

AVAILABLE > ±131,200 SF OF CLASS "A" DISTRIBUTION FACILITY FRONTING I-5
11900 HARLAN ROAD • LATHROP, CA
California Logistics Center



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Building Specifications

- **Available Sq. Ft.:** ±131,200 Sq. Ft. div. to 65,600 Sq. Ft.
- Office Sq. Ft.: ±1,806 Sq. Ft. (North side)
(South side to be confirmed)
- Building Sq. Ft.: ±262,400 Sq. Ft.
- Clear Height: ±30' Minimum
- Fire Suppression: ESFR
- Parking Ratio: .70/1,000
- Zoning: I-L (Limited Industrial)
City of Lathrop
- Indicated Power: 600 Amps, 277/480 Volts, 3 Phase (North side)
1,000 Amps, 277/480 Volts, 3 Phase (South side)
- Lighting: T-5
- Truck Court: 140' with 70' concrete apron
- Column Spacing: ±50' x ±50'
- Dock Doors: (23) 9' x 10' *
* Sixteen (16) doors are equipped with EOD's.
- Grade Doors: (3) 12' x 14'
- Construction Type: Concrete tilt-up
- Year Built: 2005
- Roof: Metal with R-11 Insulation
- Skylights: Forty-six (46)

Property Specifications

- Freeway Exposure Offering Advertising and Signage.
- Access from I-5 via two full Freeway Interchanges (Roth Road & Lathrop Road).
- This state-of-the-art distribution center benefits from freeway visibility from I-5.


Utilities

- Sewer: City of Lathrop
- Water: City of Lathrop
- Storm: On-site storm retention basin
- Gas & Electric: PG&E

Railways

- 1.5 miles from the Lathrop Union Pacific Intermodal Facility
- The Burlington Northern Santa Fe (BNSF) Intermodal Facility is located 8.9 miles north of Stockton

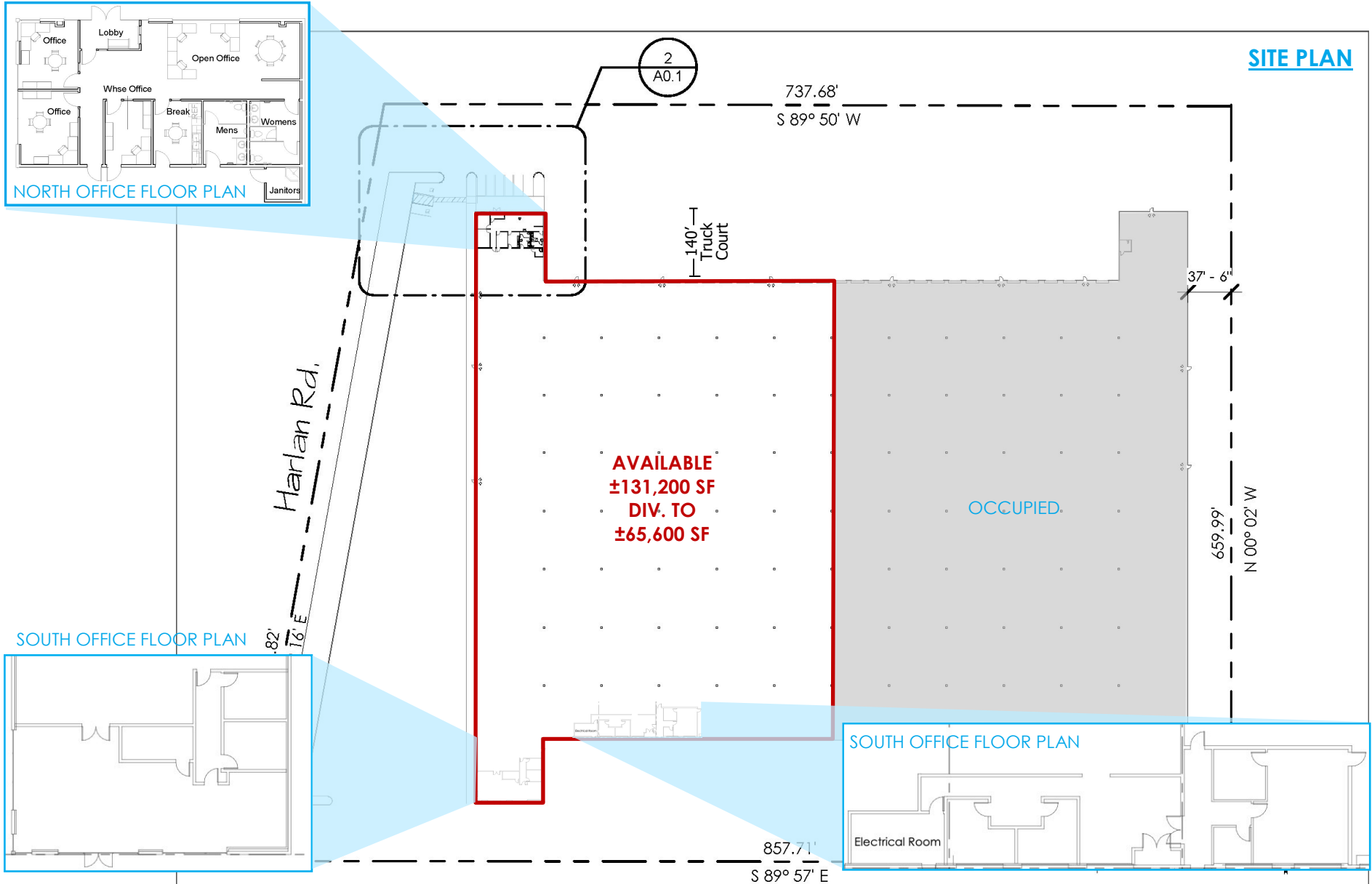
Transportation

- The Port of Stockton is located 8.9 miles north of the building
- The Port of Oakland is located 55 miles west of the building
- Served by Roth Road and Lathrop interchanges
- STAA approved truck route 

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NORTH OFFICE FLOOR PLAN

