

OFFERING MEMORANDUM FENCED, PAVED, LIGHTED YARD ON 3.55± ACRES

222 E. KETTLEMAN LANE | LODI, CA



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

241 Frank West Circle, Suite 300 | Stockton, CA 95206 | 209-983-1111 | lee-associates.com/centralvalley

Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

OFFERING MEMORANDUM

FENCED, PAVED, LIGHTED YARD on 3.55± ACRES

222 E. KETTLEMAN LANE | LODI, CA

OFFERING:

3.55± Acres, fully fenced, paved, lighted yard. Ideal owner/user/investor opportunity.

Can be combined with the contiguous 24,502± square foot building on 2.51± Acres for a total of 24,502± square feet on 6.06± Acres.

ECONOMIC DATA:

Sale Price:	\$2,200,000
NOI:	\$118,656
Cap Rate:	5.4%
Annual Increases:	3% (\$122,215.68 on 1/1/2025)
Lease Type:	NNN
Lease Expiration:	12-31-2025



OFFERING MEMORANDUM FENCED, PAVED, LIGHTED YARD on 3.55± ACRES

222 E. KETTLEMAN LANE | LODI, CA

LAND AREA: 3.55± Acres
APN: 062-060-03
ZONED: GC -General Commercial (City of Lodi)
YARD: Paved/surfaced, fenced/gated perimeter, easy access to/from Hwy 99 @ Kettleman Lane

FEATURES:

222 E. Kettleman features 3.55± acres of paved, fenced and lit yard and features additional monument signage. Property is ideal for sales, service and repair businesses with potential for recreational/fitness/sport type applications. Situated close to many local businesses and located near the corner of E. Kettleman Lane (Hwy 12) and S. Stockton Street with convenient access to Highway 99.



