

# INDUSTRIAL SPACE FOR LEASE



**255 S GUILD AVE**

Lodi, CA 95240

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REAL ESTATE & ADVISORY SERVICES

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

255 S. Guild Avenue offers approximately ±1,400 SF of industrial space zoned M-2 (City of Lodi), ideal for a variety of warehouse, distribution, or light manufacturing uses. This Class B industrial building features one private office, one private restroom, and a spacious warehouse/production area, providing a functional and efficient layout for day-to-day operations.

The property is well located on S. Guild Avenue between E. Lodi Ave and E. Pine St, just minutes from Highway 99, offering convenient access to major transportation routes. Ample on-site parking is available for employees and visitors. With its central location, flexible configuration, and proximity to key thoroughfares, this property presents a well-positioned industrial leasing opportunity within Lodi's established industrial corridor.

## PROPERTY HIGHLIGHTS

- Zoned M-2 (City of Lodi) – suitable for warehouse and light manufacturing uses.
- Unit D: Functional layout featuring 1 private office, 1 private restroom, 1 roll up door and a spacious warehouse/production area.
- Minutes from Highway 99, offering excellent regional access.
- Ample on-site parking for employees and visitors.

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## OFFERING SUMMARY

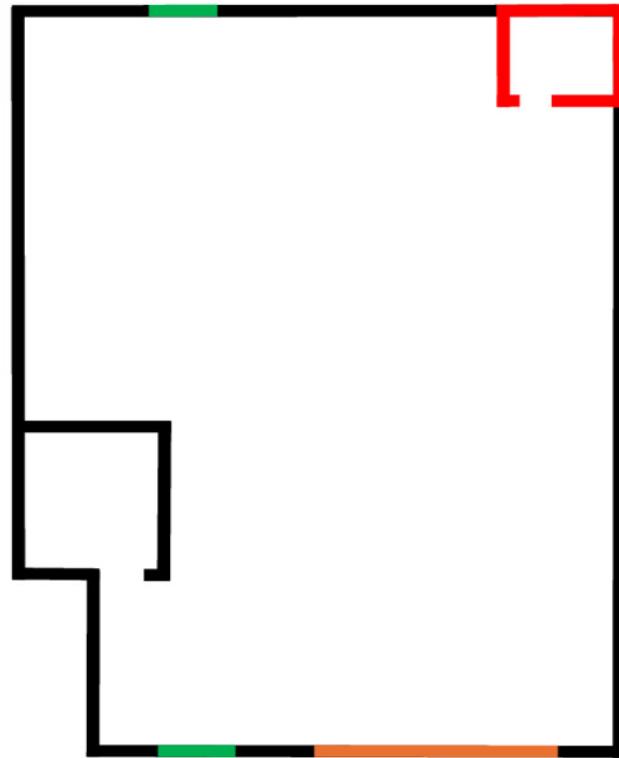
Lease Rate:	Negotiable
Available SF:	1,400 SF
Lot Size:	13,548 SF
Building Size:	5,985 SF

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

## FLOORPLAN

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**Entrance/Exit Door**  
**Bathroom**  
**Roll Up Door**

