

OFFERING MEMORANDUM

100% LEASED INVESTMENT - FOR SALE

880 S. BECKMAN ROAD & 901 E. VINE STREET | LODI, CA



*** DO NOT DISTURB TENANT - SHOWN BY APPOINTMENT ONLY***

OFFERING MEMORANDUM

100% LEASED INVESTMENT - FOR SALE

880 S. BECKMAN ROAD & 901 E. VINE STREET | LODI, CA

PROPERTY OVERVIEW

TOTAL BUILDING SF:	<u>22,078± square feet (2 buildings)</u> Bldg. 1 - 18,578± square feet Bldg. 2 - 3,500± square feet
TOTAL OFFICE SF:	<u>5,148± square feet</u> Bldg. 1 - 4,848± square feet (2 story, 3 RR's) Bldg. 2 - 243± square feet (1 RR)
LAND AREA:	3.85± Acres (2 parcels)
APNs:	049-310-36; 049-150-01
ZONED:	M - Industrial (City of Lodi)
GRADE LEVEL DOORS:	Seventeen (17) 1 - 12' x 14' (Bldg. 1) 8 - 14' x 14' (Bldg. 1) 2 - 18' x 14' (Bldg. 1) 2 - 20' x 14' (Bldg. 1) 3 - 16' x 10' (Bldg. 2) 1 - 10' x 10' (Bldg. 2)
POWER:	600 amp, 3 phase electrical service (2 services) Bldg. 1 - 400 amp, 277/480 volt, 3 phase Bldg. 2 - 200 amp, 120/240 volt, 3 phase
CLEAR HEIGHT:	14' - 20'
YARD:	Paved/surfaced yard area, fenced/gated, corner location with driveways/ gates on Beckman (1) and Vine (2)

BUILDING 1



BUILDING 2



OFFERING MEMORANDUM

100% LEASED INVESTMENT - FOR SALE

880 S. BECKMAN ROAD & 901 E. VINE STREET | LODI, CA

OFFERING:

Lee & Associates – Central Valley, Inc. is pleased to offer this 100% leased investment opportunity for sale in the City of Lodi, CA, featuring 22,078± SF of total building improvements situated on 2 parcels of land totaling 3.85± Acres.

TENANT:

Liebherr USA, Co. ("Liebherr") began operations in the U.S. in 1970. Liebherr provides customers with reliable products and services throughout the U.S. Liebherr officially opened the Lodi location in 2017 to provide technical assistance, field service, yard storage for consignment cranes, stock and replenish parts, perform equipment repairs, stock inventory for sale and deploy rental fleets. Liebherr has two product segments operating out of the Lodi facility, Mobile and Crawler Cranes and the Crawler Cranes and Deep Foundation Machines. This prime location approximately 84 miles west of San Francisco and approximately 36 miles south of Sacramento allows Liebherr to respond to customer inquiries quicker and accelerate the distribution of parts and services in this region.

ECONOMIC DATA:

Sale Price:	\$5,250,000.00
Gross Income:	\$300,020.64
<Operating Expenses>:	\$71,582.00 **
NOI:	\$228,438.64
Cap Rate:	4.35%
Annual Increases:	CPI or 3% max
Lease Type:	Modified Gross
Lease Expiration:	December 31, 2026
Options:	One (1) - Five (5) year

**Property Tax adjusted @ 1.1% of Purchase Price



OFFERING MEMORANDUM

100% LEASED INVESTMENT - FOR SALE

880 S. BECKMAN ROAD & 901 E. VINE STREET | LODI, CA

OFFERING HIGHLIGHTS:

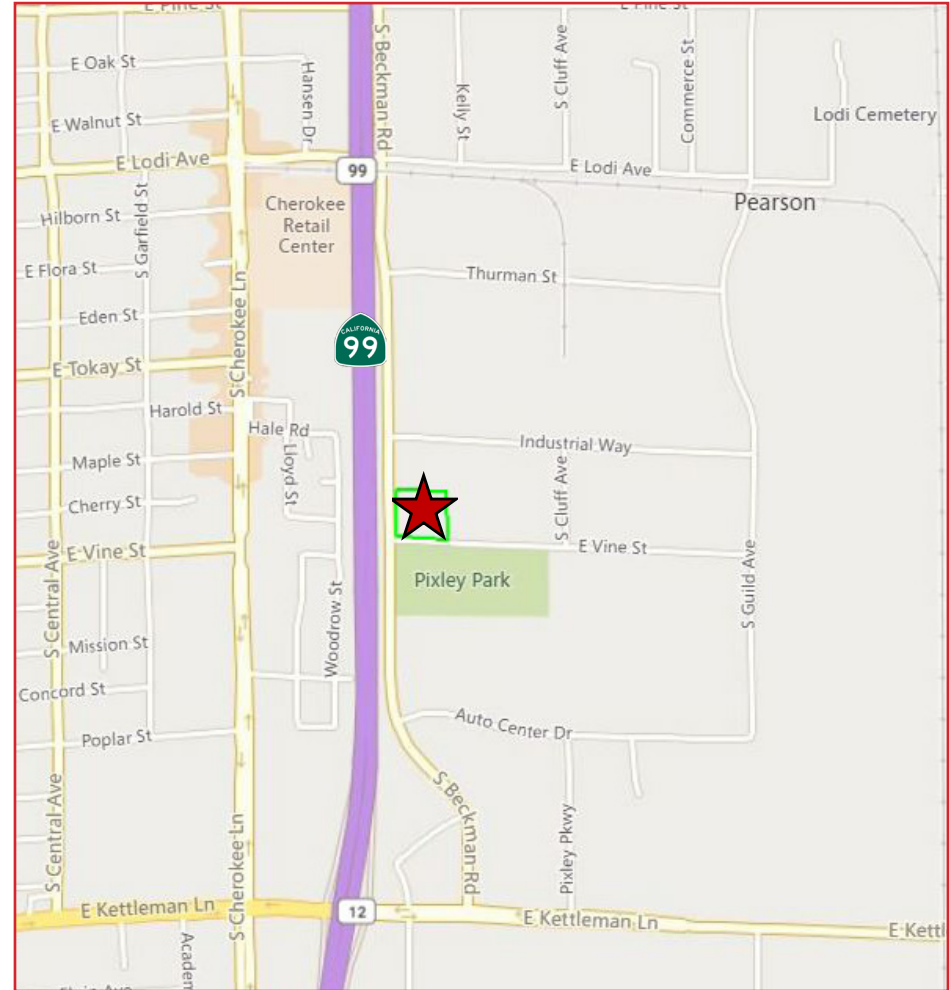
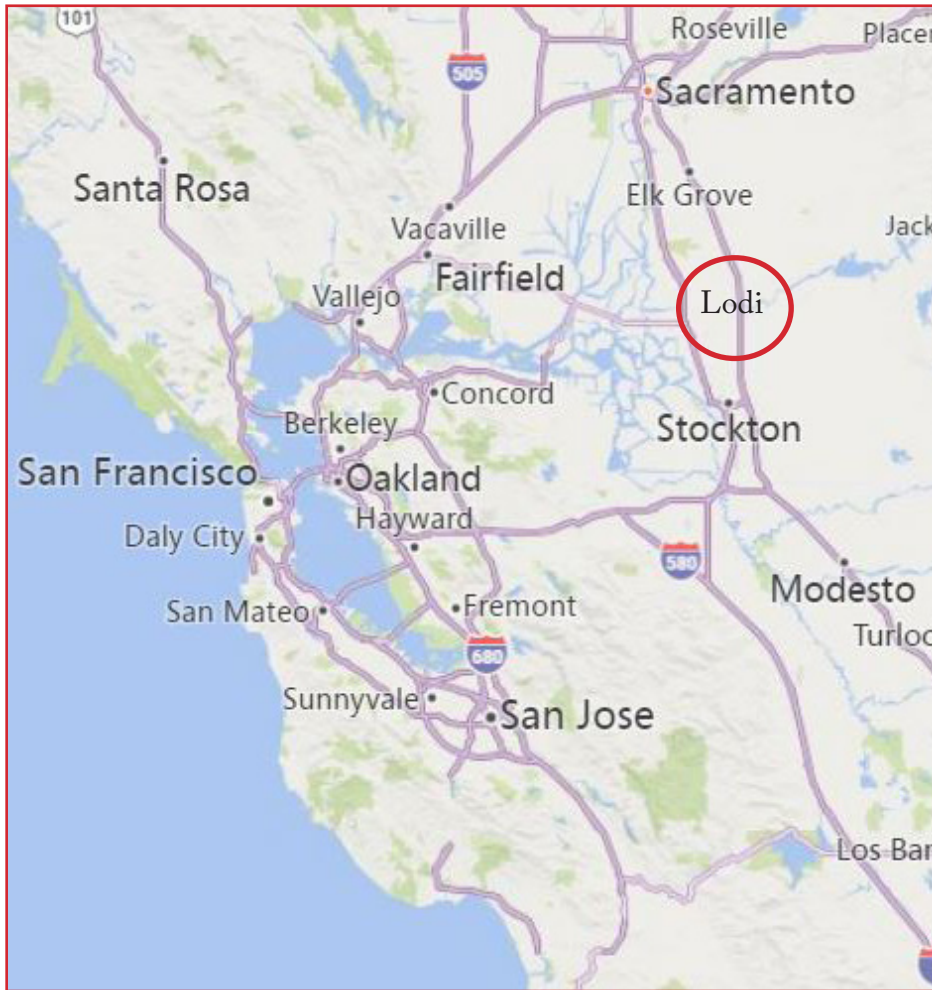
Location features prominent Hwy 99 frontage and visibility as well as monument signage. A 3,615± SF canopy area providing additional covered storage/display not accounted for in total SF. Building features multiple private offices, large showroom/bull pen area, break room, parts room, skylights, gas heat in the warehouse and a 1,208± SF wash bay with grease trap. Functional clear-span building with drive-through access situated on 3.85± 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, contractor yard, building materials/equipment storage, outdoor storage, manufacturing and related industrial applications. Situated along Hwy 99 frontage road and located at the corner of S. Beckman Road and E. Vine Street with immediate access to Highway 99.



