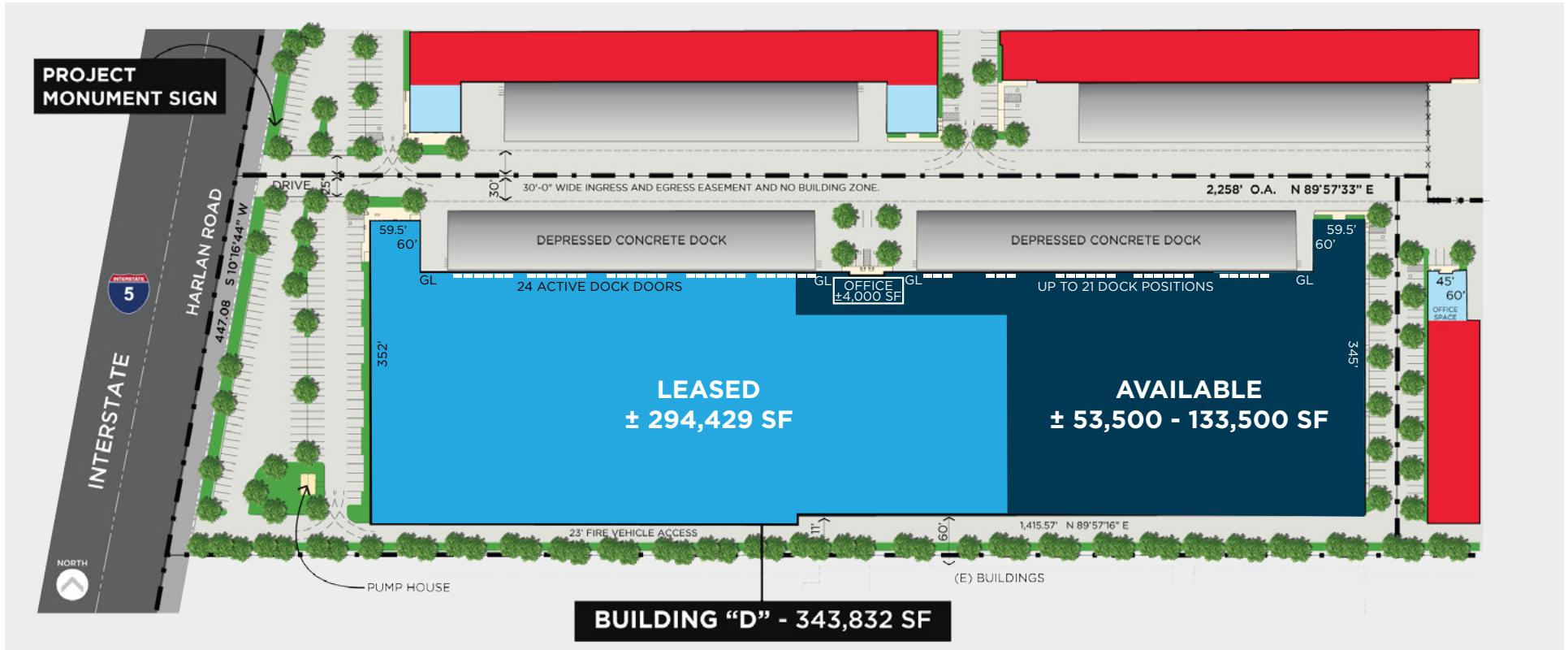




53,500 - 133,500 SF Available For Sublease

11980 HARLAN ROAD
LATHROP, CALIFORNIA

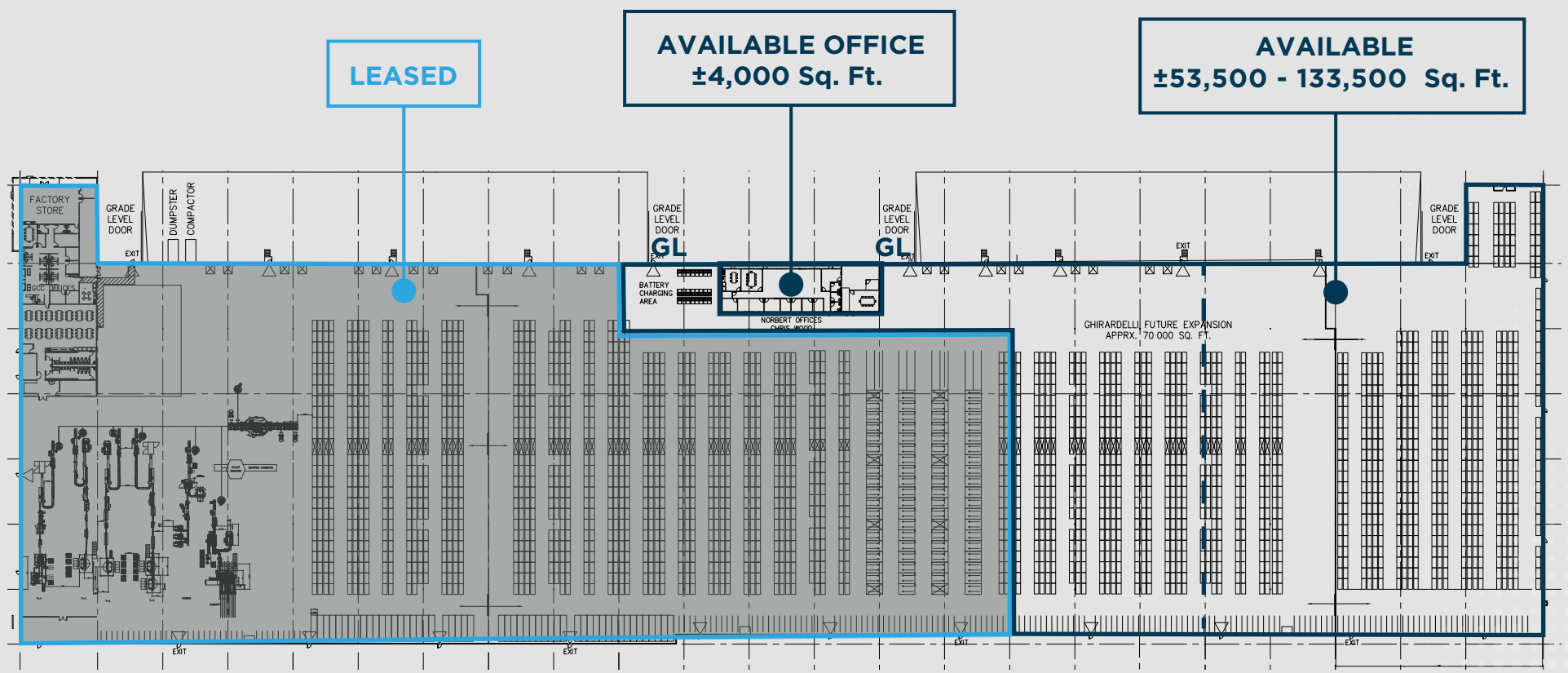
11980 HARLAN ROAD



PROPERTY FEATURES

Building Size:	53,500 SF - 133,500 SF	Clear Height:	30' Minimum
Office:	Optional office space of up to 4,000 SF available	Loading:	Twenty-One (21) dock positions with 19 doors
Asking Price:	Please Inquire	Ceilings:	Insulated Ceilings
Available:	Within 30 Days	Column Spacing:	50' x 50'
Term:	8/31/27	Sprinkler:	ESFR Fire Protection System

FLOOR PLAN



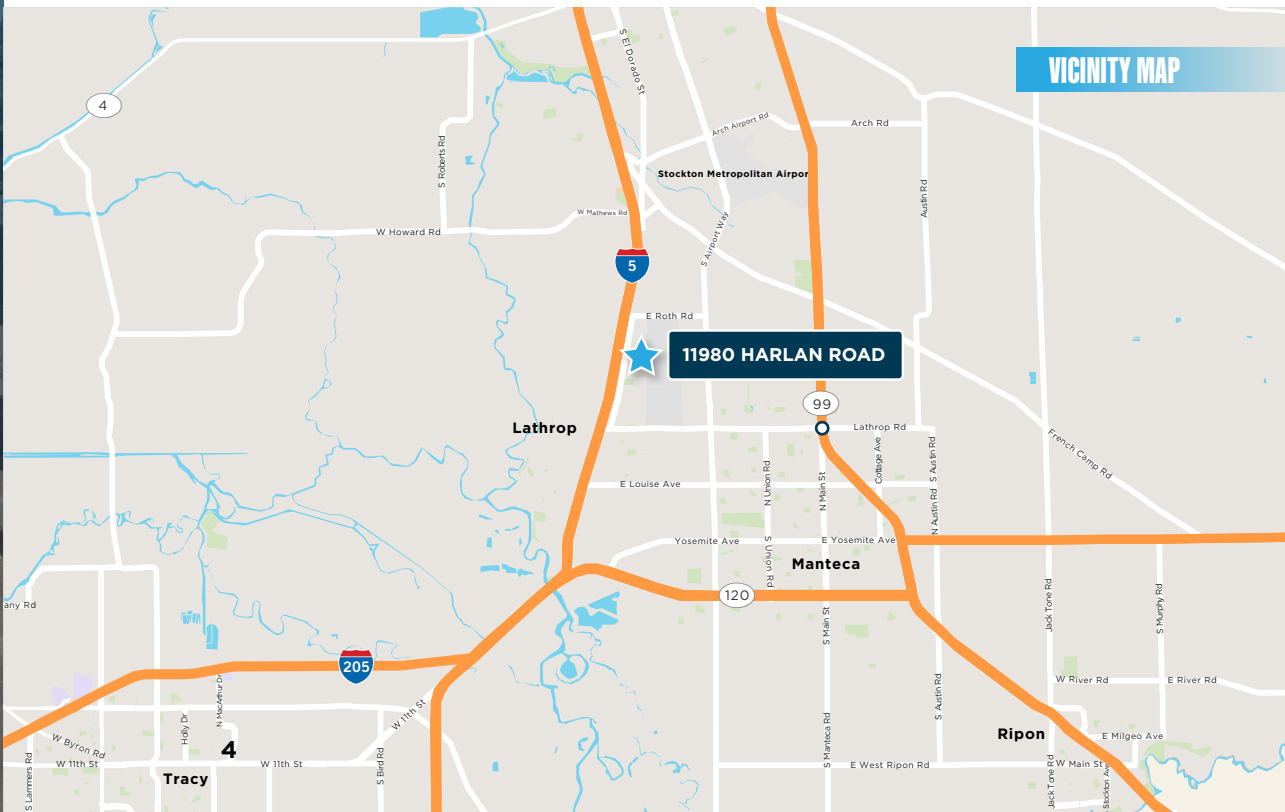
An aerial photograph of a large industrial building with a blue roof and white walls. The building has a long, rectangular shape with a flat roof covered in numerous skylights. A parking lot with several cars is visible in the foreground. The background shows other industrial buildings and a body of water under a clear blue sky.

LOCATION

Drive Times:

I-5	6 Minutes
I-205	9 Minutes
Highway 99	13 Minutes
Stockton Metropolitan Airport	12 Minutes

I-5	6 Minutes
I-205	9 Minutes
Highway 99	13 Minutes
Stockton Metropolitan Airport	12 Minutes





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