

2000
W. TURNER

ROAD

FOR LEASE
**±1,123,000 SF located on
±65.57 Acres with Rail
in Lodi, California**



Colliers

EXCLUSIVELY LISTED BY:

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2000
W. TURNER ROAD

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PROPERTY SPECIFICATIONS

2000

W. TURNER

ROAD

AVAILABLE

±464,354 SF

ACRES

±65.57 acres including additional unimproved land for expansion

AVAILABLE TYPES

Warehouse distribution including food grade
Manufacturing
Food processing
Storage
Buildings with yard
Wine storage/production
Truck and trailer parking
Administrative office (up to ±33,000 SF)

LOADING

Forty (40) loading dock doors at various locations throughout the property with room to add additional docks

CLEAR HEIGHT

±9' - 87' depending on the building.

TRAILER PARKING

±196 trailer positions with generous truck maneuverability.

AUTO PARKING

±487 stalls with room to expand.

RAIL

Union Pacific & BNSF
Two (2) interior spurs, each ±1,100'
One (1) additional spur ±350'

ZONING

IND, Industrial (City of Lodi)
Additional flexibility on proposed uses.

GUARD HOUSES

One (1) on Turner Road
One (1) on Mills Avenue

FIRE SUPPRESSION

All building areas have fire suppression systems and there are hydrants throughout the yard and parking areas. Additionally, the site is serviced by a 250,000 gallon above ground backup water suppression tank (50' diameter by 17'8" high).

WATER

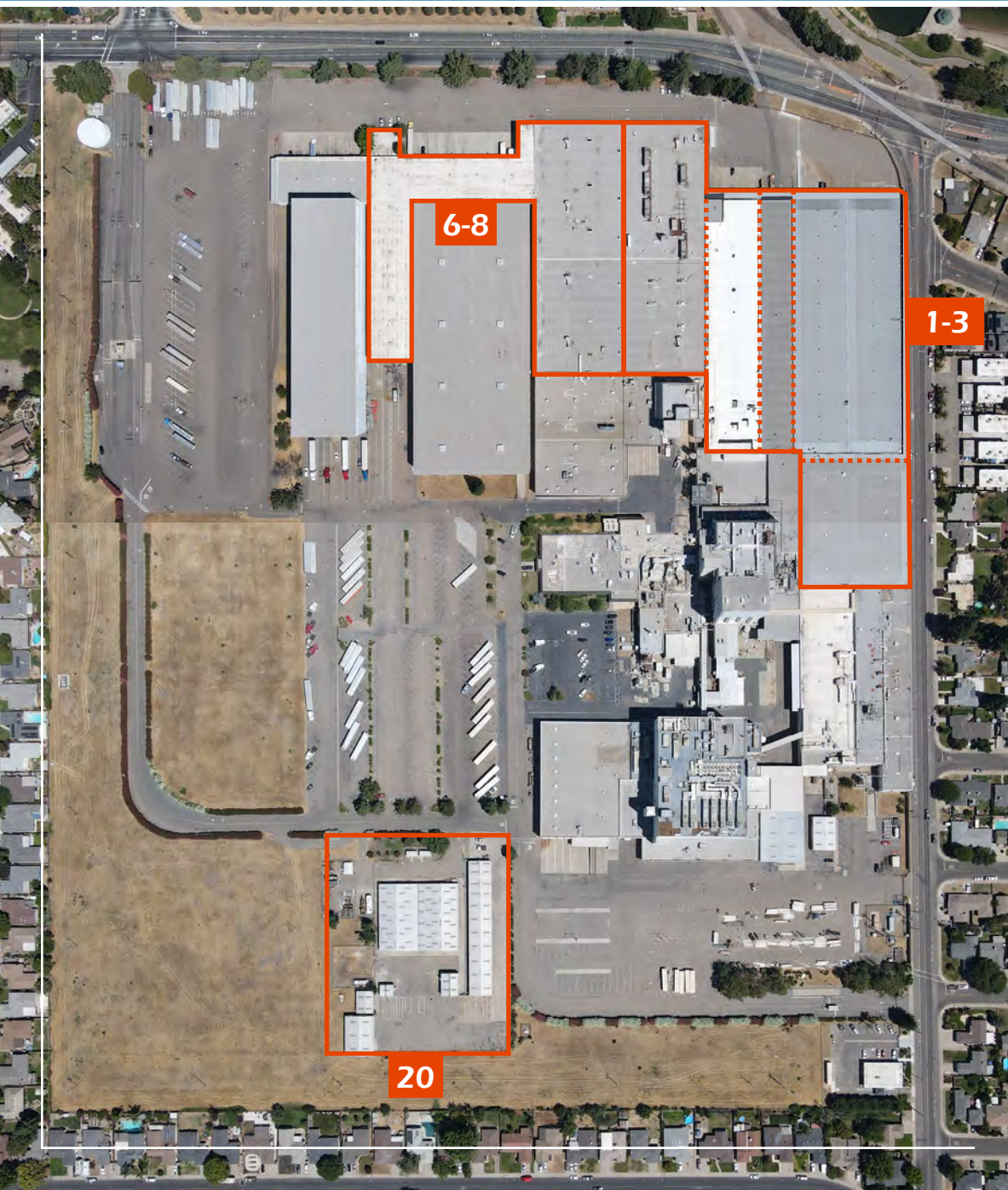
The site is serviced by two (2) 12" municipal water mains located in both Turner Road and Mills Avenue capable of providing up to 4,000 GPM at 45 PSI. Additionally, there are two wells supplying water to the landscape areas and orchards.

