

For Lease



±3,500 SF Industrial Space & ±12,000 SF Fenced/Paved Yard
Leased together or separate

922 & 1004 Industrial Way

Lodi, CA 95240 | Beckman Industrial Park

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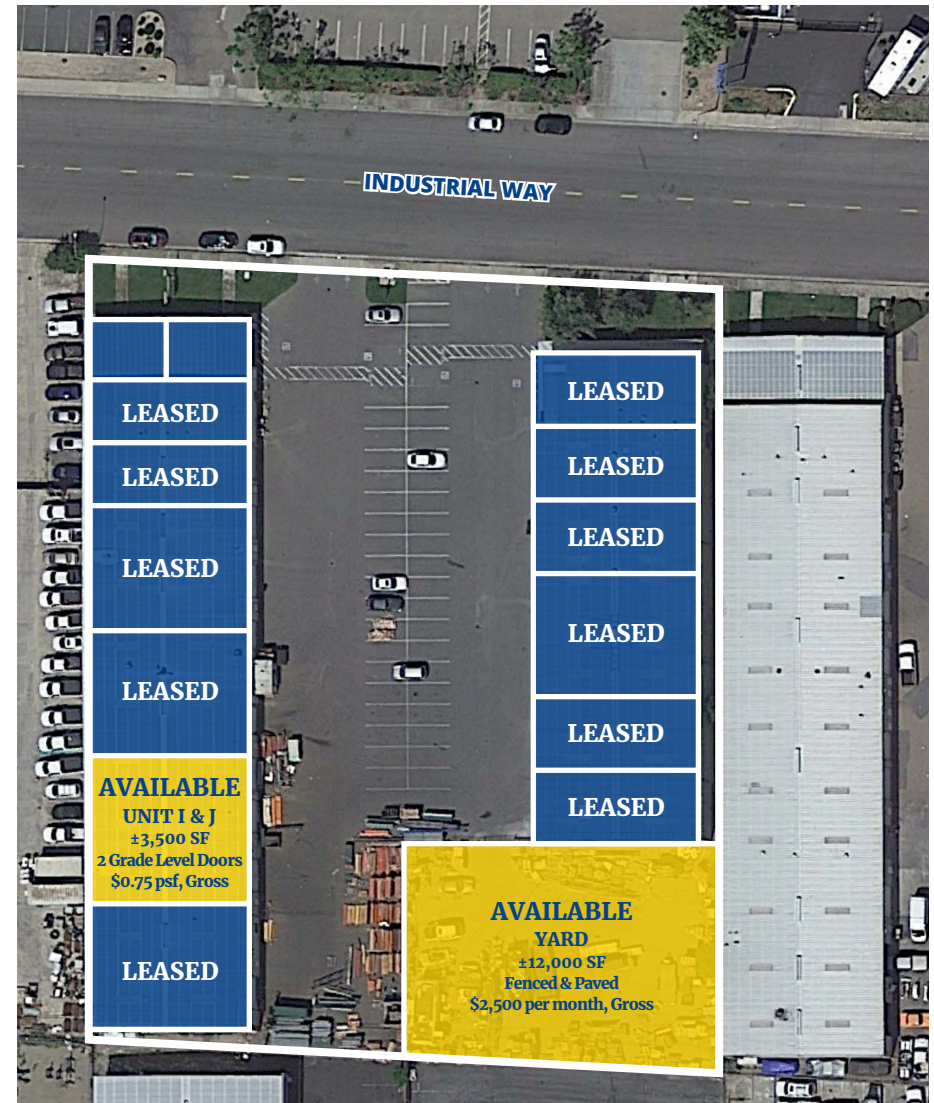
922 INDUSTRIAL WAY:	±21,000 SF
AVAILABLE SF:	±3,500 SF
1004 INDUSTRIAL WAY:	±14,000 SF
AVAILABLE YARD:	±12,000 SF
OFFICE SPACE:	Varies per unit
LOADING:	14' x 14' grade level doors per unit
CLEAR HEIGHT:	±14' - 18'
WAREHOUSE LIGHTING:	Fluorescent
POWER:	125 amps, 120/208V, 3-phase (two panels in select units)
SKYLIGHTS:	Yes
INSULATED CEILING:	Yes
PARKING:	Ample
ZONING:	M-1, Light Industrial (City of Lodi)

The property consists of two multi-tenant buildings offering available space ranging in size from 1,750 SF to 7,000 SF. Each available unit is clear span and offers various sizes and configuration of office layout. The property is located in a well established Industrial Park situated on the east side of HWY 99 and offers convenient HWY 99 access via Kettleman Lane.



