

**FOR SALE, LEASE OR BTS
UP TO ±194,500 SF ON ±9.26 ACRES**

**15511 N Thornton Road
Lodi, CA**



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 **CUSHMAN &
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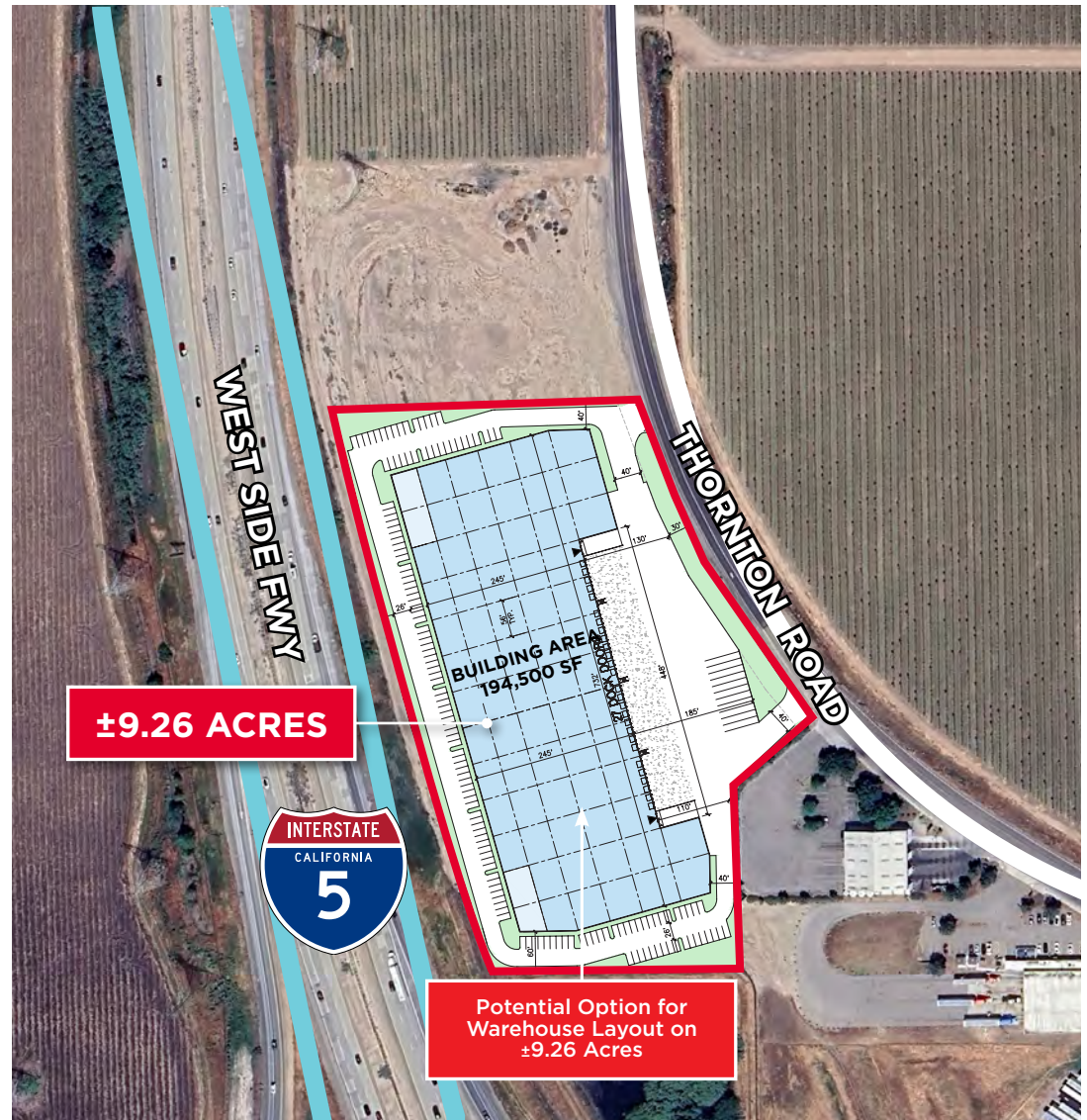
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Property Features

Parcel Size:	9.26 Acres
Subject APN:	025-190-350 (8.35 Acres) 025-190-030 (.91 Acres) Totals 9.26 Acres
Zoning:	C-FS (Freeway Service Commercial) - San Joaquin County (Planned rezone to Light Industrial)
Sale/Lease Price:	Contact Broker
Traffic Counts:	I-5: 67,250 VPD HWY 12: 66,000 VPD