SEWER STORM

A 12" sanitary sewer line is located in Mills Avenue and the plant has a historical sewer capacity of approximately 8.5m GPD. The entire site has positive storm drainage (no on-site ponds) into the adjacent Lodi Lake Storm Water Pump System.

ELECTRICITY NATURAL GAS

The facility is serviced by Lodi Electric Utility via two independent lines. One circuit has a 3.4 MW capacity and the other 4.3 MW capacity. Additionally, there is a back-up diesel generator capable of providing 5,000 KVA at 4,000 KW. Natural gas is provided by PG&E (Pacific Gas & Electric) via three separate transmission level services - two at 100 PSIG and one at 260 PSIG.

**1-3 Warehouse Space**

Available Size:	±262,200 SF
Rail Room Size:	±50,000 SF could possibly be used as indoor truck storage
Office:	Includes three (3) private offices, two (2) restrooms, conference room, drivers room/gate and reception area
Cafeteria:	Upstairs including two (2) restrooms
Loading:	Eleven (11) dock doors Two (2) grade level doors
Clear Height:	±18' - 24'
Fire Suppression:	ESFR
Clear Span:	Yes
Lighting:	LED with motion sensors

Excellent Onshoring Manufacturing facility

Turn key

Heavy power

Brand new ESFR fire suppression system

Gates / guarded and secure

Cheap power (Lodi Electric)

6-8 Distribution Space

Available Size:	±170,000 SF
Loading:	Twelve (12) dock doors Two (2) grade level doors

20 Storage Space

Available Size:	±32,154 SF
Acreage:	±2.4 acres
Loading:	Nine (9) grade level doors
Clear Height:	±14'

1-3

±48,000 SF
18' CLEAR±94,800 SF
24' CLEAR

RAIL ROOM

±50,400 SF

±69,000 SF

Warehouse Space

Available Size:	±262,200 SF
Rail Room Size:	±50,000 SF could possibly be used as indoor truck storage
Office:	Includes three (3) private offices, two (2) restrooms, conference room, drivers room/gate and reception area
Cafeteria:	Upstairs including two (2) restrooms
Loading:	Eleven (11) dock doors Two (2) grade level doors
Clear Height:	±18' - 24'
Fire Suppression:	ESFR
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Excellent Onshoring Manufacturing facility