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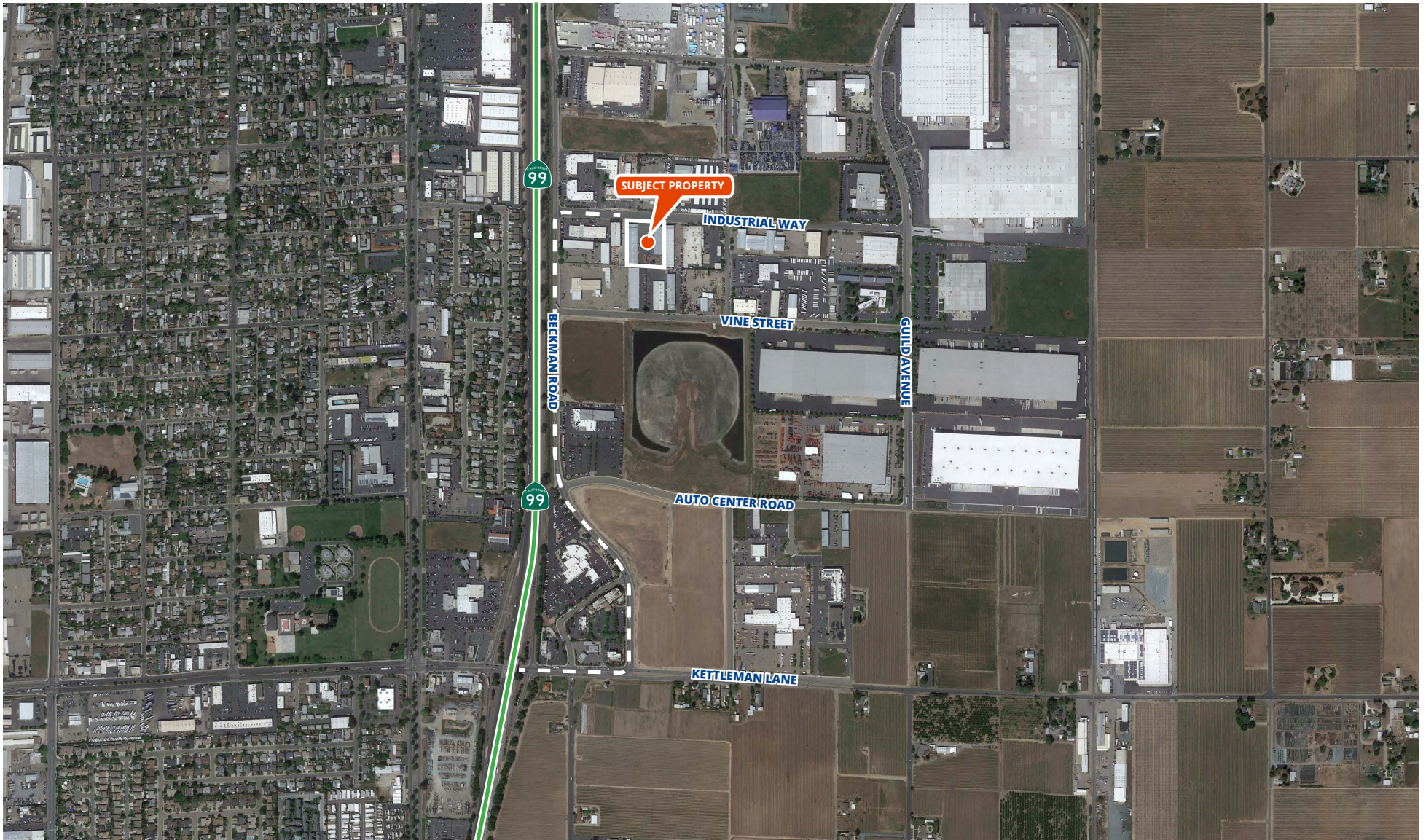


