

FOR SALE

820 S. BECKMAN ROAD, LODI, CA

WAREHOUSE W/ SHOWROOM | FREEWAY VISIBILITY | INCOME PRODUCING

REDUCED PRICE: \$2,290,000
±22,240 SF SITUATED ON ±1.44 AC
FREEWAY FRONTAGE



EXCLUSIVELY LISTED BY:

LIDDICOAT

CRE

TONY FASO
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(209) 481-6820

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PROPERTY DETAILS:

- ±22,240 SF WAREHOUSE
- ±1.44 AC
- APN:049-310-34
- TRAFFIC COUNTS:
2019 VMT 45K -225K
- SIGNAGE WITH FREEWAY VISIBILITY
- METAL WAREHOUSE
- INSULATED CEILING
- SKYLIGHTS THROUGHOUT
- PAVED & FENCED YARD
- ASPHALT PARKING ±38 SPOTS
- WAREHOUSE FEATURES:
 - MULTI-TENANT WAREHOUSE
 - DEMISED INTO FIVE UNITS
 - NINE GRADE LEVEL ROLL UP DOORS
 - RESTROOMS IN EACH UNIT
 - ELECTRIC & GAS SEPERATELY METERED
 - ESTIMATED ANNUAL INCOME \$154,000.00 (PRIOR TO OPEX)
- CURRENT TENANTS ARE ON A MONTH TO MONTH, WILLING TO SIGN A NEW LEASE W/ NEW OWNERSHIP

INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BROKER IS ACTING AS LANDLORD'S/SELLER'S AGENT: A LANDLORD'S/SELLER'S AGENT WORKS SOLELY ON BEHALF OF THE LANDLORD/SELLER TO PROMOTE THE INTERESTS OF THE LANDLORD/SELLER WITH THE UTMOST GOOD FAITH, LOYALTY AND FIDELITY. THE AGENT NEGOTIATES ON BEHALF OF AND ACTS AS THE ADVOCATE FOR THE LANDLORD/SELLER.

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