

# INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD FOR LEASE

875 N STOCKTON STREET | LODI | CA 95240

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## UNDER NEW OWNERSHIP



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

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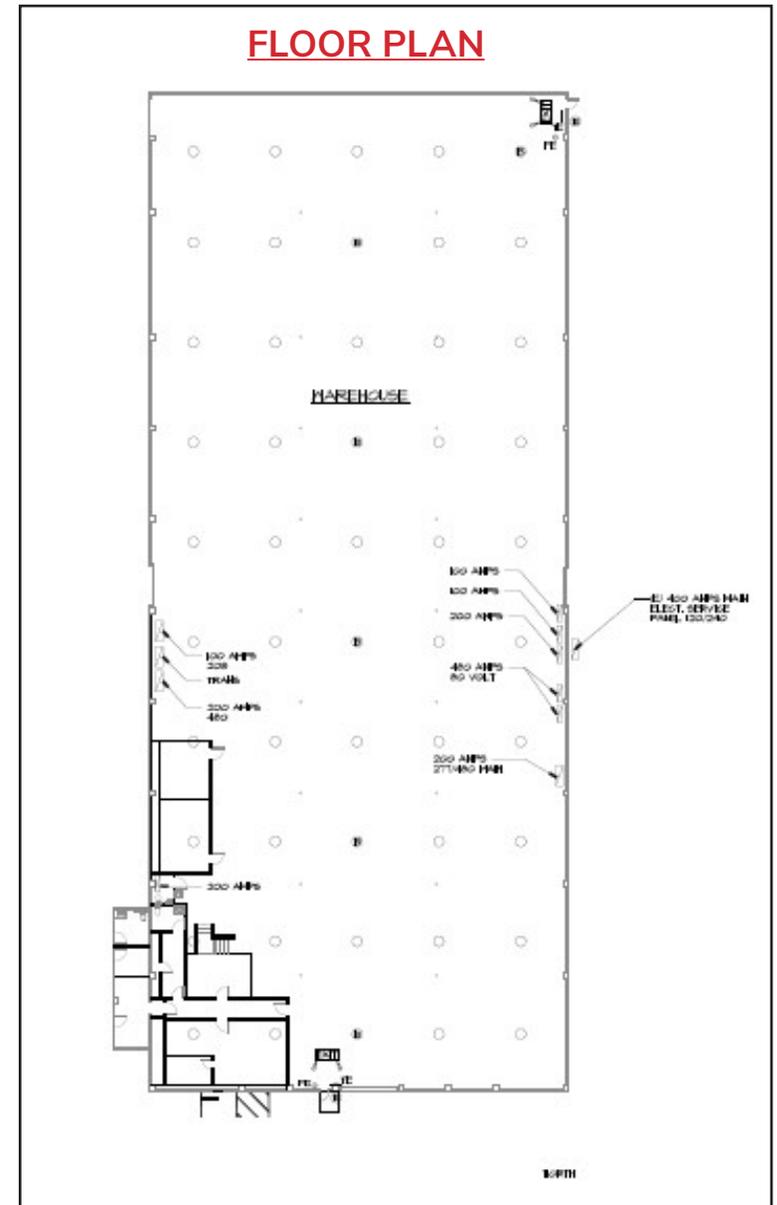
## FEATURES:

- AVAILABLE SF: 26,565± SF (up to 40,365± SF available)
- OFFICE: 2,217± SF (2-Story)
- GRADE DOORS: Four (4) - (2) 9' x 9' | (1) 10' x 16' | (1) 14' x 21'
- CLEAR HEIGHT: 18'
- SPRINKLERED: None
- LIGHTING: New LED lighting throughout
- POWER: 400 Amp, 120/240 Volt, 3 Phase  
200 Amp, 277/480 Volt, 3 Phase  
(up to 2,000 Amp, 277/480 Volt, 3 Phase available)
- YARD: Additional 15,000± SF yard area available
- ZONING: M - Industrial (City of Lodi)

**COMMENTS:** Completely refurbished office space and restrooms including new flooring, paint and lighting. Freshly painted exterior with new LED exterior wall pack lighting.

