

# ENTITLED TRUCK YARD SITE FOR LEASE OR SALE

3589 YOSEMITE AVENUE, LATHROP, CA



3.61± acre truck yard

- APN: 241-390-150
- Parcel Size: 3.61± Acres
- Yard: Fenced, screened, paved and lit
- Zoning: CS/IG, General Industrial (City of Lathrop) Fully entitled for truck yard

## FEATURES:

- Phase I = 34 Trailer parking stalls
- Phase II = 52 Trailer parking stalls
- Fully entitled for truck parking
- Located off of HWY 120 / Yosemite (Guthmiller) Interchange
- Immediately surrounded by some of the world's most recognizable corporate neighbors including Wayfair, Home Depot, Ashley Home Furnishings, Del Monte, Tesla, Amazon
- Across Yosemite Ave from 3 million square foot Lathrop Gateway Industrial development
- STAA Truck route

## PRICING:

LEASE: \$0.15 PER SQ. FT., NNN (IMPROVED)

SALE: \$2,200,000 (LAND)

Jim Martin, SIOR  
BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948



# ENTITLED TRUCK YARD SITE FOR LEASE OR SALE

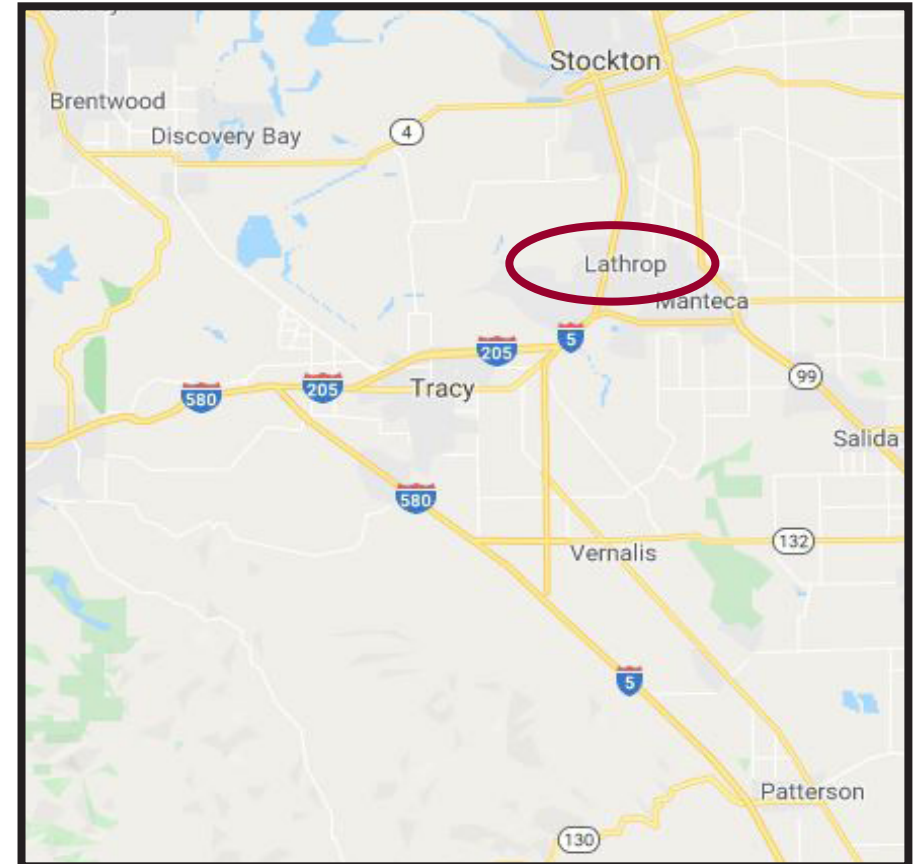
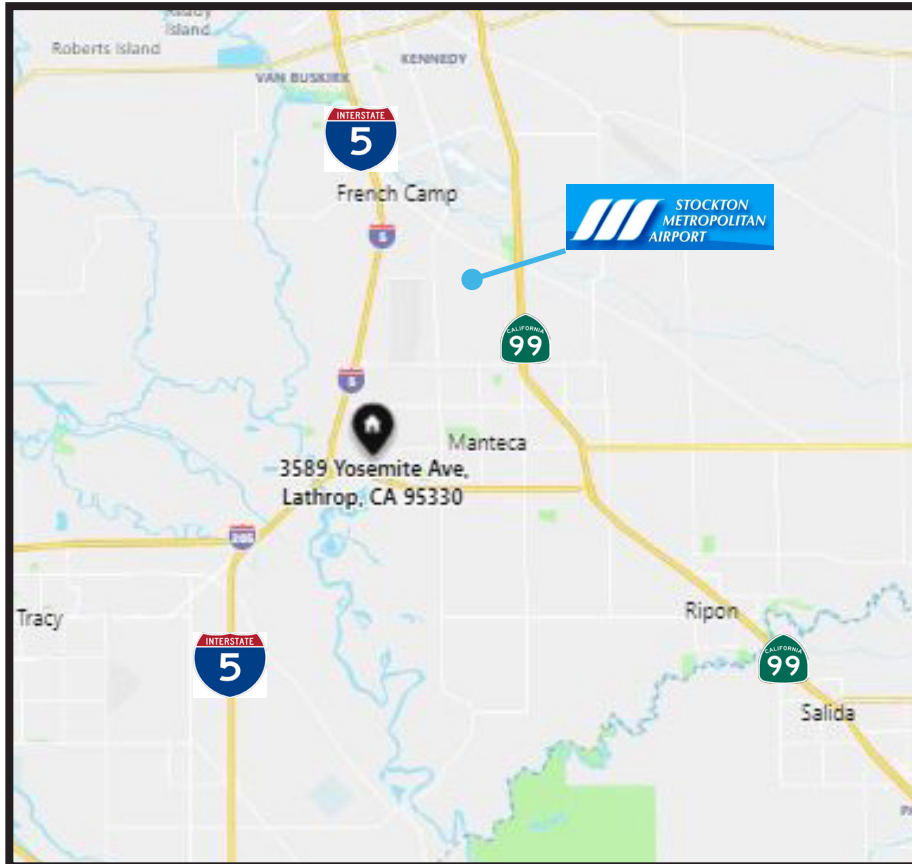
3589 YOSEMITE AVENUE, LATHROP, CA



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# ENTITLED TRUCK YARD SITE FOR LEASE OR SALE

3589 YOSEMITE AVENUE, LATHROP, CA



### Mileage to Freeways:

- Highway 120: 1/2 mile
- Interstate 5: 1.25 miles
- Highway 99: 6 miles

### Mileage to Intermodal Yards:

- UPRR (Manteca): 1.5 ± Miles
- BNSF (Stockton): 7± Miles

### Mileage to Ports:

- Port of Stockton: 14± Miles
- Port of Oakland: 62± Miles

Jim Martin, SIOR  
BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948