

# FOR SALE

## 5.9± ACRE SITE ZONED I-L / I-G, CITY OF LATHROP



- **Acreage:** 5.9± Acres
- **Zoning:** I-L - I-G (City of Lathrop)
- **Sewer:** On site septic
- **Water:** Well
- **Storm Drain:** On site
- **Gas:** PG&E
- **Electric:** PG&E
- **General Information:**
  - 3,900± square foot residence and out buildings included and located on site.
  - Property fronts Westbound State Route 120 just East of Interstate 5 and is contiguous to the City of Lathrop, Union Pacific Railroad, Crossroads Commerce Center and proposed Lathrop Gateway Business Park.
- **Asking Price:** \$1,750,000

### 4100 Yosemite Avenue • Lathrop, CA 95330

#### Industrial Services Team - Exclusive Brokers:

**Gregory O'Leary, SIOR**  
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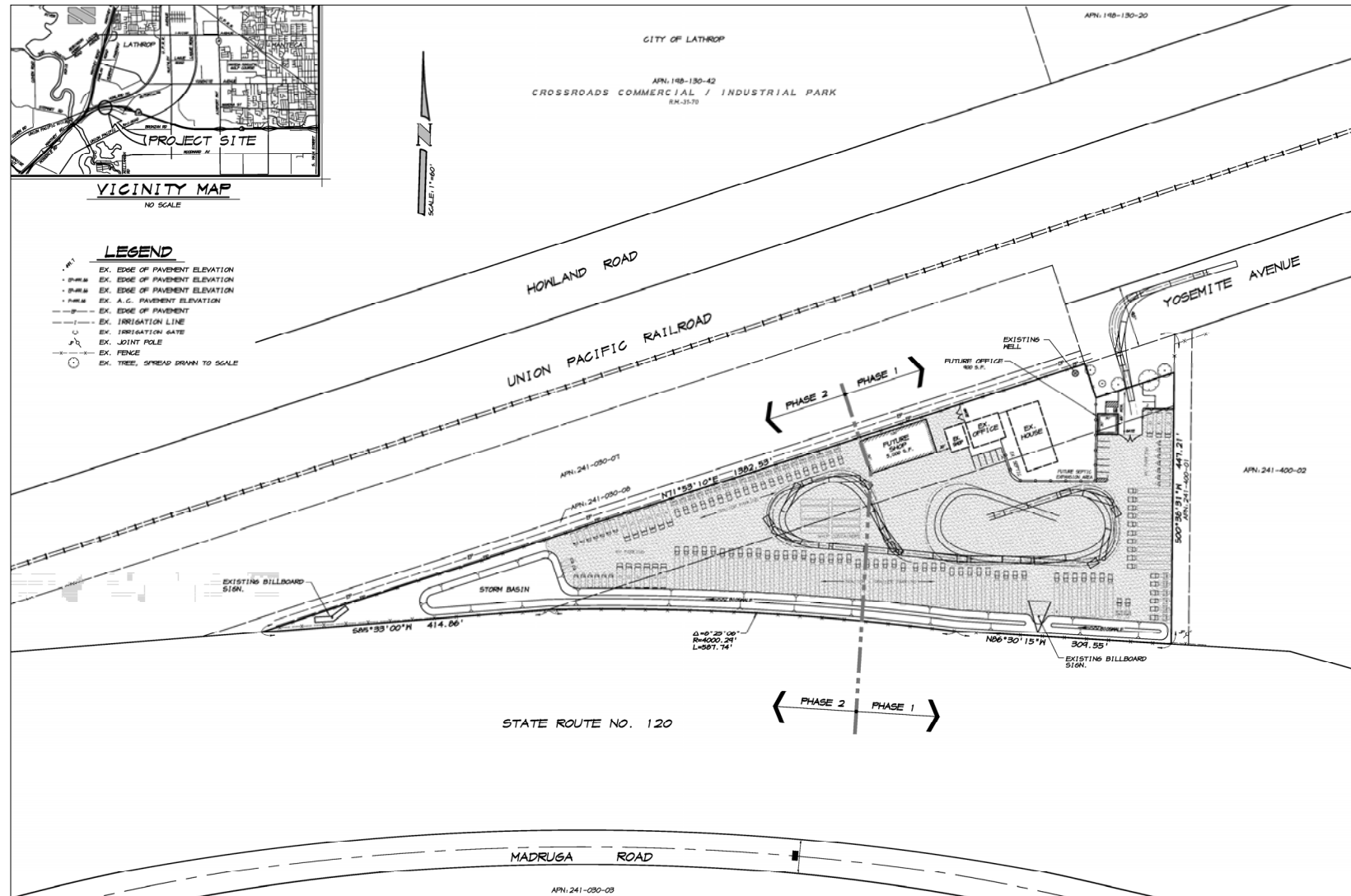
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# CONCEPTUAL PLAN LOGISTICS & TRANSPORTATION FACILITY