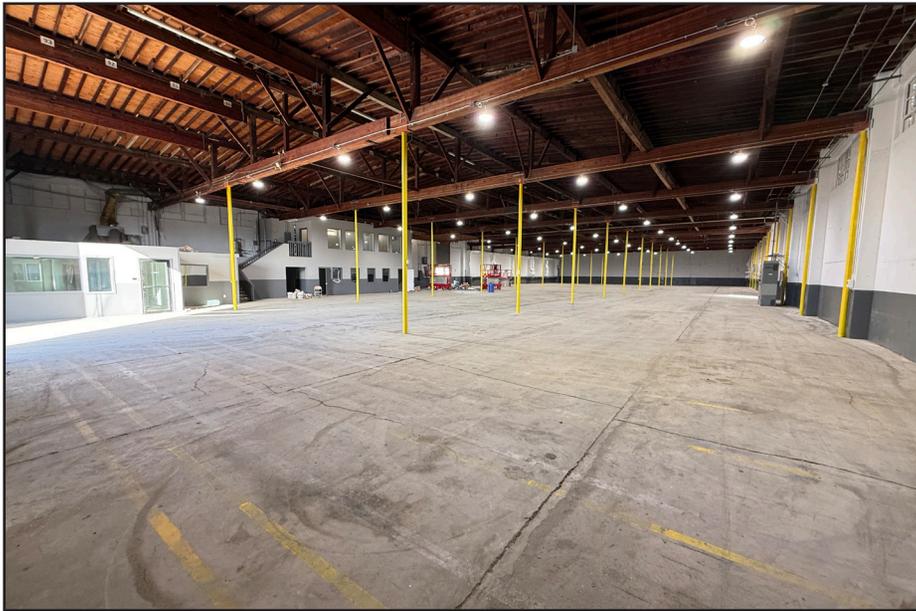
**LEASE RATE: \$ .85 PSF/MONTH, GROSS**

## FLOOR PLAN



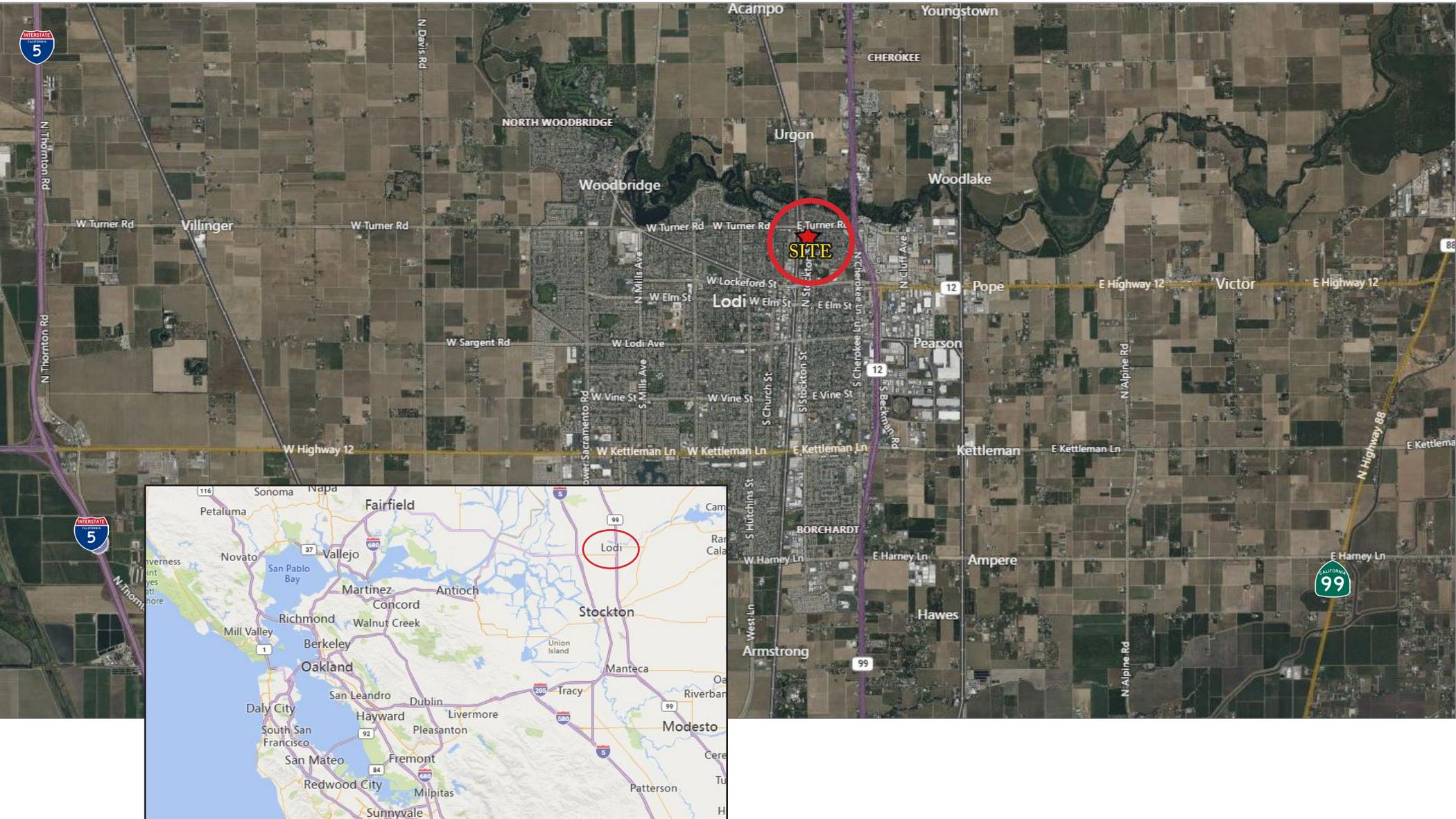
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