

OFFERING MEMORANDUM  
24,502± SF on 2.51± ACRES  
248 E. KETTLEMAN LANE | LODI, CA



241 Frank West Circle, Suite 300 | Stockton, CA 95206 | 209-983-1111 | [lee-associates.com/centralvalley](http://lee-associates.com/centralvalley)

Darren McFadden  
BRE #01276439  
[dmcfadden@lee-associates.com](mailto:dmcfadden@lee-associates.com)  
D 209.983.6821  
C 209.598.1180

Jim Martin, SIOR  
BRE #01214270  
[jmartin@lee-associates.com](mailto:jmartin@lee-associates.com)  
D 209.983.4088  
C 925.352.6948



OFFERING MEMORANDUM  
24,502± SF on 2.51± ACRES  
248 E. KETTLEMAN LANE | LODI, CA



**OFFERING:**

Fully fenced, paved, lighted yard and functional 24,502± square foot metal shop building. Ideal owner/user opportunity.

**ECONOMIC DATA:**

SALE PRICE:        \$3,675,000





# OFFERING MEMORANDUM

## 24,502± SF on 2.51± ACRES

248 E. KETTLEMAN LANE | LODI, CA

### PROPERTY OVERVIEW

<b>TOTAL BUILDING SF:</b>	<u>24,502± square feet</u>
<b>TOTAL OFFICE SF:</b>	<u>6,202± square feet - 2 story</u> <u>2,080± square feet mezzanine storage</u>
<b>LAND AREA:</b>	2.51± Acres
<b>APNs:</b>	062-060-46
<b>ZONED:</b>	GC -General Commercial (City of Lodi)
<b>GRADE LEVEL DOORS:</b>	Fourteen (14) 6 - 26' x 14' 5 - 24' x 14' 1 - 22' x 14' 2 - 14' x 14'
<b>POWER:</b>	1200 amp, 120/240 volt, 3 phase power
<b>CLEAR HEIGHT:</b>	18' - 20'
<b>YARD:</b>	Paved/surfaced, fenced/gated perimeter, easy access to/from Hwy 99 @ Kettleman Lane.

### FEATURES:

248 E. Kettleman features a functional clear-span building, drive-through access, skylights, gas heat in warehouse, 24' wide GL doors with an RV dump station situated on 2.51± acres providing a large paved, fenced and lit yard area ideal for truck staging, outside storage, parking, etc. Property is ideal for sales, service and repair businesses with potential for recreational/fitness/sport type applications. Situated close to many local businesses and located near the corner of E. Kettleman Lane (Hwy 12) and S. Stockton Street with convenient access to Highway 99.





