



LATHROP INDUSTRIAL PARK

Available For Lease

17400 Shideler Parkway | Lathrop, CA

±185,716 SF Class “A” Warehouse/Distribution Space div. to ±69,940 SF



**REAL
ESTATE**

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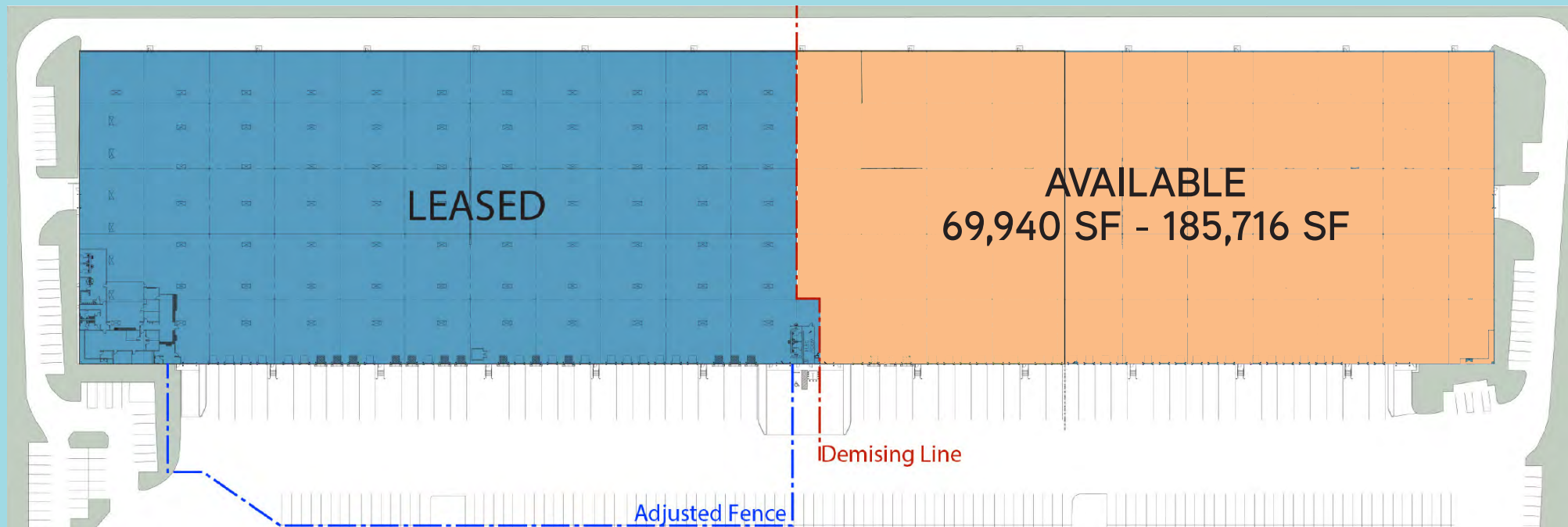
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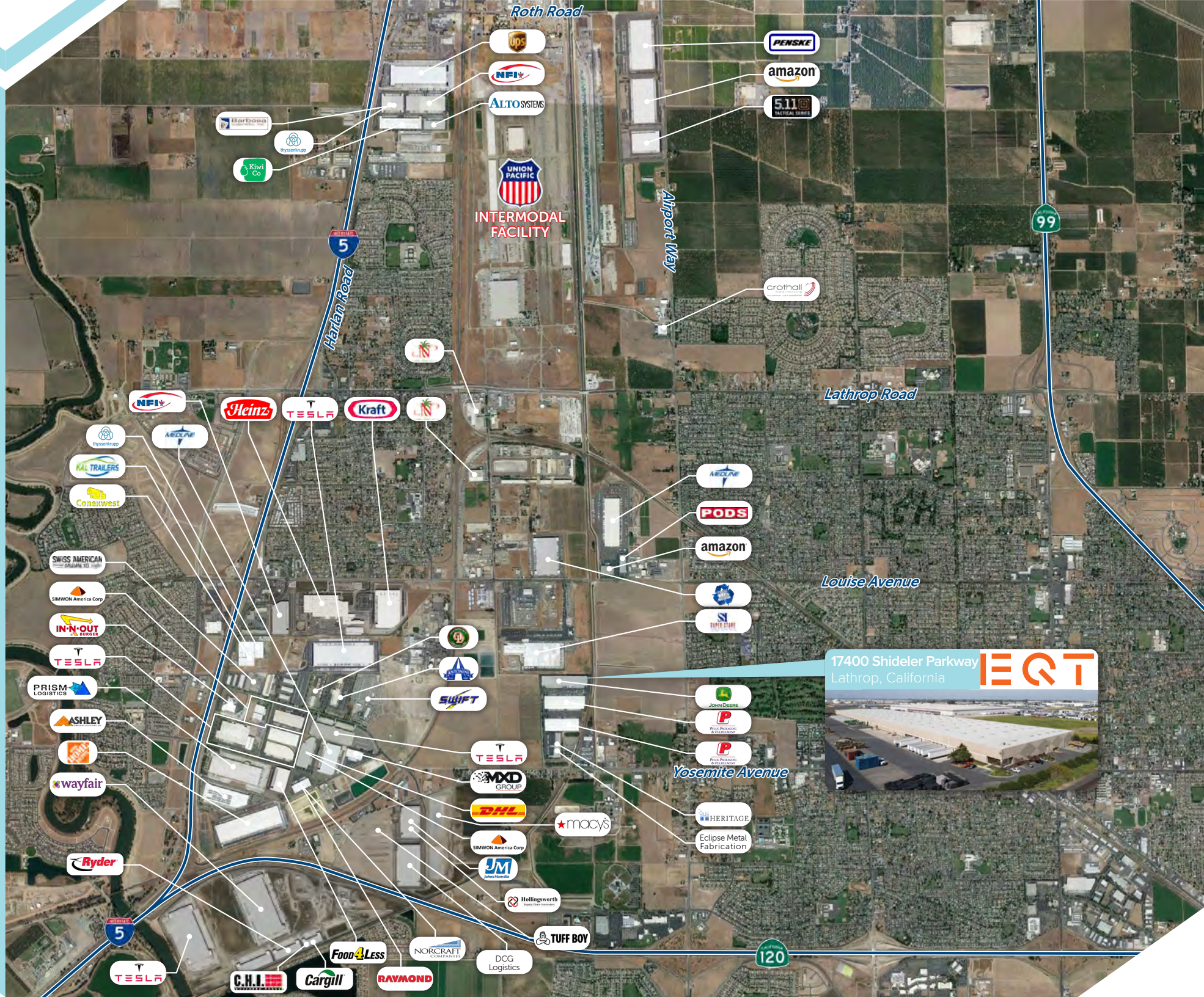
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SPECIFICATIONS:

