

**AVAILABLE FOR LEASE | ±221,760 SF CLASS "A" WAREHOUSE FACILITY**

MARCH 1, 2017

## **LATHROP INDUSTRIAL PARK**

**17600 SHIDELER PARKWAY • LATHROP, CA**

**EXCELLENT ACCESS TO I-5 & HIGHWAY 120**



**AVAILABLE  
±221,760 SF**

**EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:**

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Owned by:

## PROPERTY SPECIFICATIONS

<b>BUSINESS PARK:</b>	Lathrop Industrial Park
<b>BLDG. ADDRESS:</b>	17600 Shideler Parkway, Lathrop, CA
<b>SUBMARKET:</b>	South Lathrop
<b>TOTAL SQUARE FEET:</b>	±322,560 SF
<b>LAND ACREAGE:</b>	±12.85
<b>BLDG. CLASS &amp; USE:</b>	Class "A" Warehouse/Distribution Facility
<b>CONSTRUCTION TYPE:</b>	Concrete tilt-up
<b>YEAR CONSTRUCTED:</b>	2002
<b>ZONING:</b>	I-L (Industrial Limited) City of Lathrop
<b>SEWER:</b>	City of Lathrop
<b>WATER:</b>	City of Lathrop
<b>STORM:</b>	City of Lathrop
<b>GAS &amp; ELECTRIC:</b>	Pacific Gas & Electric (PG&E)
<b>TRANSPORTATION:</b>	Excellent access to the Bay Area and Central Valley via I-205, I-580, I-5, Hwy 99 and Hwy 120
<b>TRUCK ROUTE:</b>	STAA approved truck route 