OFFERING MEMORANDUM  
24,502± SF on 2.51± ACRES  
248 E. KETTLEMAN LANE | LODI, CA



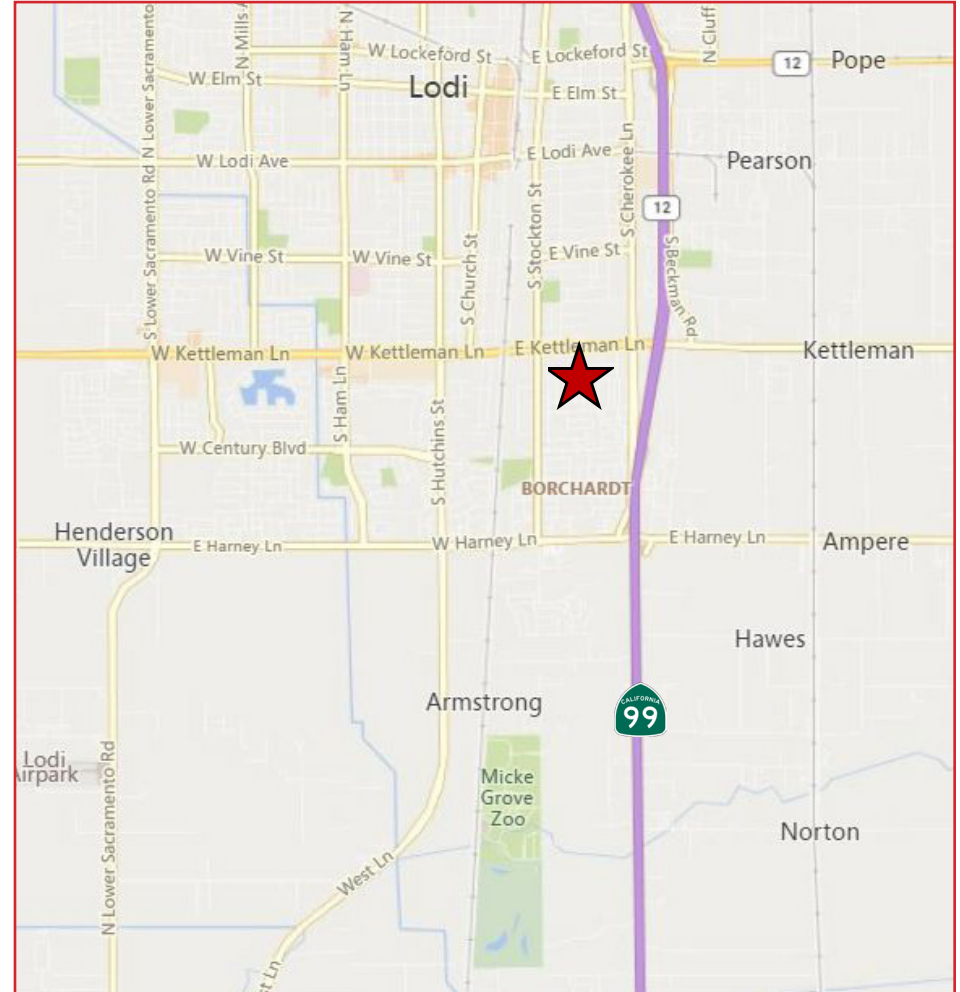
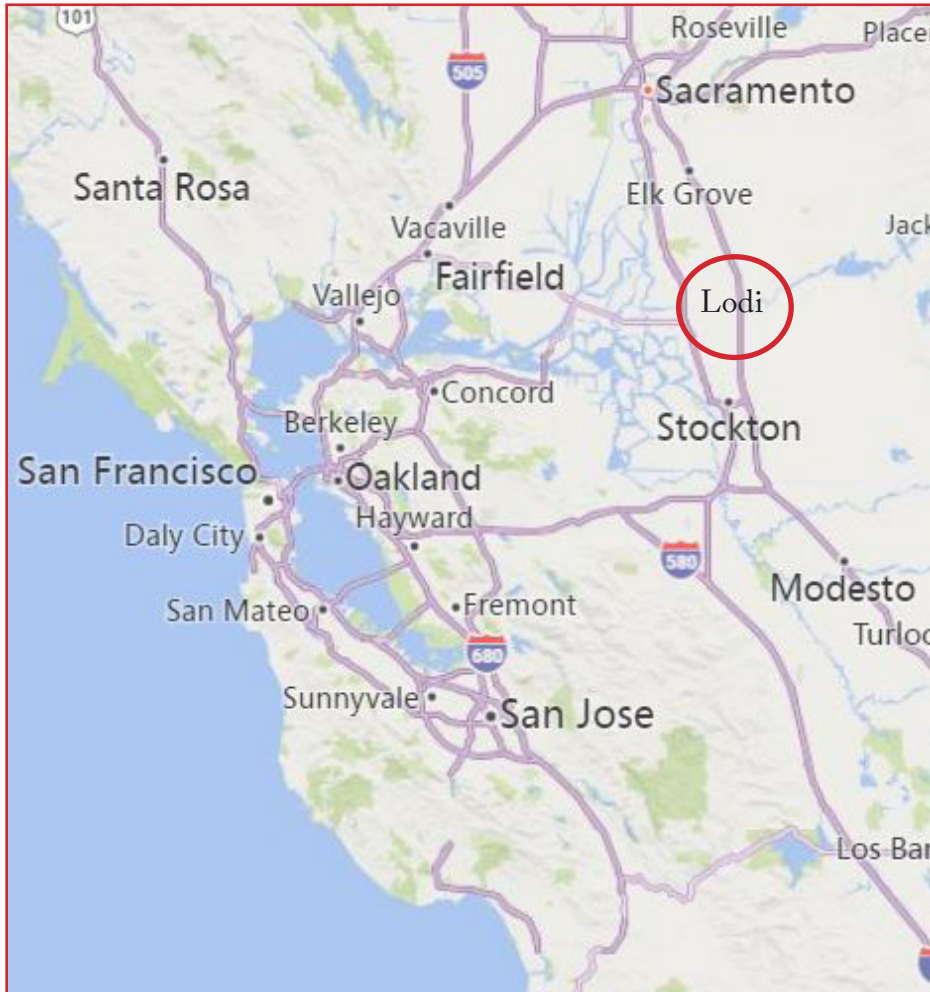
241 Frank West Circle, Suite 300 | Stockton, CA 95206 | 209-983-1111 | [lee-associates.com/centralvalley](http://lee-associates.com/centralvalley)