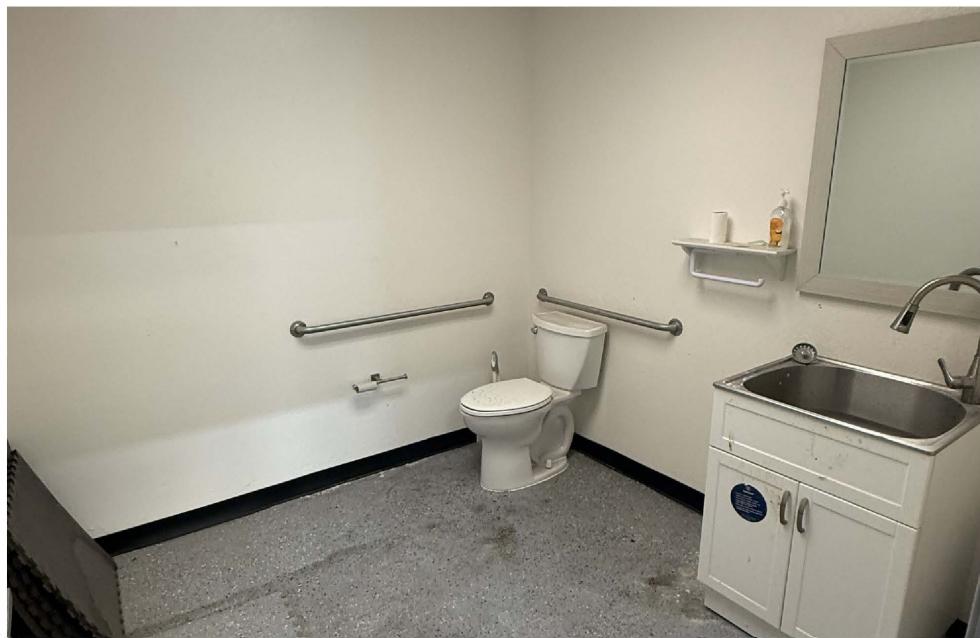


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## ADDITIONAL PHOTOS

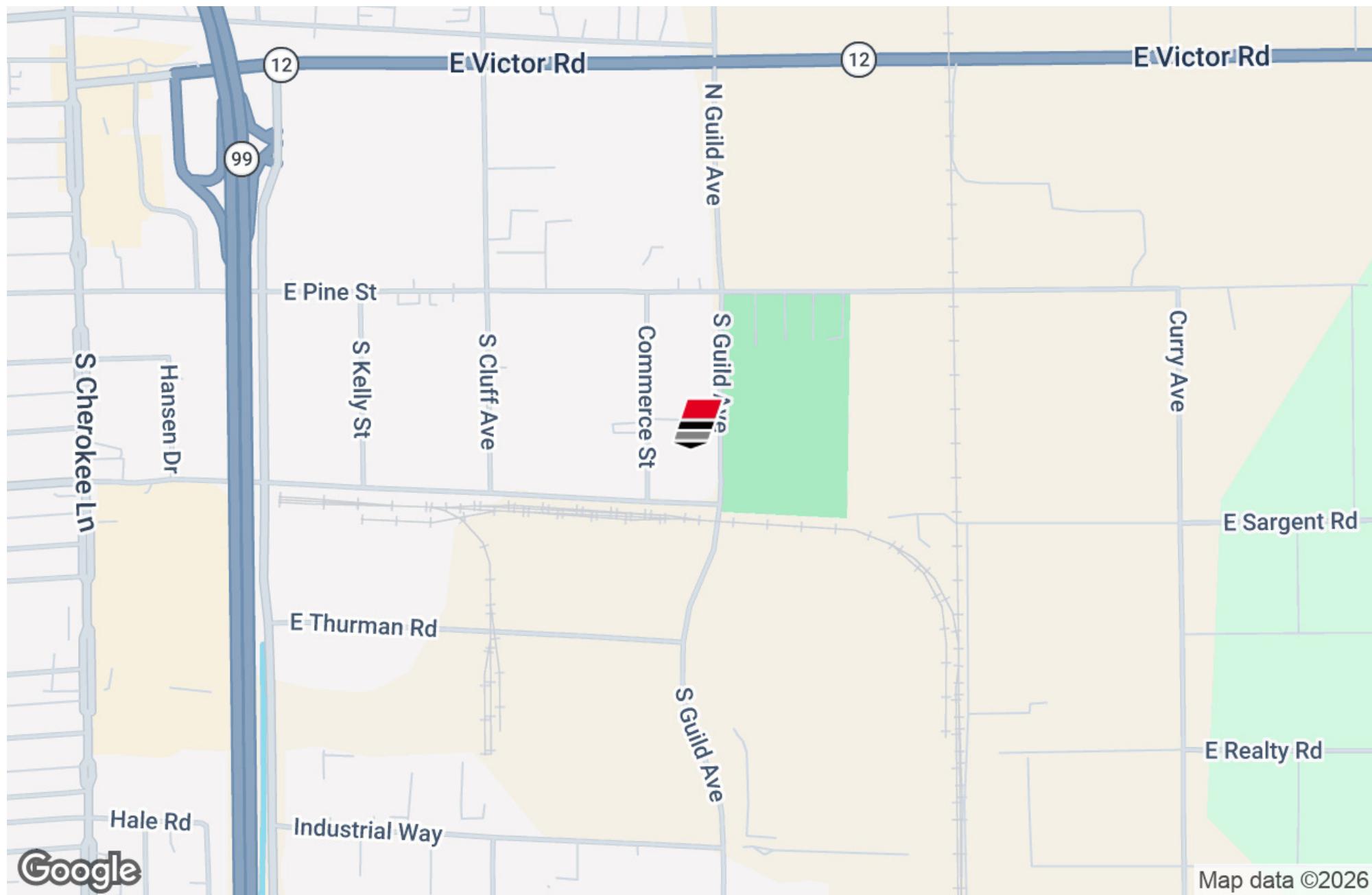
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## LOCATION MAP



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# DEMOCRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,820	56,951	80,072
Average Age	34	39	40
Average Age (Male)	33	38	39
Average Age (Female)	34	40	41

