



2000
W. TURNER

ROAD

FOR LEASE OR SALE

**±1,123,000 SF located on
±65.57 Acres with Rail
in Lodi, California**

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text is a horizontal bar with a yellow top section and a red bottom section.

Colliers

EXCLUSIVELY LISTED BY:

CENTRAL VALLEY INDUSTRIAL SERVICES TEAM

ALEX HOECK, SIOR

Senior Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 851 1191

RYAN MCSHANE, SIOR

Vice Chair
CA License No. 01295796
ryan.mcshane@colliers.com
+1 209 483 9851

WES WIDMER, SIOR

Executive Vice President
CA License No. 01315686
wes.widmer@colliers.com
+1 209 598 0331

3439 Brookside Road, Suite 108
Stockton, CA 95219
P: +1 209 475 5100
colliers.com

The logo for W. Turner features the number "2000" in a large, white, sans-serif font. Below it, the text "W. TURNER" is written in a bold, blue, sans-serif font. To the right of the "2000" is a vertical white bar containing the word "ROAD" in a bold, blue, sans-serif font.

2000
W. TURNER ROAD

PROPERTY SPECIFICATIONS

2000

ROAD

W. TURNER

AVAILABLE

±152,754 SF

ACRES

±65.57 acres including additional unimproved land for expansion

AVAILABLE TYPES

Warehouse distribution including food grade
Manufacturing
Food processing
Storage
Buildings with yard
Wine storage/production
Truck and trailer parking
Administrative office (up to ±33,000 SF)

LOADING

Forty (40) loading dock doors at various locations throughout the property with room to add additional docks

CLEAR HEIGHT

±9' - 87' depending on the building.

TRAILER PARKING

±196 trailer positions with generous truck maneuverability.

AUTO PARKING

±487 stalls with room to expand.

RAIL

Union Pacific & BNSF
Two (2) interior spurs, each ±1,100'
One (1) additional spur ±350'

ZONING

IND, Industrial (City of Lodi)
Additional flexibility on proposed uses.

GUARD HOUSES

One (1) on Turner Road
One (1) on Mills Avenue

FIRE SUPPRESSION

All building areas have fire suppression systems and there are hydrants throughout the yard and parking areas. Additionally, the site is serviced by a 250,000 gallon above ground backup water suppression tank (50' diameter by 17'8" high).

WATER

The site is serviced by two (2) 12" municipal water mains located in both Turner Road and Mills Avenue capable of providing up to 4,000 GPM at 45 PSI. Additionally, there are two wells supplying water to the landscape areas and orchards.

SEWER STORM

A 12" sanitary sewer line is located in Mills Avenue and the plant has a historical sewer capacity of approximately 8.5m GPD. The entire site has positive storm drainage (no on-site ponds) into the adjacent Lodi Lake Storm Water Pump System.

ELECTRICITY NATURAL GAS

The facility is serviced by Lodi Electric Utility via two independent lines. One circuit has a 3.4 MW capacity and the other 4.3 MW capacity. Additionally, there is a back-up diesel generator capable of providing 5,000 KVA at 4,000 KW. Natural gas is provided by PG&E (Pacific Gas & Electric) via three separate transmission level services - two at 100 PSIG and one at 260 PSIG.

AVAILABLE SPACE



1. Distribution Space

Available Size:	±13,200 SF
Loading:	Six (6) dock doors
Clear Height:	±28'

2. Warehouse Space

Available Size:	±32,000 SF
Loading:	Six (6) dock doors <ul style="list-style-type: none"> • Four (4) with pit/lockers • Two (2) with edge of dock levelers • Loading platform for two (2) positions One (1) grade level door (14' x 14')
Clear Height:	±25' 7"

3. Manufacturing / Warehouse / Shop / Office

Building Size:	±75,000 SF 3-story manufacturing space
Available Size:	±12,000 - 25,000 SF useable per floor
Loading:	One (1) dock door
Clear Height:	±16'
Office Size:	1,700 SF Includes reception, conference room, six (6) private offices, coffee bar, dispatch office and men's/women's locker rooms

4. Storage Space

Available Size:	±32,154 SF
Acreage:	±2.4 acres
Loading:	Nine (9) grade level doors
Clear Height:	±14'