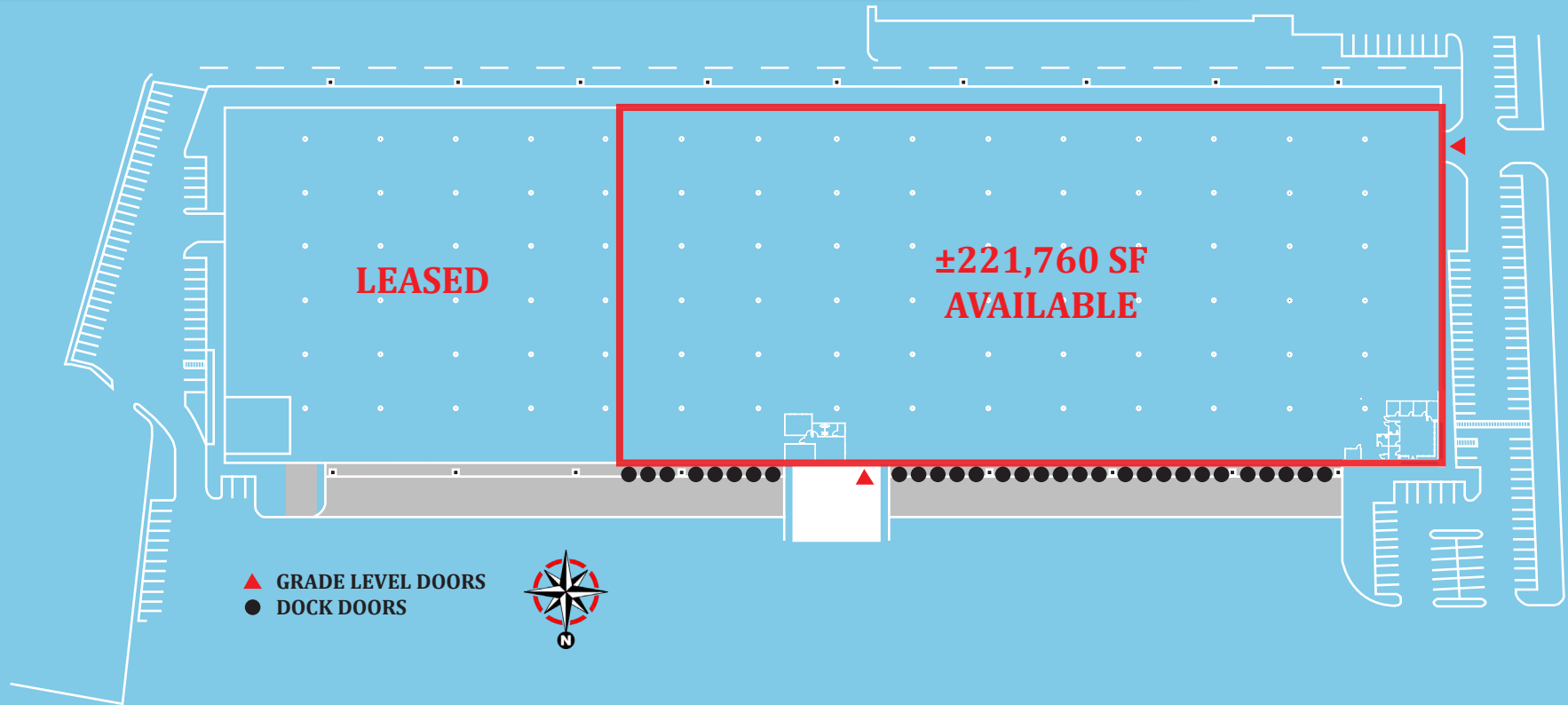


## AVAILABLE SPECIFICATIONS

<b>AVAILABLE SQUARE FEET:</b>	<b>±221,760 SF - Divisible</b>
<b>AVAILABLE DIMENSIONS:</b>	±616' W x ±360' D
<b>OFFICE:</b>	±2,507 SF Total ±1,766 SF West Office ±741 SF East Office
<b>RESTROOMS:</b>	4
<b>AUTO PARKING:</b>	107 Stalls
<b>TRAILER PARKING:</b>	Ample
<b>TRUCK COURT:</b>	±140' with 53' concrete slab
<b>ELECTRICAL:</b>	TBD
<b>WAREHOUSE LIGHTING:</b>	150 (Metal halide), 46 (T-5)
<b>SKYLIGHTS:</b>	40
<b>FIRE SPRINKLERS:</b>	ESFR
<b>CLEAR HEIGHT:</b>	±28
<b>COLUMN SPACING:</b>	±48' x ±60' with 48' speed bay
<b>LOADING:</b>	Front Load
• DOCK DOORS:	Thirty-one (31) (9' x 10') - Ten (10) with pit levelers, seals and locks - Sixteen (16) with EOD - Five (5) uncovered
• DOOR TO FLOOR RATIO:	1:7,154 SF
• GRADE DOORS:	One (1) (12' x 14')