Property Highlights

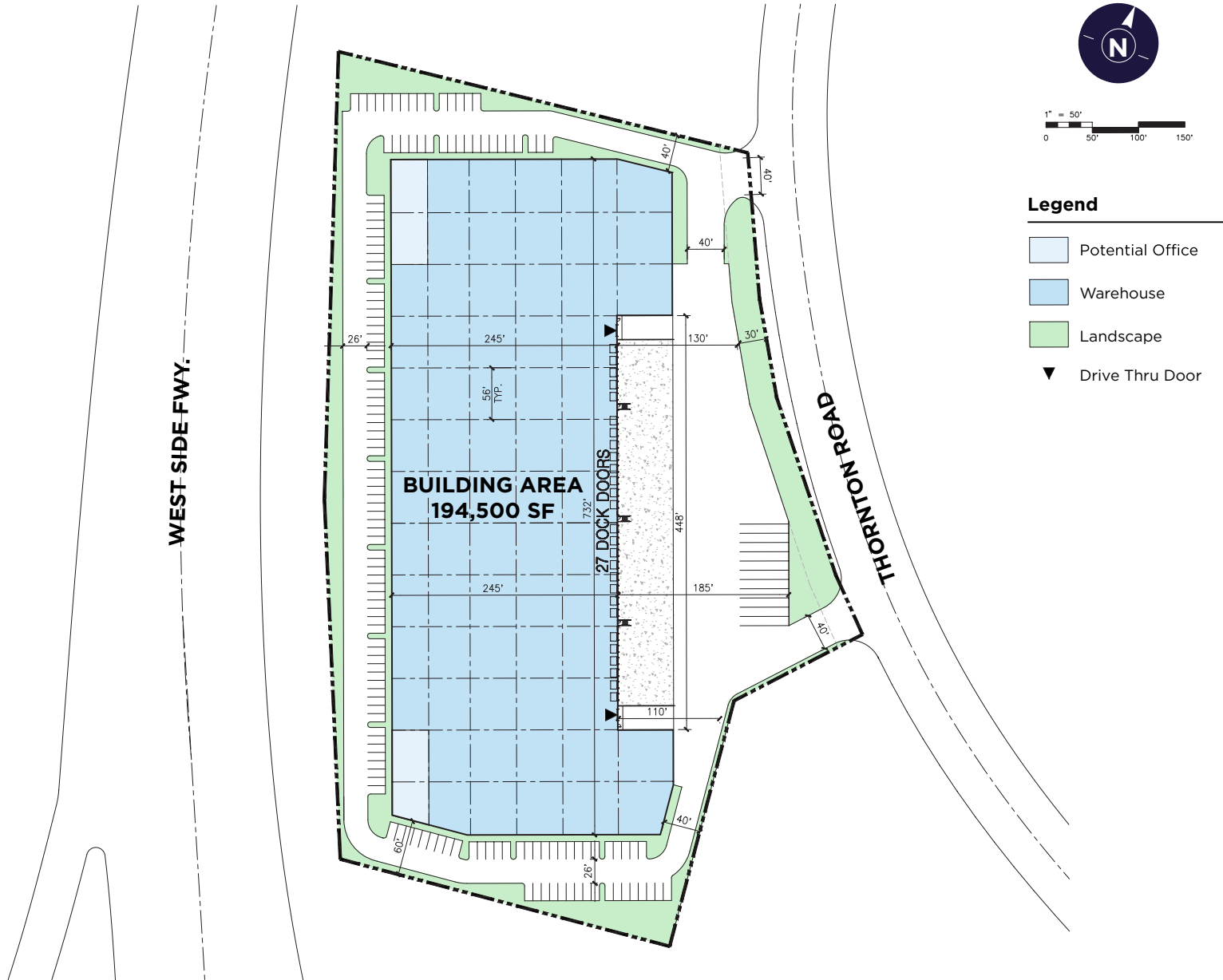
- Industrial Warehouse or Hwy Service Commercial Development with a wide variety of allowable uses
- Highly Visible I-5 frontage location w/ significant nearby amenities including Loves & Flying J truck stops, fast food restaurants & truck wash/lube and repair
- Immediate access to Interstate 5 and Hwy 12 for ease of distribution throughout Northern California



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Potential Option for
Warehouse Layout on
±9.26 Acres



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For More Information, Please Contact:

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