

INDUSTRIAL SPACE FOR LEASE



255 S GUILD AVE

Lodi, CA 95240

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

255 S. Guild Avenue, Lodi, California consists of ±3,400 SF Industrial Zoned M-2 (City of Lodi). This space includes 5 private offices, 2 private restrooms, a spacious warehouse/production area, and a 10x14 ft roll-up door, ideal for various business needs. Tenants cover their own utility and janitorial expenses. With its adaptable layout and competitive pricing, this space provides a practical and budget-friendly solution for businesses seeking industrial space in a prime location.

LOCATION DESCRIPTION

Situated on S. Guild Ave between E. Lodi Ave and E. Pine St, this Class B industrial building for lease provides an accessible location just minutes from Highway 99. The property offers flexible industrial space, ideal for businesses engaged in warehousing or light manufacturing, with ample on-site parking for employees and visitors. With its central location and proximity to major transportation routes, this industrial space is an affordable and well-positioned opportunity in the heart of Lodi's industrial corridor.

OFFERING SUMMARY

Lease Rate:	\$1.10 SF/month (MG)
Number of Units:	4
Available SF:	3,400 SF
Lot Size:	13,548 SF
Building Size:	5,985 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,011	20,267	28,829
Total Population	6,820	56,951	80,072
Average HH Income	\$68,953	\$100,122	\$110,700

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FLOORPLAN



255 S. Guild St.

Unit D
(+/-) 1,400 SF

Unit C
(+/-) 2,000 SF



Roll-up door: 10 x 14 ft

Front

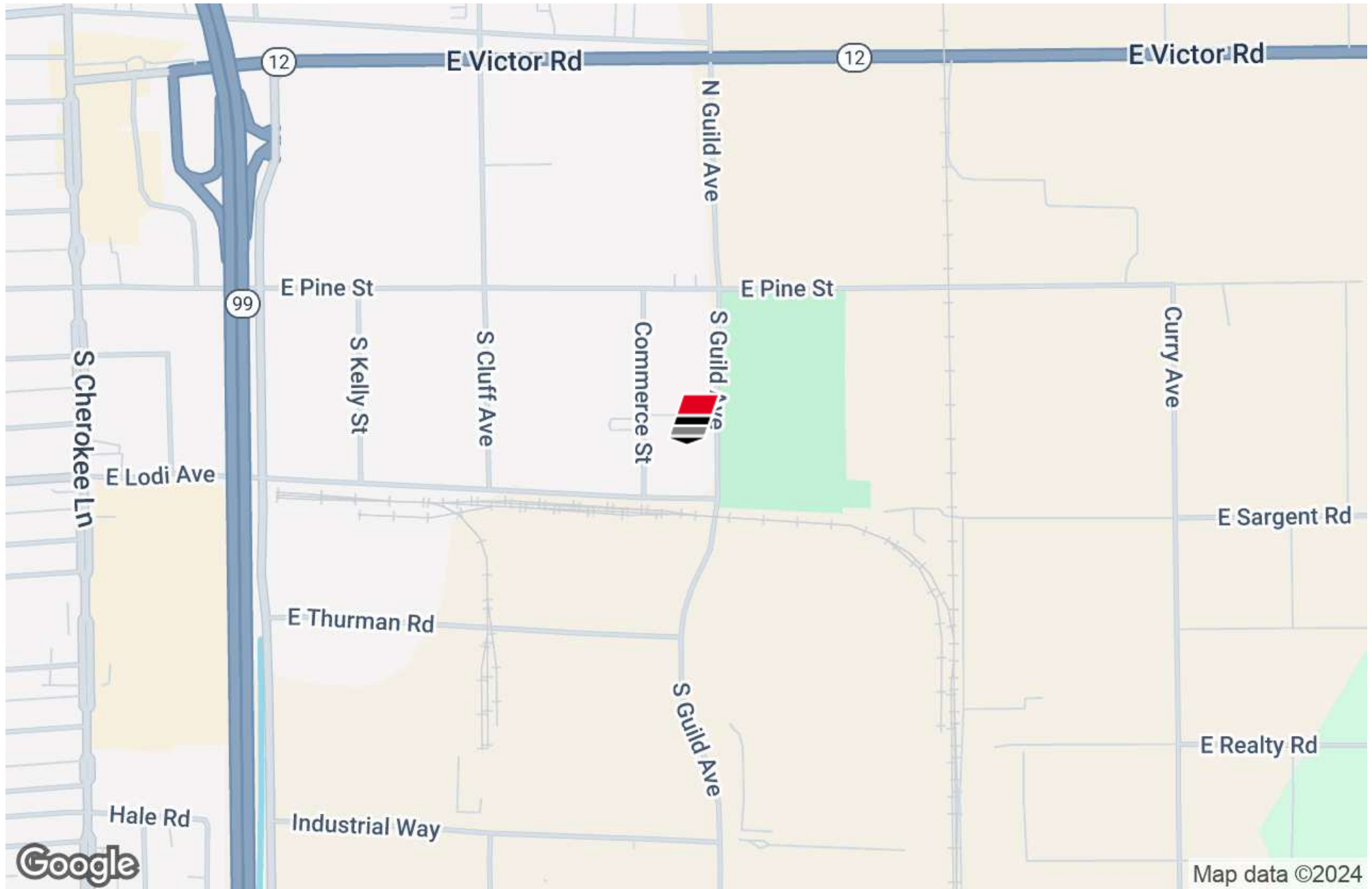
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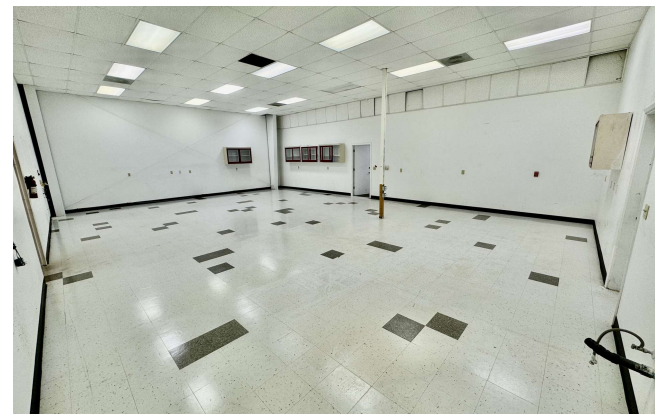
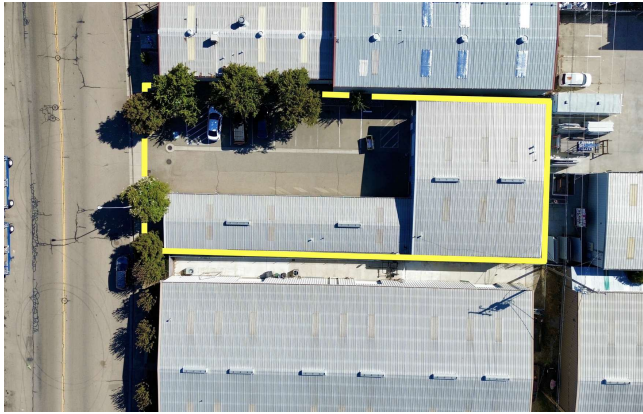
LOCATION MAP



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ADDITIONAL PHOTOS



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