Available Size	±185,716 SF div. to ±69,940 SF	Lighting	TBD
Space Dimensions	288' D x 645' W	Fire Suppression	ESFR
Office Size	TBD	Truck Court	140'
Dock High Doors	29 (26 w/ EOD, 12 w/ seals)	Indicated Power	TBD
Grade Level Doors	3	Skylights	Yes
Clear Height	±30'	Auto Parking	1 / 1,000 SF
Column Spacing	60' x 60'	Zoning	I-L, Limited Industrial (City of Lathrop)



Roth Road
UPS
NFI
ALTO SYSTEMS
UNION PACIFIC
INTERMODAL FACILITY

PENSKE
amazon
511
MEDICAL STORES

HEAT EXCHANGER
mycentrupp
Kivul Co

Hartan Road
5

Airport Way

crothall

99

Lathrop Road

NFI
Heinz
TESLA
Kraft
LNU

mycentrupp
AEROLINE
KAL TRAILERS
Conexwest

AEROLINE
PODS
amazon

Louise Avenue

SWISS AMERICAN
SIMWON America Corp
IN-N-OUT
TESLA

SWIFT

SI
EVER LIFE

17400 Shideler Parkway
Lathrop, California



PRISM LOGISTICS
ASHLEY
wayfair

TESLA
MXD GROUP
DHL

Yosemite Avenue

JOHN DEERE
P
P

Ryder

SIMWON America Corp
JM
Hallingsworth

macy's

HERITAGE
Eclipse Metal Fabrication

5

Food 4 Less
C.H.I.
Cargill
RAYMOND

NORCRAFT
DCG Logistics
TUFF BOY

120

PROXIMITY TO WEST COAST MARKETS

CITY

Stockton	11 miles
Sacramento	58 miles
Oakland	62 miles
San Jose	65 miles
San Francisco	73 miles
Fresno	117 miles
Reno	192 miles
Los Angeles	327 miles
Las Vegas	511 miles
Portland	636 miles
Phoenix	697 miles
Salt Lake City	707 miles
Seattle	809 miles
Denver	1,243 miles

