

FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



1.75± ACRES OF LAND

168 KLO ROAD | LATHROP, CA | 95330
APN: 191-240-160

CONTACT:
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Klo Road

SITE
1.75± ACRES



Manthey Rd

West Side Fwy

Manthey Rd

S Harlan Rd



AGRICULTURE STORAGE LAND – FOR LEASE

LISTING DATA:

- Total Parcel Size: 2.34± Acres | 101,930± SF
- Available Land: 1.75± Acres | 76,665± SF
- Zoning: AG-40 San Joaquin County

FEATURES:

- Direct Access to I-5 via Roth Rd
- Large Open Space for Larger Ag Equipment/Storage
- Flexible Term Length

CONTACT AGENT FOR PRICING:

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168
KLO ROAD, LATHROP, CA

ZONING SUMMARY - (Ag-40)

San Joaquin County Development Title · Table 9-203.020-1 · General Agriculture, 40-acre minimum parcel size

Legend: P = Permitted by right (building permit may be required) · Z = Zoning compliance review · A = Administrative use permit (Zoning Administrator)

· C = Conditional use permit (Planning Commission)

PERMITTED BY RIGHT (P)

- Permitted by Right (P)
- Building permit may still be required
- Small family day care
- Farm employee housing — small
- Residential care facility — small
- Single-unit dwelling (incl. ADU, short-term rental, cottage food, home occupation regulations)
- Animal raising — family food production/ education, and general
- Communication facility — co-location
- Community garden
- Crop production
- Produce sales — produce stand
- Signs, off-premises
- Utility — minor
- Small-scale solar energy systems (P/Z)

ZONING COMPLIANCE REVIEW (Z)

- Large family day care
- Industry — agricultural, light (shown as AZ)
- Nursery sales and landscaping services
- Petroleum and gas extraction
- Produce sales — agricultural store, small
- Public safety facility

ADMINISTRATIVE USE PERMIT (A)

- Day care center (farm-related only)
- Aerial facility — agricultural
- Agricultural excavation — small
- Agricultural sales — chemical sales, feed & grain, warehousing
- Animal care — boarding & breeding (large and small)
- Stables
- Veterinary — large animal
- Animal raising — exotic, other
- Communication facility — tower, building-related
- Dairies and creameries
- Educational services — school
- Equipment — farm machinery sales & repair, leisure storage
- Farm services
- Industrial hemp production
- Industry — agricultural, heavy
- Produce sales — agricultural store, large
- Soil replacement and stockpiling
- Transient lodging — bed and breakfast
- Utility — major
- Small-scale wind energy system
- Wine facility — small winery, off-site wine cellar

Source: San Joaquin County Development Title, Table 9-203.020-1 (dated 7/7/26). Several uses carry cross-references to additional regulations. Verify against the current online Development Title before relying on this for a specific parcel. Prepared by Lee & Associates — Central Valley, Inc.

ZONING SUMMARY CONT. - (Ag-40)

San Joaquin County Development Title · Table 9-203.020-1 · General Agriculture, 40-acre minimum parcel size

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CONDITIONAL USE PERMIT (C)

- Conditional Use Permit (C) — Planning Commission
- Farm employee housing — large
- Aerial facility — airfield
- Agricultural excavation — large
- Assembly — religious
- Animal feeding and sales
- Animal raising — hogs
- Carbon capture — hauling & transfer, storage & processing
- Commercial cannabis — cultivation, distribution, manufacturing (SPP also required)
- Funeral/interment — cemetery
- Marina
- Major impact services
- Medical services — hospital
- Parks and open space — park, wildlife preserve
- Quarry operations
- Recreation — campground, outdoor sports, resort
- Recycling facility — agricultural
- Renewable energy — biomass, utility-scale solar, utility-scale wind
- Transient lodging — recreational vehicle park
- Waste facility — agricultural, landfill, water storage
- Wine facility — large winery, medium winery



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168
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