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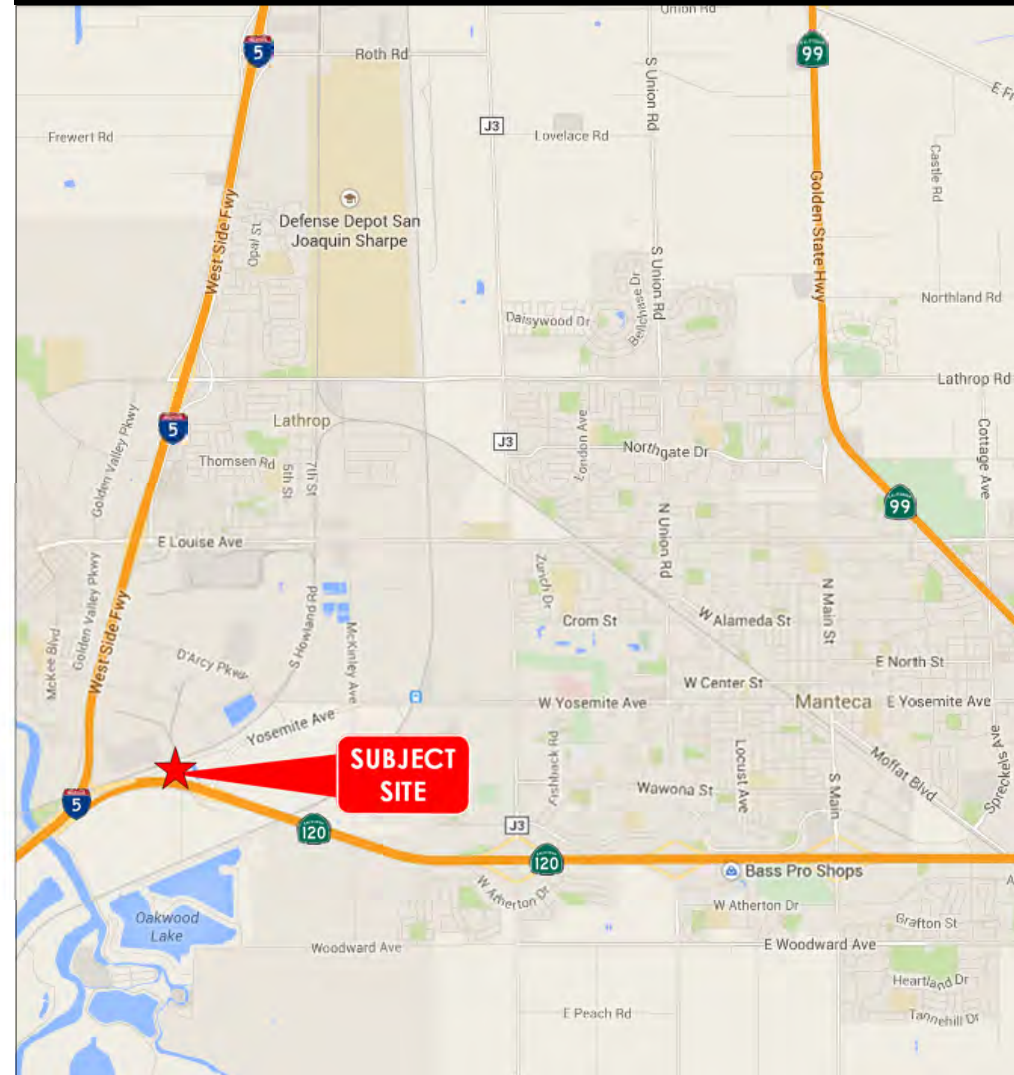
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Regional Map



Location Map



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