OFFERING MEMORANDUM

100% LEASED INVESTMENT - FOR SALE

880 S. BECKMAN ROAD & 901 E. VINE STREET | LODI, CA



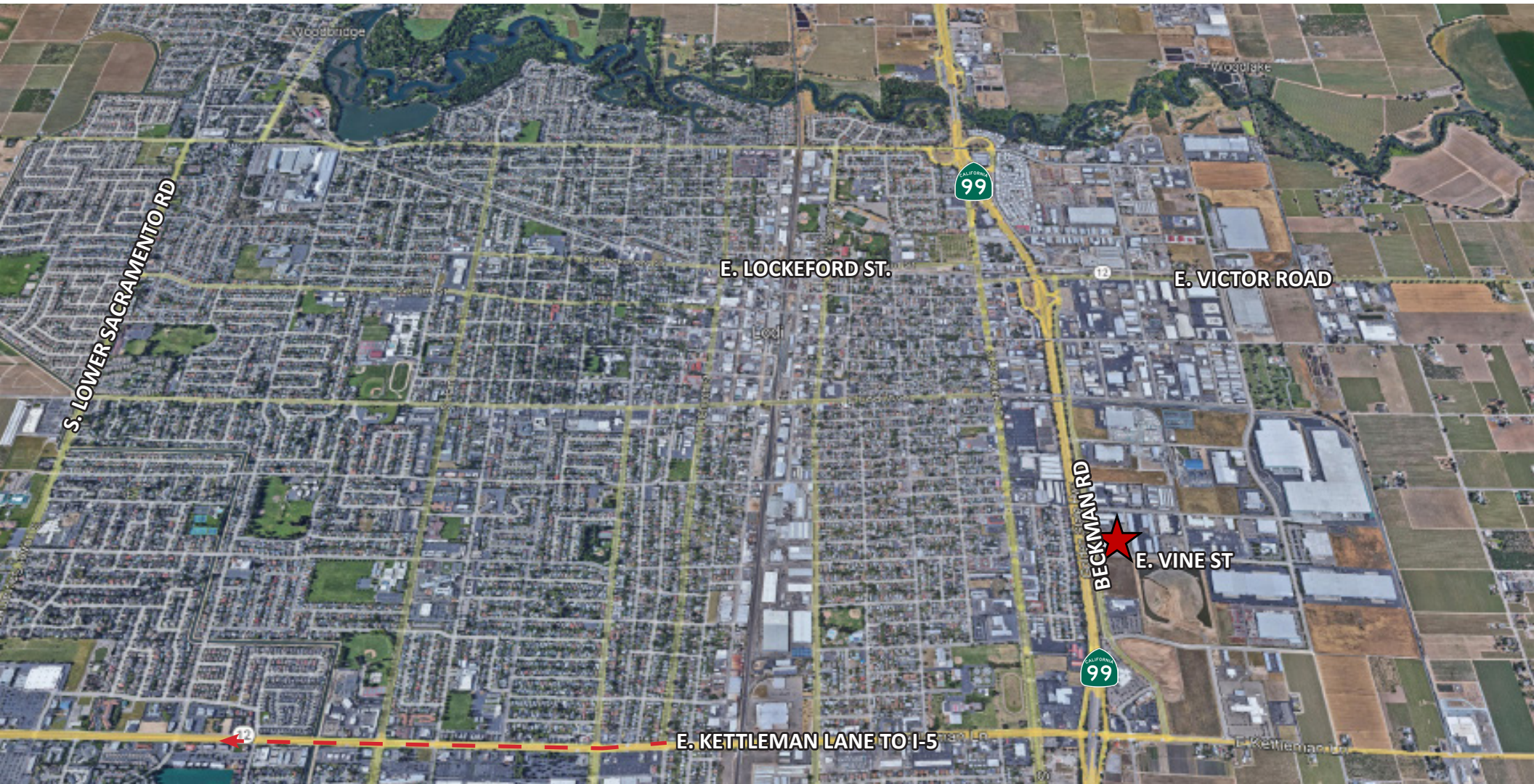
TRAFFIC COUNTS:

Hwy 99: 76,000 Cars ADT
Beckman Rd: 7,035 Cars ADT

OFFERING MEMORANDUM

100% LEASED INVESTMENT - FOR SALE

880 S. BECKMAN ROAD & 901 E. VINE STREET | 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.