

# INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD FOR LEASE

875 N STOCKTON STREET | LODI | CA 95240

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## UNDER NEW OWNERSHIP



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

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

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.

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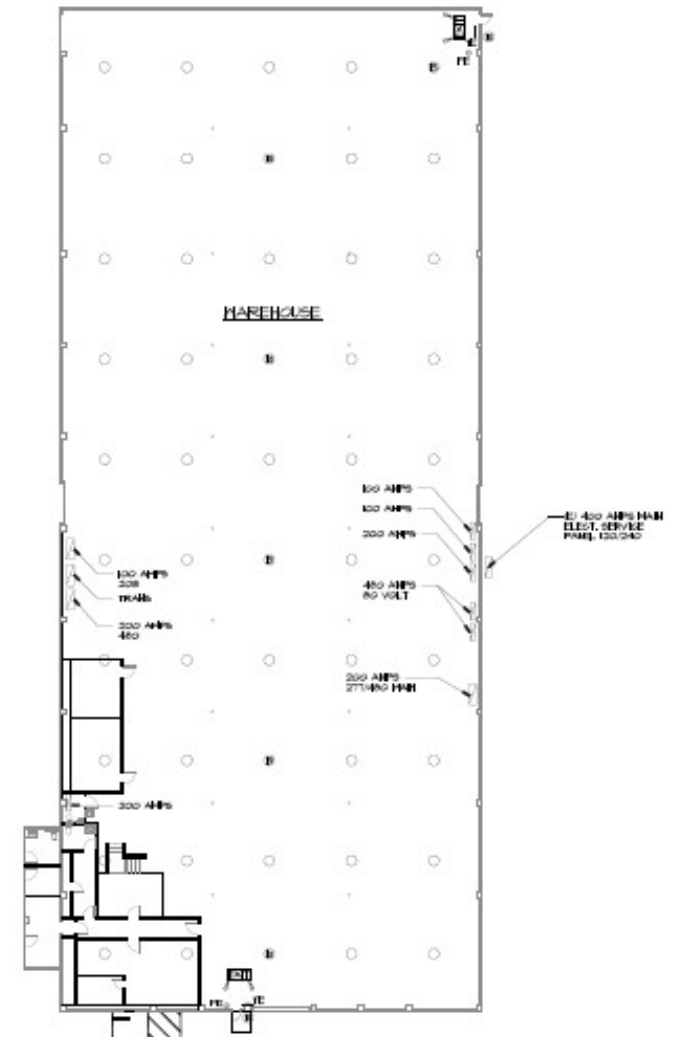
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## FEATURES:

- **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 (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)

## FLOOR PLAN



**COMMENTS:** Completely refurbished office space and restrooms including new flooring, paint and lighting. Freshly painted exterior with new LED exterior wall pack lighting. City of Lodi provides some of the lowest electricity rates in the State of California. Roughly 50% lower than PG&E.

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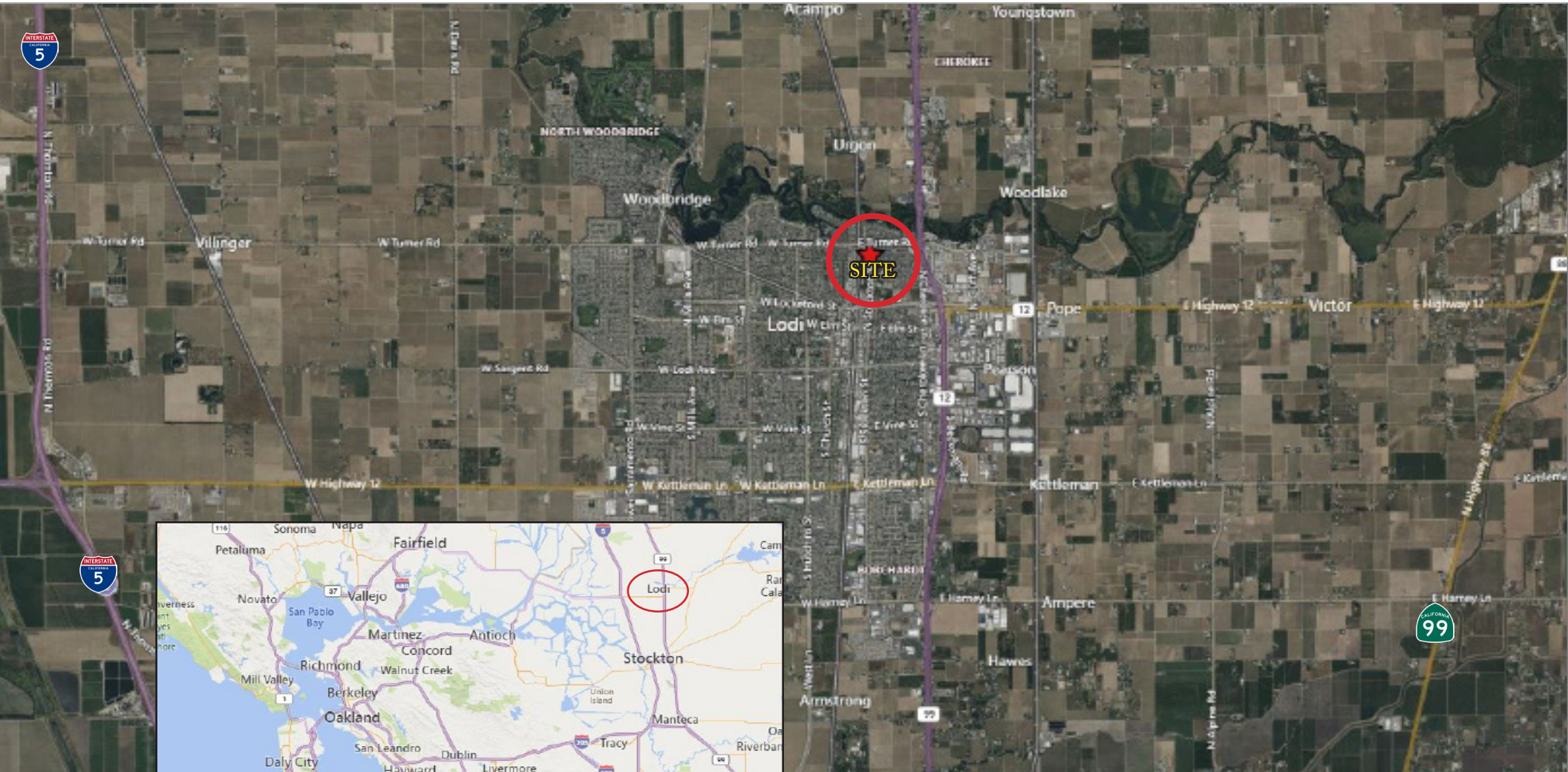
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