PORT

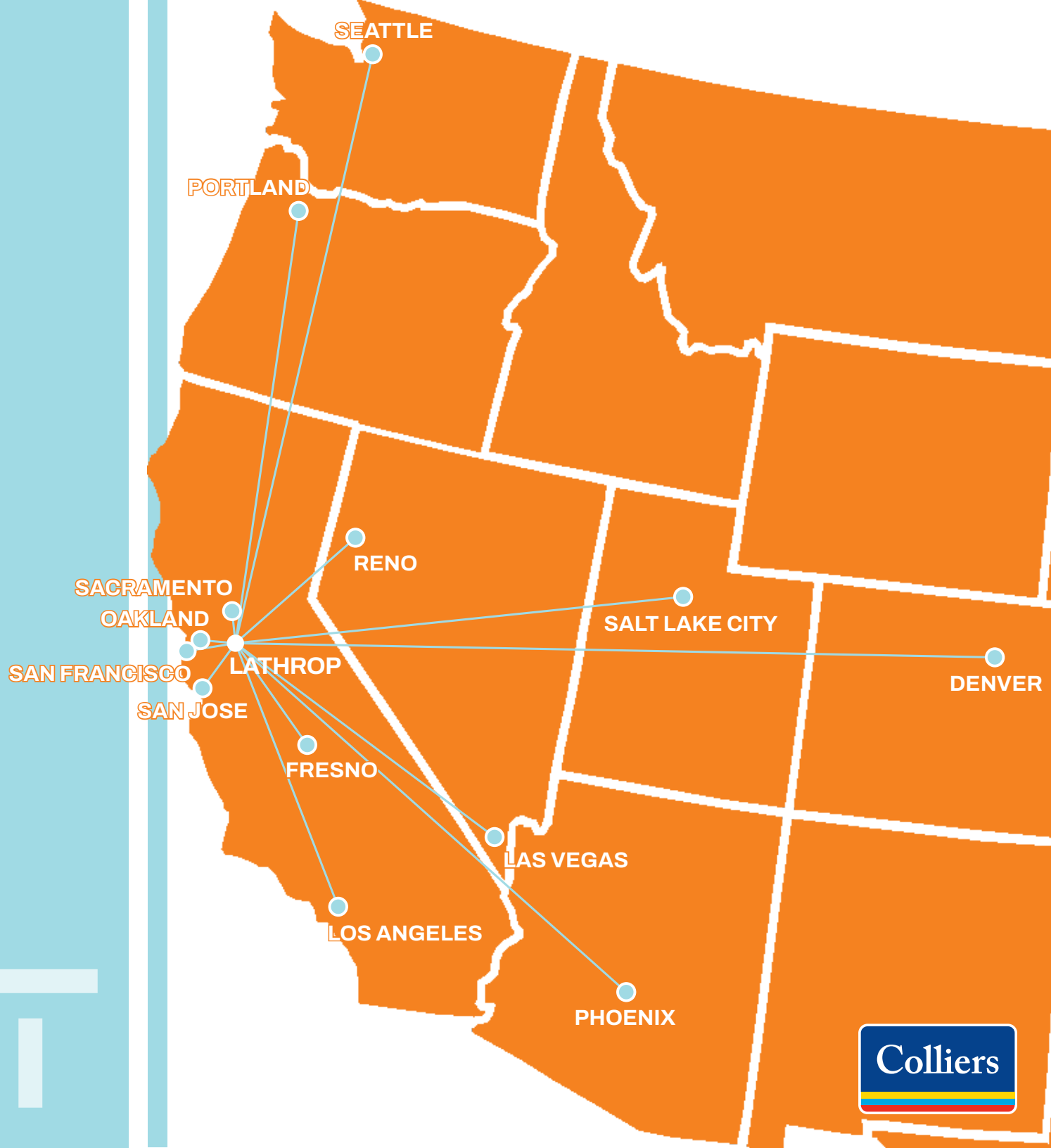
Port of Stockton	14 miles
Port of West Sacramento	58 miles
Port of Oakland	59 miles
Port of San Francisco	74 miles
Port of Long Beach	353 miles
Port of Seattle	813 miles

