

INTERO

COMMERCIAL REAL ESTATE

FOR SALE

12700 & 12796 S. Harlan
Road Lathrop, CA 95330

±5.50 ACRE INDUSTRIAL
TRUCK TERMINAL

SCOTT BISHOP

Director of Commercial Real Estate
Intero Commercial

408-206-8877

sbishop@intero-commercial.com

DRE# 01251839

DAVID AZIMI

Vice President of Sales / Realtor®
Intero Commercial

(510) 386-4844

dazimi@intero.com

DRE# 01790940



EXECUTIVE SUMMARY

12700 & 12796 S. Harlan Road presents a rare opportunity to acquire a ±5.50-acre industrial truck terminal in the heart of Lathrop's booming logistics corridor. The two-parcel site features a ±2,500 SF truck repair shop, additional industrial buildings, a residential house, and expansive big rig parking — generating four distinct income streams totaling \$510,000 in annual gross income.

Fronting Harlan Road with immediate visibility from Interstate 5, the property sits minutes from the I-5 / Highway 120 interchange, positioning tenants and owner-users at the crossroads of the Bay Area and the Central Valley — one of the fastest-growing logistics and distribution markets in California.

This is a rare owner/user opportunity: occupy all or part of the site while collecting income from established month-to-month tenants, or acquire as a pure investment with significant upside. Truck terminal sites of this scale, zoning, and freeway proximity rarely come to market in San Joaquin County.



PRICE
\$6,699,900

LOT SIZE
±5.50 Acres (2 Parcels)

IMPROVEMENTS
±4,900 SF Industrial Buildings

TRUCK SHOP
±2,500 SF Repair Shop

GROSS INCOME
\$510,000 / Year

ESTIMATED NOI
\$426,000

CAP RATE
6.3%

TENANCY
Month-to-Month

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PROPERTY HIGHLIGHTS

- ±5.50 acres across two contiguous parcels
- ±4,900 SF of industrial buildings
- ±2,500 SF truck repair shop
- Residential house on site
- Rare owner/user or investment opportunity
- Four established income streams
- Month-to-month tenancy — maximum flexibility
- Prime corner location with I-5 visibility

LOCATION ADVANTAGES

-  Direct frontage & access on Harlan Road
-  Minutes to Interstate 5 on/off ramps
-  Easy access to Highway 120
-  Growing logistics & transportation corridor
-  Central to the Bay Area & Central Valley

INCOME SUMMARY

Big Rig Parking	\$30,000
Truck Shop	\$6,000
Residential House	\$1,500
Additional Truck Parking	\$5,000
Total Gross Income	\$42,500

Annual Gross Income	\$510,000
Estimated NOI	\$426,000
Estimated CAP	Rate 6.36%



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PROPERTY PHOTOS



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PROPERTY 1



PROPERTY 2



2,500 SQFT Repair Shop

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Subject Property



DEMOGRAPHICS

1 Mile 3 Miles

POPULATION	6,349	40,272
HOUSEHOLDS	1,592	11,825
MEDIAN AGE	37.0	39.0
MEDIAN HH INCOME	\$117,312	\$108,794

DEMOGRAPHICS

1 Mile 3 Mile

DAYTIME EMPLOYEES	~2,300	~17,900
POPULATION GROWTH '24-29'	4.05%	5.35%
HOUSEHOLD GROWTH '24-29'	4.15%	5.37%

Disclaimer

The information provided is sourced from materials considered reliable; however, its accuracy and completeness have not been independently confirmed. All projections, opinions, and estimates involve a degree of uncertainty and may not reflect the property's current or future performance. It is strongly recommended that you and your advisors conduct your own thorough due diligence and independently verify all details. Any use of this information is entirely at your own discretion and risk.

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