Darren McFadden  
BRE #01276439  
[dmcfadden@lee-associates.com](mailto:dmcfadden@lee-associates.com)  
D 209.983.6821  
C 209.598.1180

Jim Martin, SIOR  
BRE #01214270  
[jmartin@lee-associates.com](mailto:jmartin@lee-associates.com)  
D 209.983.4088  
C 925.352.6948



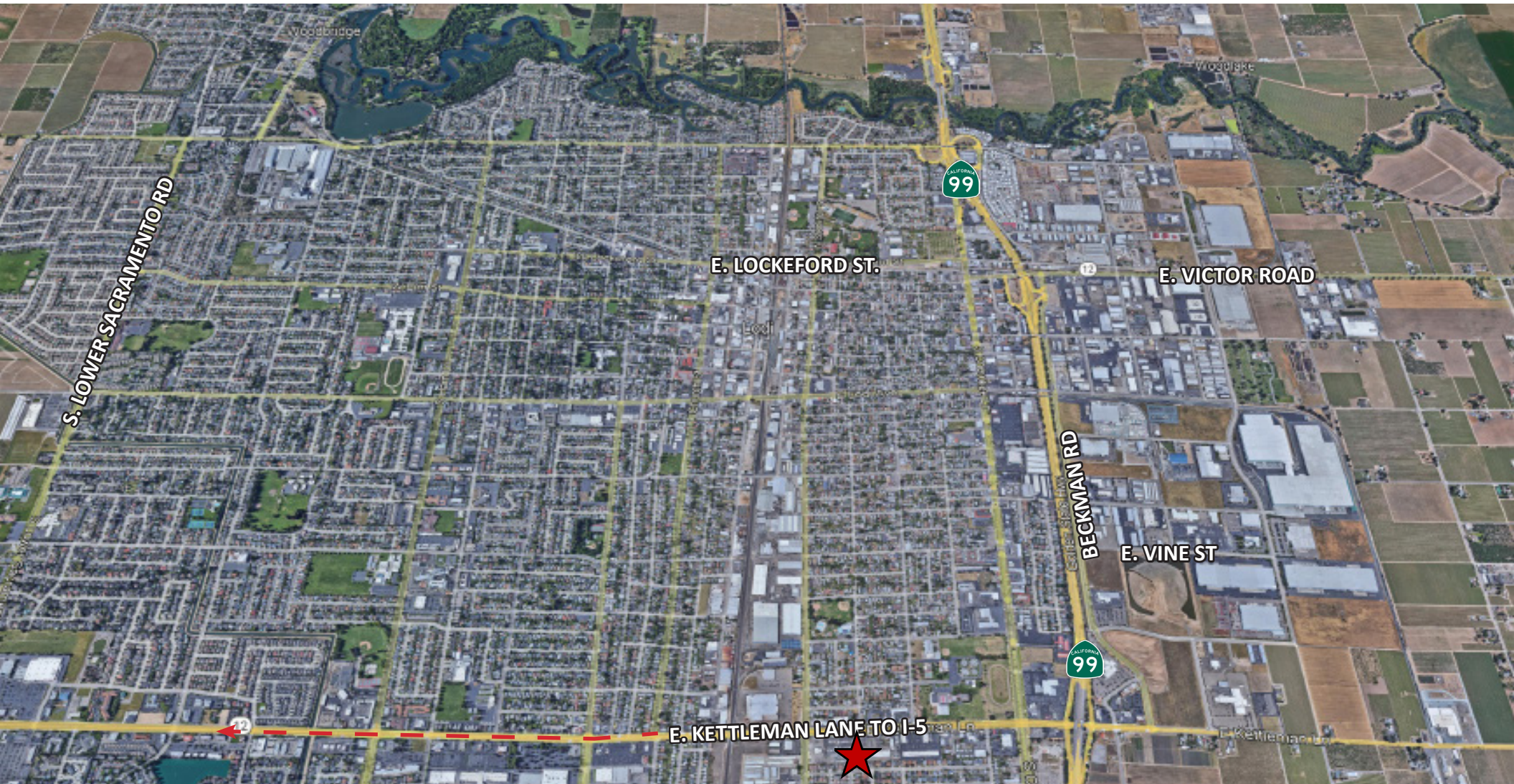
OFFERING MEMORANDUM  
24,502± SF on 2.51± ACRES  
248 E. KETTLEMAN LANE | LODI, CA



**TRAFFIC COUNTS:** Kettleman Lane - 21,900± Cars ADT



OFFERING MEMORANDUM  
24,502± SF on 2.51± ACRES  
248 E. KETTLEMAN LANE | LODI, CA



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.