AVAILABLE SPACE



1. Distribution Space

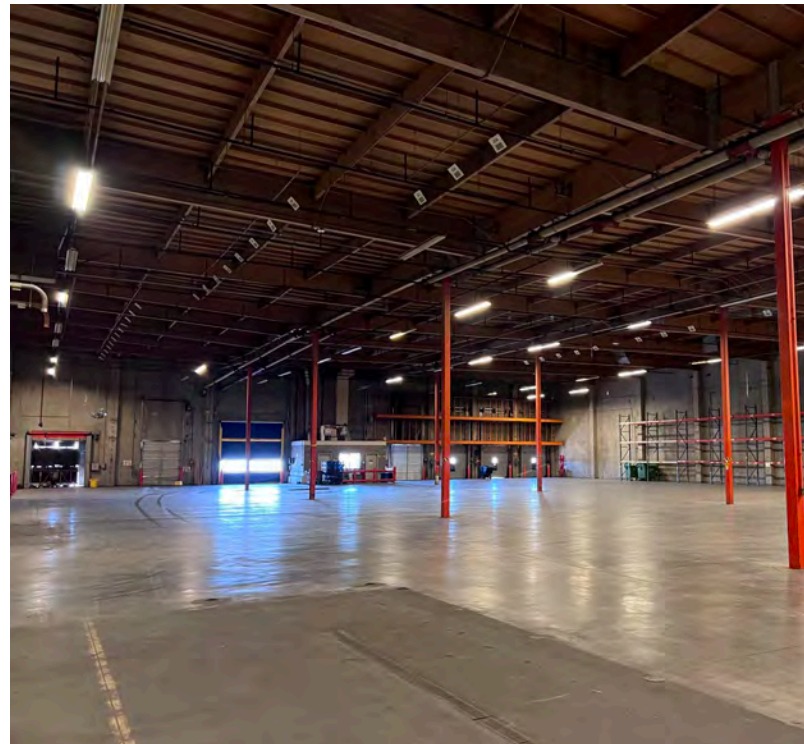
Available Size:	±13,200 SF
Loading:	Six (6) dock doors
Clear Height:	±28'



2

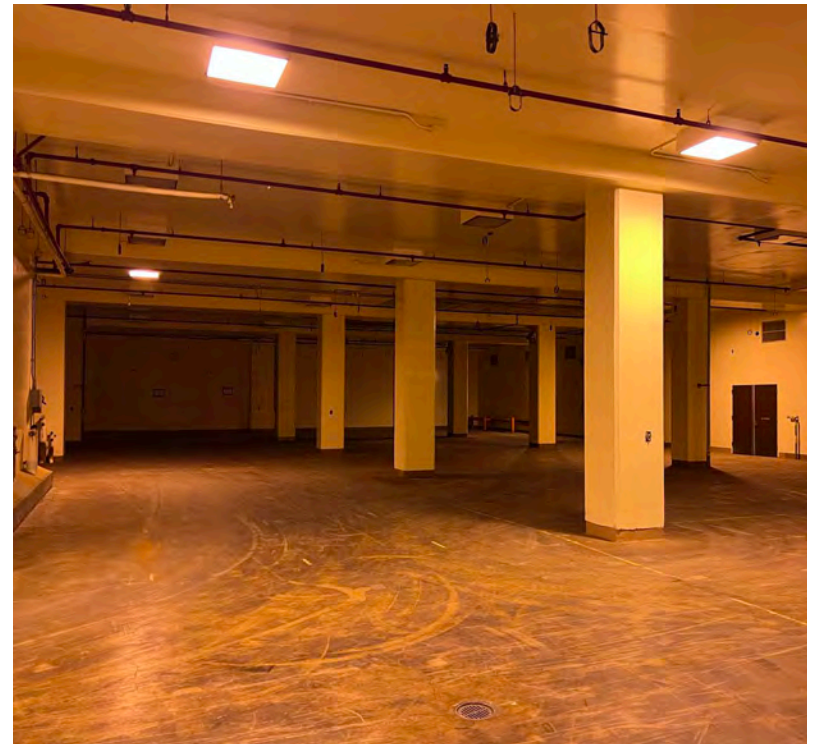


2. Warehouse Space	
Available Size:	±32,000 SF
Loading:	<ul style="list-style-type: none"> Six (6) dock doors <ul style="list-style-type: none"> • Four (4) with pit/lockers • Two (2) with edge of dock levelers • Loading platform for two (2) positions One (1) grade level door (14' x 14')
Clear Height:	±25' 7"
Column Spacing:	39' 4" x 39' 4"
Locker Room:	Men's & women's locker rooms
Warehouse Office:	Includes restroom





