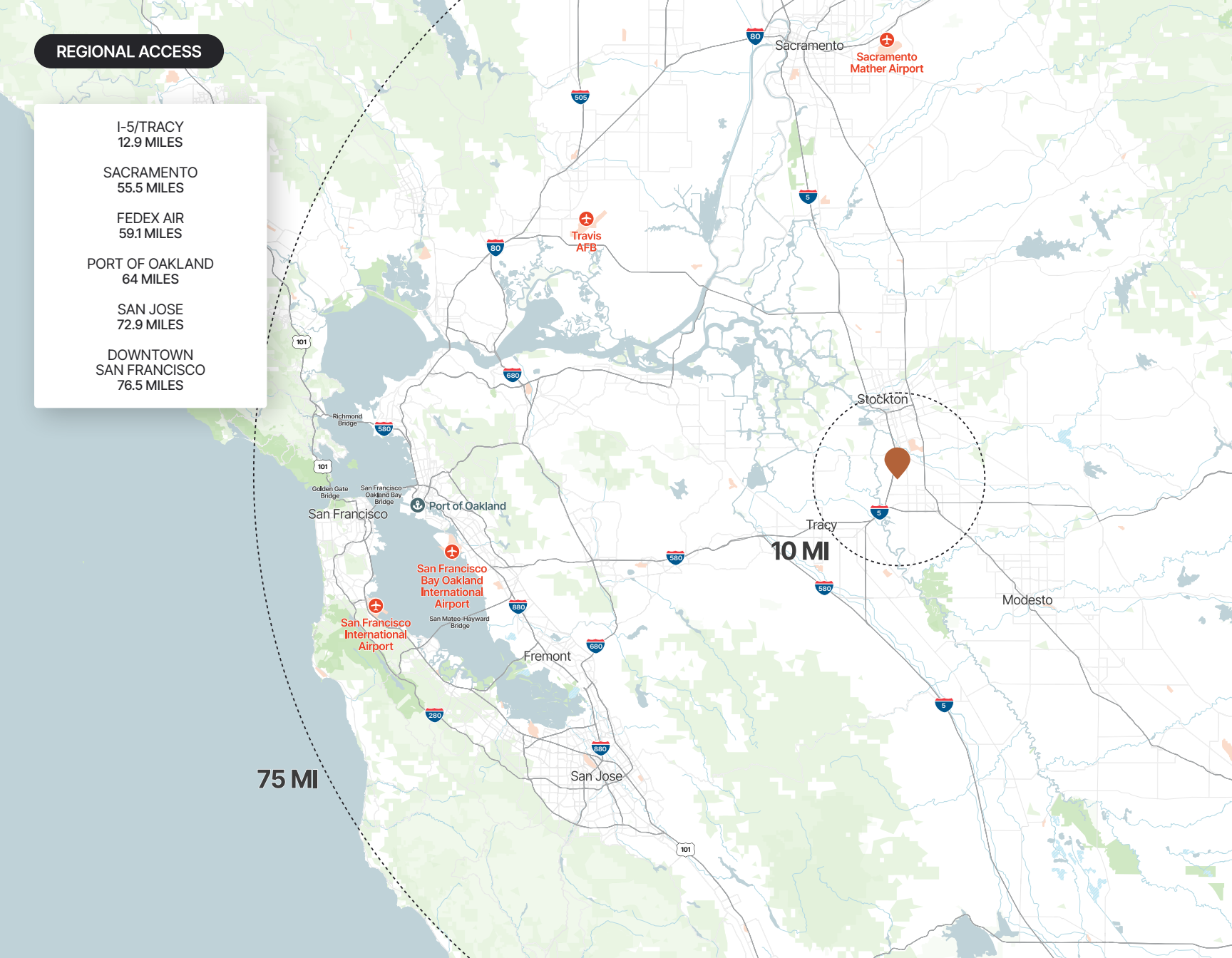
SACRAMENTO
55.5 MILES

FEDEX AIR
59.1 MILES

PORT OF OAKLAND
64 MILES

SAN JOSE
72.9 MILES

DOWNTOWN
SAN FRANCISCO
76.5 MILES



CONTACT INFORMATION



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Lathrop, CA 95330

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