LOCATION AERIAL

Colliers

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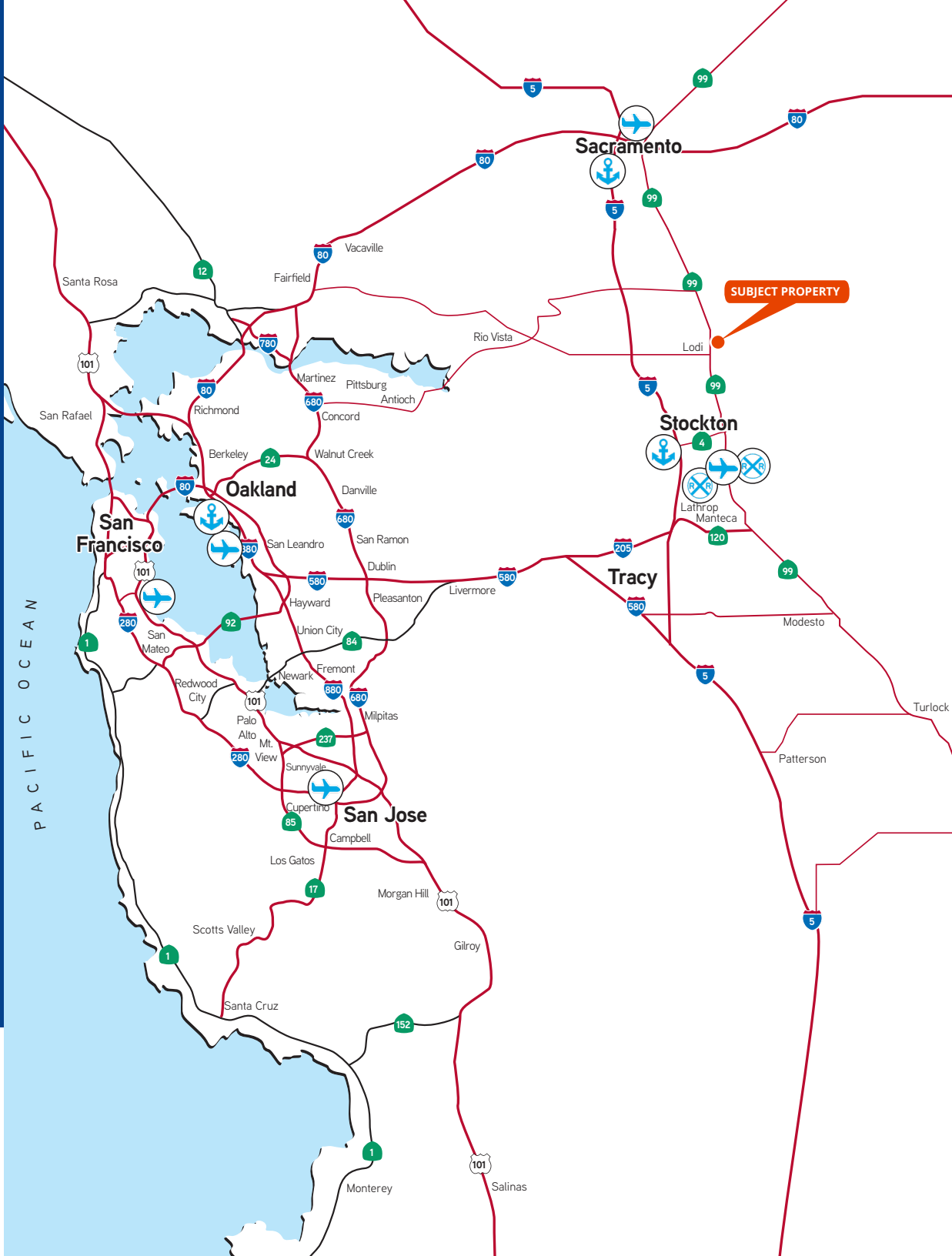




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