

# FOR SALE

## 17600 MURPHY PARKWAY LATHROP • CALIFORNIA

### D'ARCY BUSINESS PARK



**THE D'ARCY BUSINESS PARK** CONSISTS OF A FOUR (4) BUILDING, CLASS A, MULTI-TENANT LIGHT INDUSTRIAL/OFFICE FLEX PROJECT LOCATED IN THE CITY OF LATHROP. THE PROPERTY IS SITUATED AT THE CORNER OF D'ARCY PARKWAY & MURPHY PARKWAY IN THE CROSSROADS COMMERCE CENTER. THIS LOCATION PROVIDES CONVENIENT FREEWAY ACCESS TO SERVE THE CENTRAL VALLEY, EAST BAY AND BAY AREA.

### AVAILABLE FEATURES:

<b>BUILDING SF:</b>	±4,500 SF (75' x 60')
<b>OFFICE SF:</b>	Shell
<b>RESTROOM:</b>	One (1)
<b>GRADE LEVEL DOORS:</b>	Two (2) (12' x 14')
<b>INDICATED POWER:</b>	TBD
<b>CLEAR HEIGHT:</b>	±18' - 22'
<b>FIRE SPRINKLERS:</b>	Yes
<b>SKYLIGHTS:</b>	Yes, with ample glass line
<b>ZONING:</b>	IG, Industrial General (City of Lathrop)

Direct access to Interstate 5, Highway 120  
& Interstate 205

**ASKING PRICE:** \$525,000



**COLLIERS INTERNATIONAL**  
3439 Brookside Rd, Suite 108  
Stockton, CA 95219  
[www.colliers.com](http://www.colliers.com)

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17600 MURPHY PARKWAY  
LATHROP, CALIFORNIA

# D'ARCY BUSINESS PARK



## EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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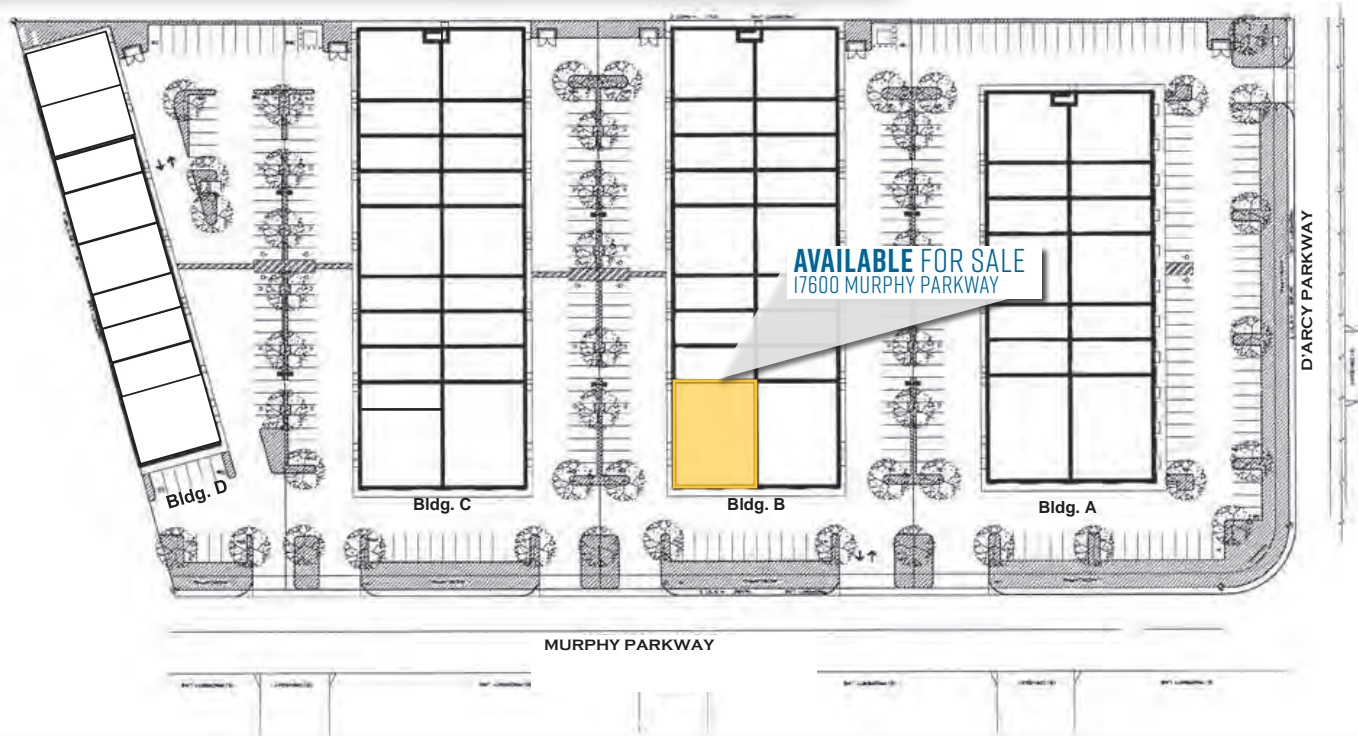




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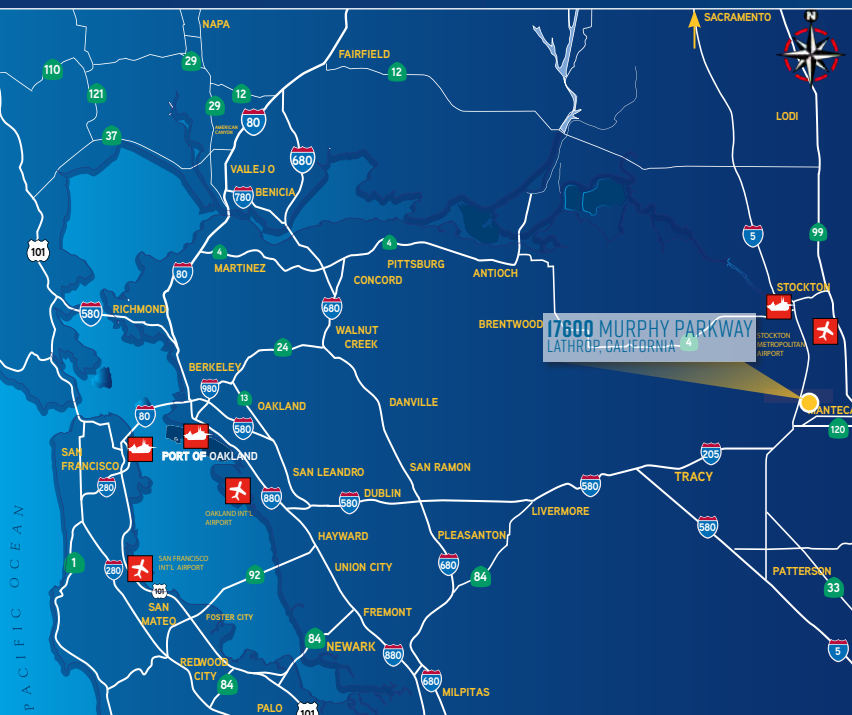
### D'ARCY BUSINESS PARK



#### D'ARCY BUSINESS PARK:

- PROFESSIONAL GLASS STORE FRONT AND REVEAL LINE.
- FLEXIBLE ZONING FOR A VARIETY OF LIGHT INDUSTRIAL, COMMERCIAL AND OFFICE USES.
- DIRECT ACCESS TO I-5 & HWY 99 VIA HWY 120
- ATTRACTIVE LANDSCAPING.

#### LOCATION MAP:



#### EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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