RAIL

UP Intermodal - Manteca	6 miles
BNSF Intermodal - Stockton	13 miles

AIRPORTS

Stockton Metro Airport	8 miles
Oakland Int'l Airport	56 miles
San Jose Int'l Airport	62 miles
Sacramento Int'l Airport	70 miles
San Francisco Int'l Airport	75 miles





REAL ESTATE

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EXCLUSIVE BROKERS - CENTRAL VALLEY INDUSTRIAL:

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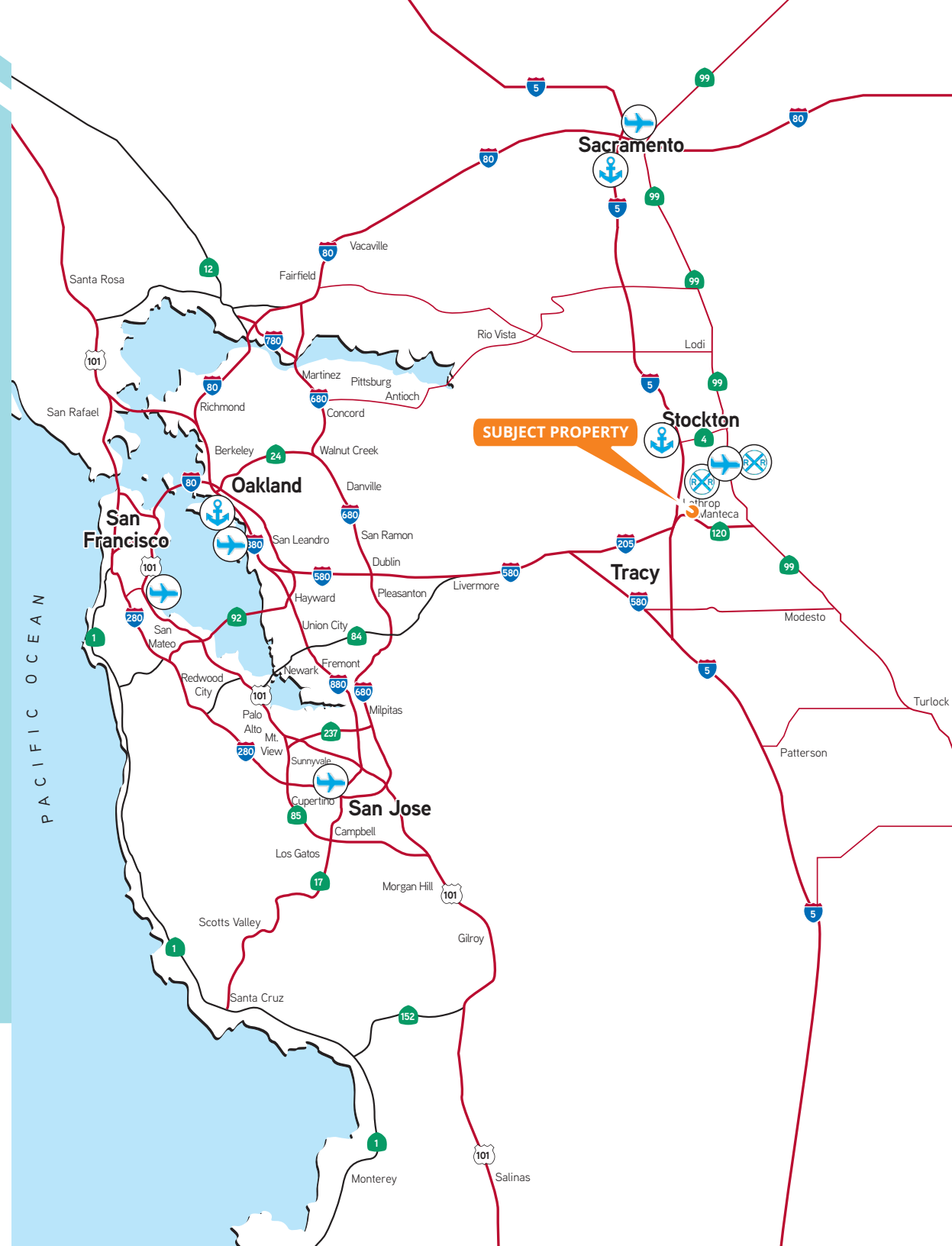
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