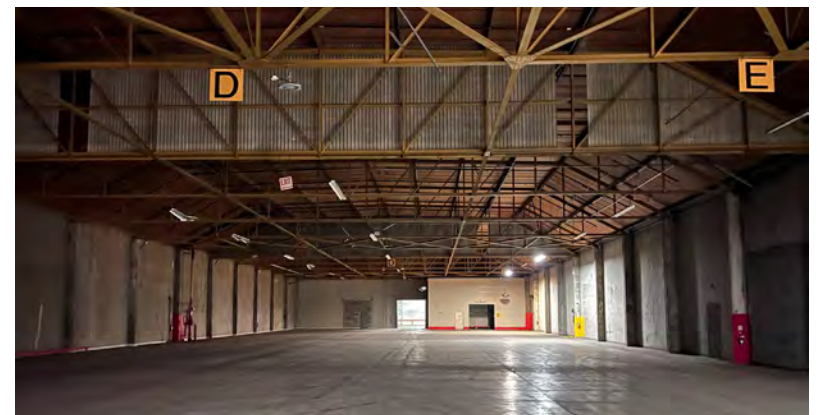
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AVAILABLE SPACE



6-8

Distribution Space

Available Size:	±170,000 SF
Loading:	Twelve (12) dock doors Two (2) grade level doors



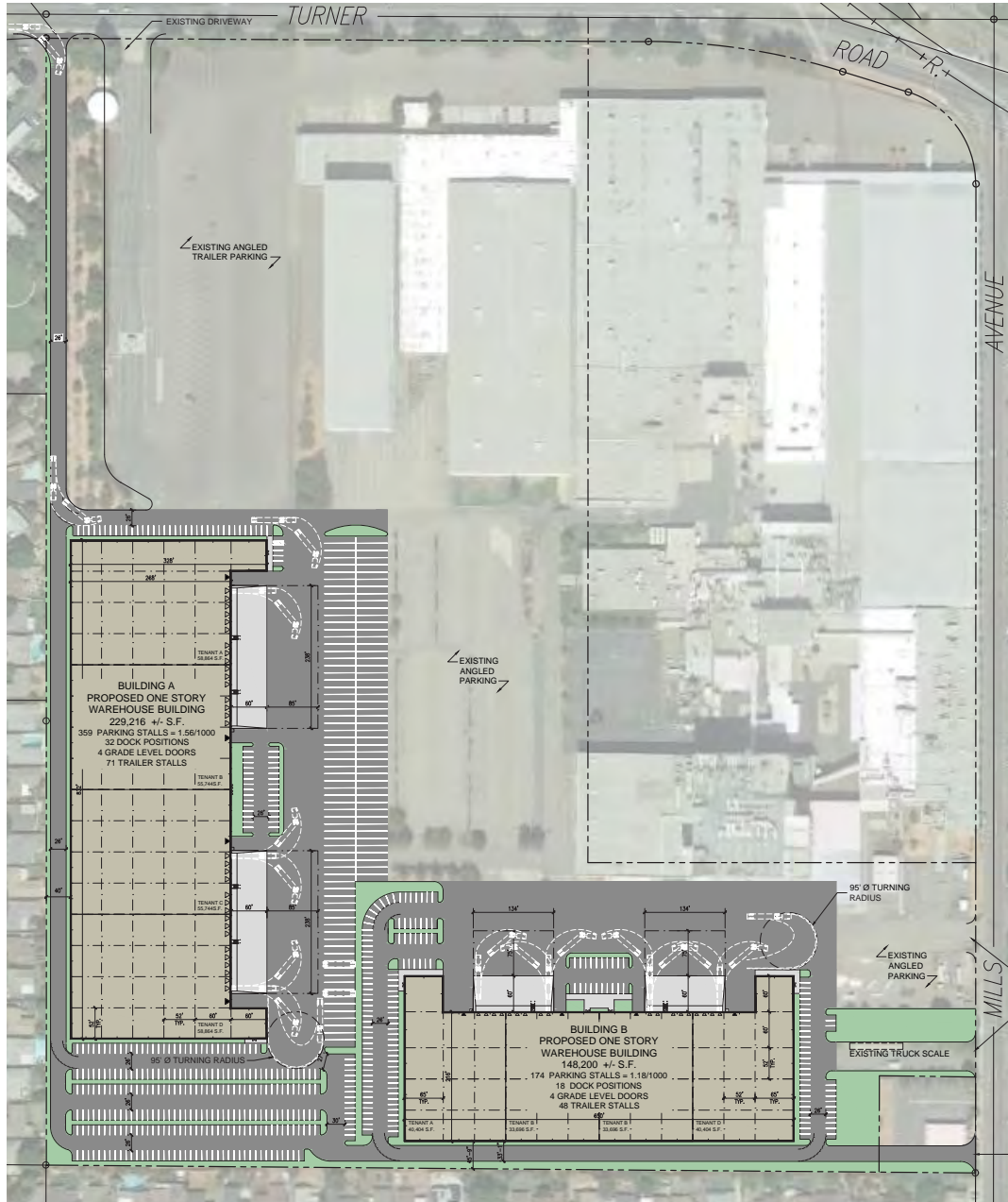
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**Storage Space**