# LATHROP INDUSTRIAL PARK

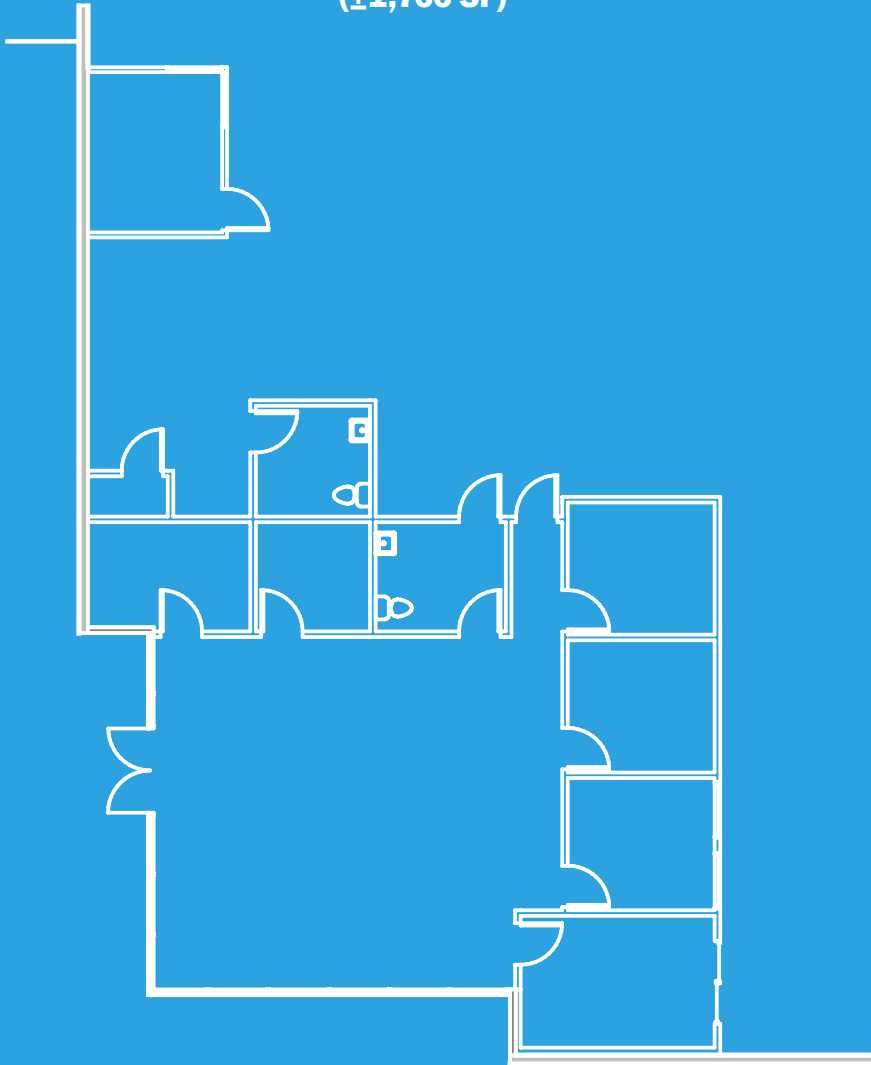
17600 SHIDELER PARKWAY • LATHROP, CA



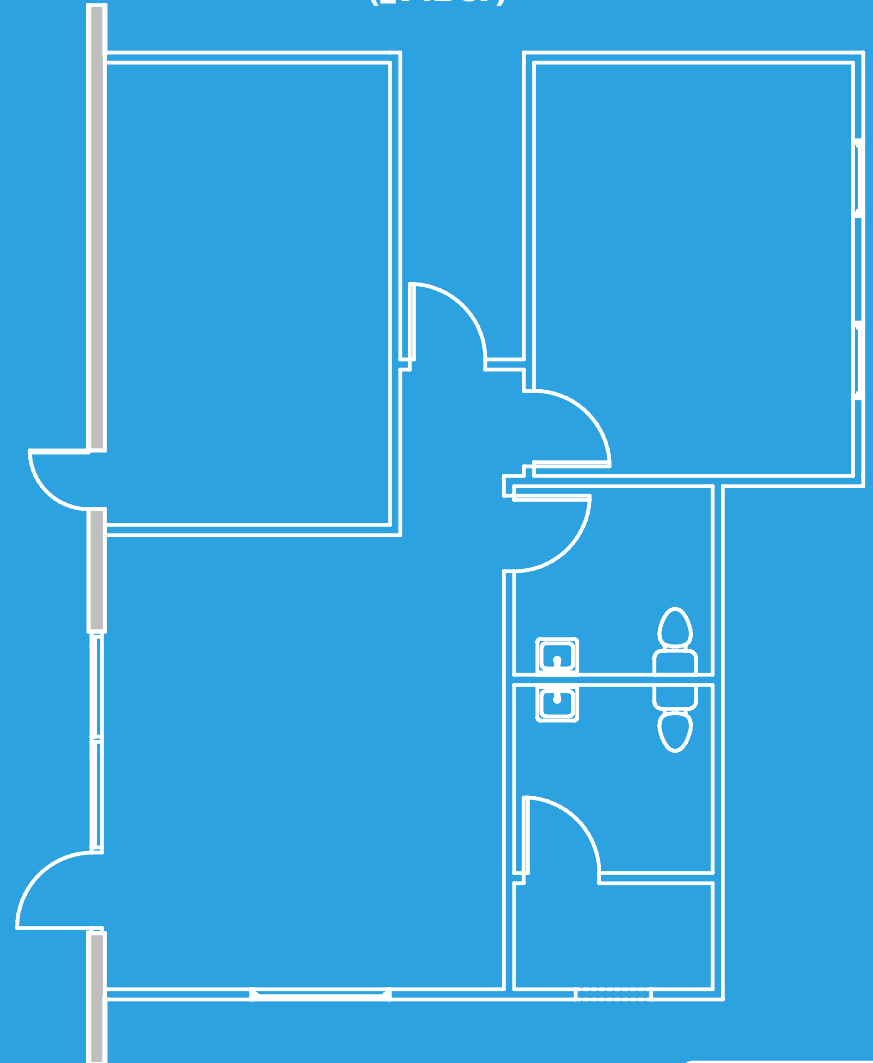
# LATHROP INDUSTRIAL PARK

17600 SHIDELER PARKWAY • LATHROP, CA

**WEST OFFICE**  
(±1,766 SF)



**EAST OFFICE**  
(±741 SF)



# LATHROP INDUSTRIAL PARK

17600 SHIDELER PARKWAY • LATHROP, CA



## MAJOR OCCUPIERS

- 1 IN-N-OUT BURGER
- 2 NEMO
- 3 TESLA
- 4 JCPenney
- 5 ASHLEY FURNITURE INDUSTRIES, INC.
- 6 Del Monte Quality
- 7 THE HOME DEPOT
- 8 FOOD 4 LESS
- 9 ANTONINI F&B 1978
- 10 OLD DOMINION FREIGHT LINE
- 11 RAYMOND HANDLING CONCEPTS CORPORATION
- 12 Heinz
- 13 SIMWON
- 14 HERITAGE
- 15 PELUG PACKAGING & FULFILLMENT
- 16 JOHN DEERE

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