3. Warehouse Space	
Building Size:	±75,000 SF 3-story manufacturing space
Available Size:	±12,000 - 25,000 SF useable per floor
Loading:	One (1) dock door
Clear Height:	±16'
Column Spacing:	22' x 22'
Office Size:	1,700 SF Includes reception, conference room, six (6) private offices, coffee bar, dispatch office and men's/women's locker rooms



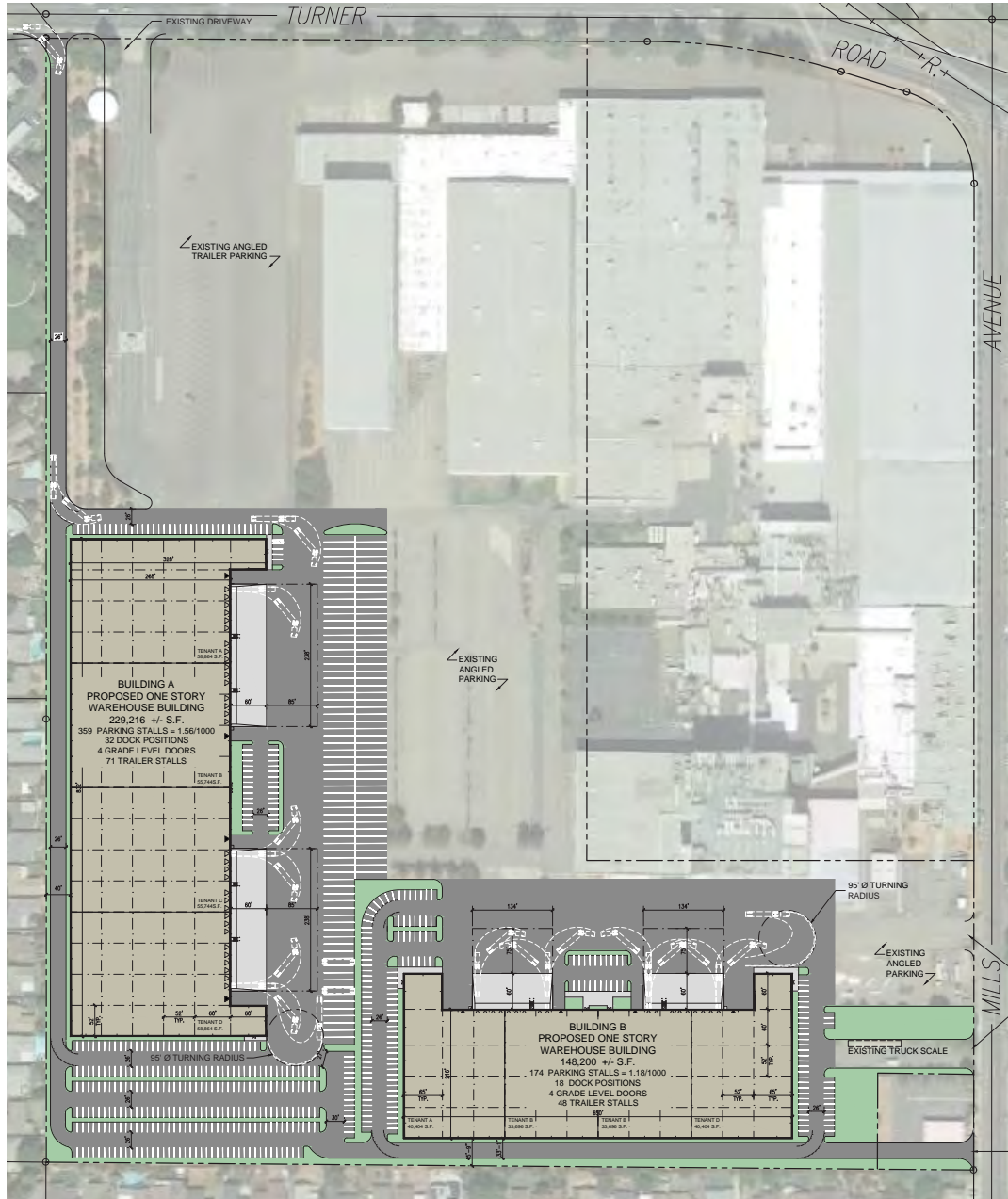
4



4. Storage Space	
Available Size:	±32,154 SF
Acreage:	±2.4 acres
Loading:	Nine (9) grade level doors
Clear Height:	±14'



BUILD-TO-SUIT SITE PLAN



BUILDING A

Building Size:	±229,216 SF
Loading:	Thirty two (32) dock doors Four (4) grade level doors
Column Spacing:	52' x 52' typ.
Auto Parking:	359 stalls
Trailer Parking:	71 stalls
Building Dimensions:	268' D x 832' W

BUILDING B

Building Size:	±148,200 SF
Loading:	Eighteen (18) dock doors Four (4) grade level doors
Column Spacing:	52' x 52' typ.
Auto Parking:	174 stalls
Trailer Parking:	48 stalls
Building Dimensions:	216' D x 650' W