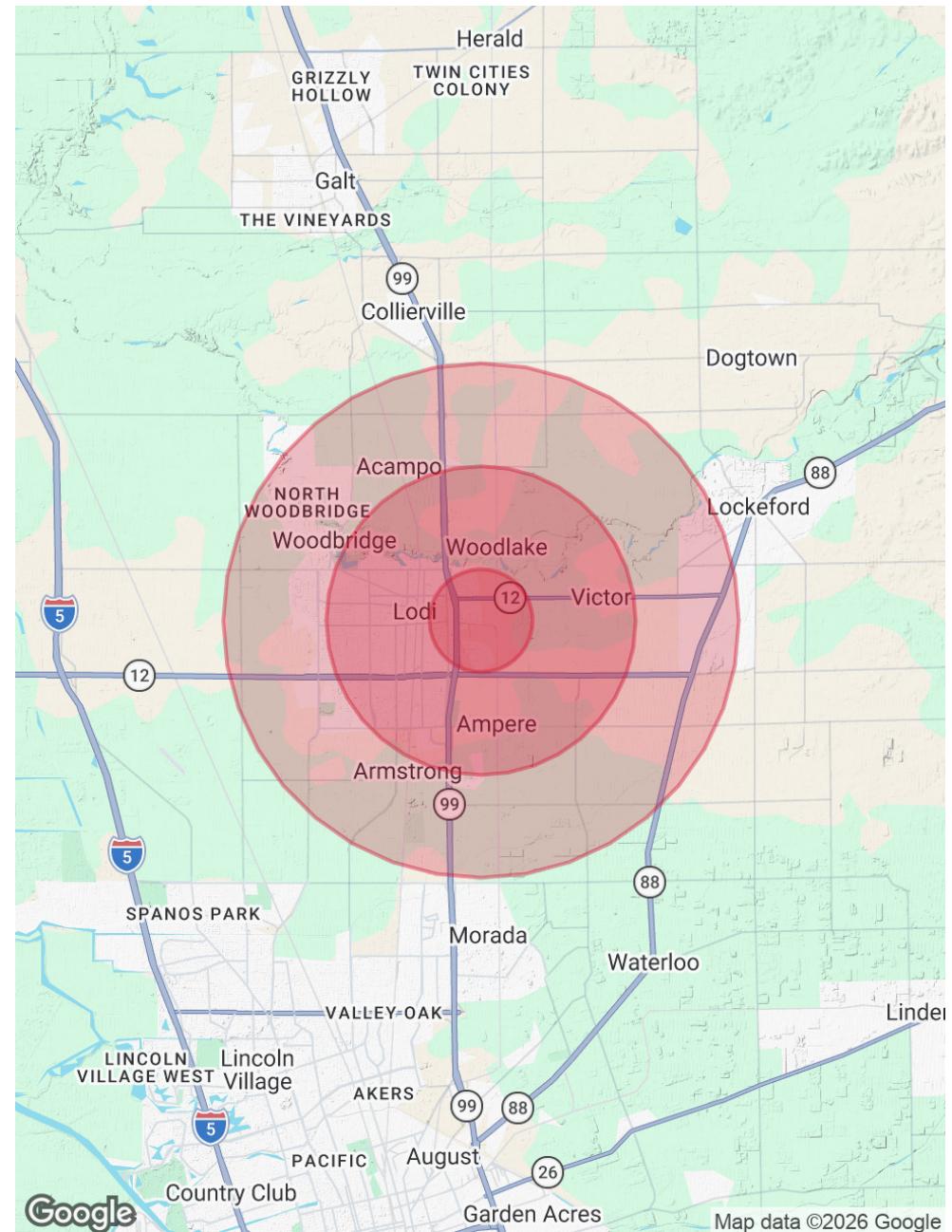
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,011	20,267	28,829
# of Persons per HH	3.4	2.8	2.8
Average HH Income	\$68,953	\$100,122	\$110,700
Average House Value	\$464,869	\$530,963	\$592,025

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	67.9%	45.5%	41.1%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,583	25,799	39,554
% White	23.2%	45.3%	49.4%
Total Population - Black	84	820	1,178
% Black	1.2%	1.4%	1.5%
Total Population - Asian	909	5,900	7,977
% Asian	13.3%	10.4%	10.0%
Total Population - Hawaiian	6	120	190
% Hawaiian	0.1%	0.2%	0.2%
Total Population - American Indian	107	764	972
% American Indian	1.6%	1.3%	1.2%
Total Population - Other	3,089	15,149	18,174
% Other	45.3%	26.6%	22.7%



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