Available Size:	±32,154 SF
Acreage:	±2.4 acres
Loading:	Nine (9) grade level doors
Clear Height:	±14'



BUILD-TO-SUIT SITE PLAN



BUILDING A

Building Size:	±229,216 SF
Loading:	Thirty two (32) dock doors Four (4) grade level doors
Column Spacing:	52' x 52' typ.
Auto Parking:	359 stalls
Trailer Parking:	71 stalls
Building Dimensions:	268' D x 832' W

BUILDING B

Building Size:	±148,200 SF
Loading:	Eighteen (18) dock doors Four (4) grade level doors
Column Spacing:	52' x 52' typ.
Auto Parking:	174 stalls
Trailer Parking:	48 stalls
Building Dimensions:	216' D x 650' W

PROPERTY PHOTOS

MANUFACTURING



LOADING DOCKS



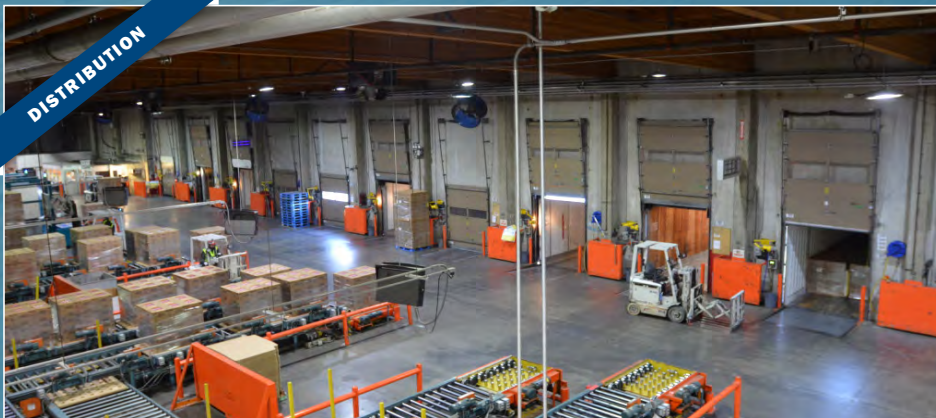
WAREHOUSE



UNION PACIFIC RAIL



DISTRIBUTION



YARD/TRAILER PARKING



WEST COAST LOGISTICS & TRANSPORTATION ROUTES



A map of Northern California highlighting major cities and transportation routes. The map includes the Pacific Ocean to the west. Major cities shown are Sacramento, Stockton, Lodi, Tracy, San Francisco, Oakland, San Jose, and San Diego. Key highways are marked with shields: Interstate 5 (I-5), Interstate 80 (I-80), Interstate 580 (I-580), Interstate 680 (I-680), Interstate 780 (I-780), Interstate 880 (I-880), Interstate 205 (I-205), Interstate 520 (I-520), Interstate 505 (I-505), Interstate 205 (I-205), Interstate 580 (I-580), Interstate 5 (I-5), Interstate 805 (I-805), Interstate 15 (I-15), Interstate 580 (I-580), Interstate 5 (I-5), Interstate 805 (I-805), Interstate 15 (I-15), Interstate 580 (I-580), Interstate 5 (I-5), Interstate 805 (I-805), Interstate 15 (I-15), Interstate 580 (I-580), Interstate 5 (I-5), Interstate 805 (I-805), Interstate 15 (I-15). The subject property is marked with an orange dot near Lodi, with an orange callout box labeled "SUBJECT PROPERTY".

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