PROPERTY PHOTOS

MANUFACTURING



LOADING DOCKS



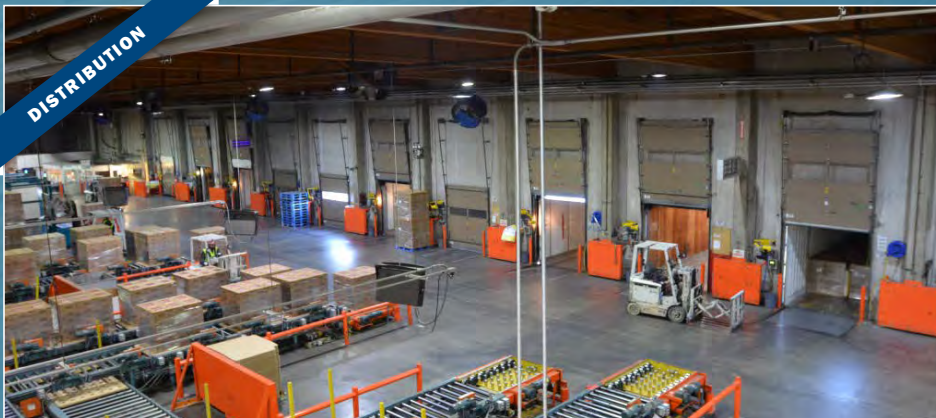
WAREHOUSE



UNION PACIFIC RAIL



DISTRIBUTION



YARD/TRAILER PARKING



2000
W. TURNER ROAD

DISTANCE TO

WEST COAST LOGISTICS &
TRANSPORTATION ROUTES

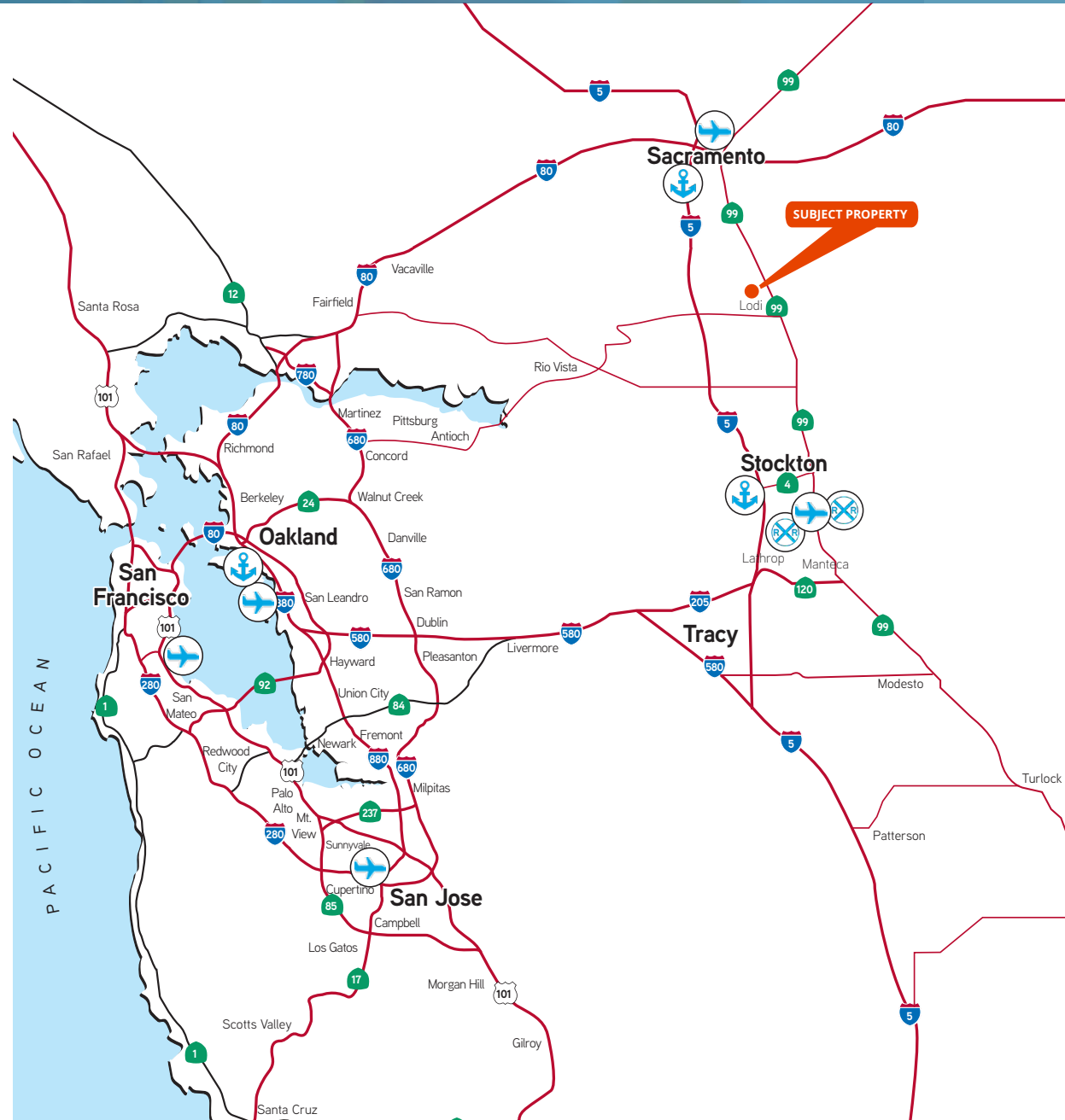
2000 ROAD W. TURNER

FREEWAYS:	HIGHWAY 99	2.2 MILES
	INTERSTATE 5	5.3 MILES
	HIGHWAY 4	14.9 MILES
	HIGHWAY 120	27.9 MILES
	INTERSTATE 205	47.6 MILES

RAIL:	BNSF INTERMODAL (STOCKTON)	21.9 MILES
	UP INTERMODAL (LATHROP)	25.5 MILES

PORTS:	PORT OF STOCKTON	20.3 MILES
	PORT OF WEST SAC	39.7 MILES
	PORT OF OAKLAND	75.8 MILES
	PORT OF SAN FRANCISCO	82.6 MILES
	PORT OF LA & LONG BEACH	378.2 MILES
	PORT OF SEATTLE	790.6 MILES

AIRPORTS:	STOCKTON METRO AIRPORT	22.4 MILES
	SACRAMENTO INT'L AIRPORT	47.9 MILES
	OAKLAND INT'L AIRPORT	83.8 MILES
	SAN JOSE INT'L AIRPORT	89.1 MILES
	SAN FRANCISCO INT'L AIRPORT	102.0 MILES



2000 W. TURNER

ROAD

FOR LEASE OR SALE

±1,123,000 SF located on
±65.57 Acres with Rail
in Lodi, California



**EXCLUSIVELY
LISTED BY:**

CENTRAL VALLEY INDUSTRIAL SERVICES TEAM

ALEX HOECK, SIOR

Senior Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 851 1191

RYAN MCSHANE, SIOR

Vice Chair
CA License No. 01295796
ryan.mcshane@colliers.com
+1 209 483 9851

WES WIDMER, SIOR

Executive Vice President
CA License No. 01315686
wes.widmer@colliers.com
+1 209 598 0331



3439 Brookside Road, Suite 108
Stockton, CA 95219
P: +1 209 475 5100
colliers.com

Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes, although Colliers has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2023 Colliers