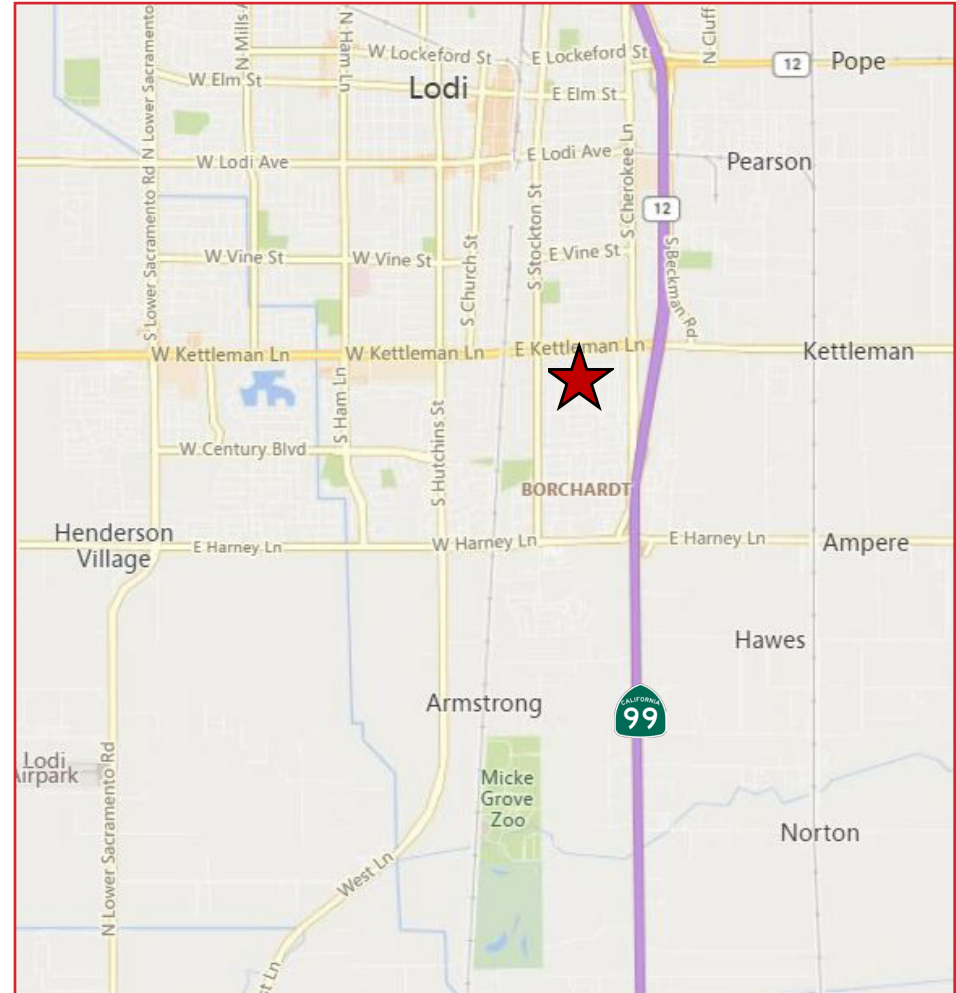
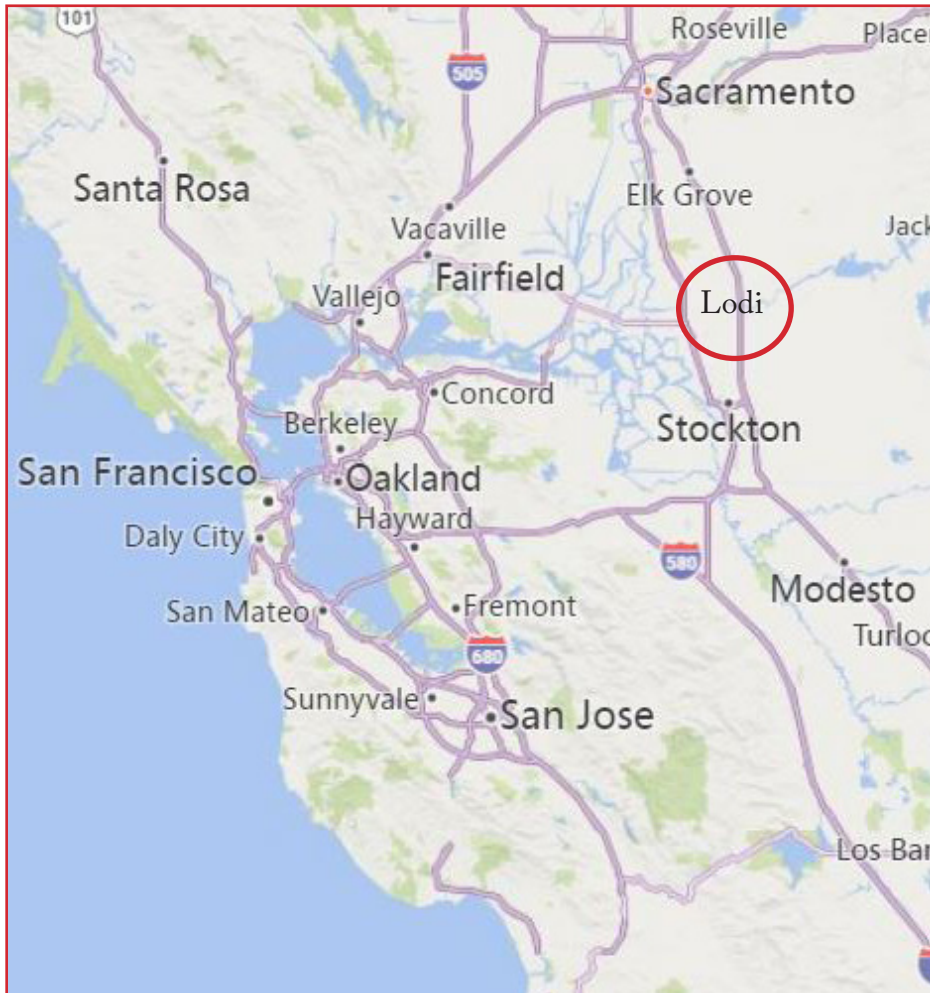
OFFERING MEMORANDUM FENCED, PAVED, LIGHTED YARD on 3.55± ACRES

222 E. KETTLEMAN LANE | LODI, CA



OFFERING MEMORANDUM FENCED, PAVED, LIGHTED YARD on 3.55± ACRES

222 E. KETTLEMAN LANE | LODI, CA

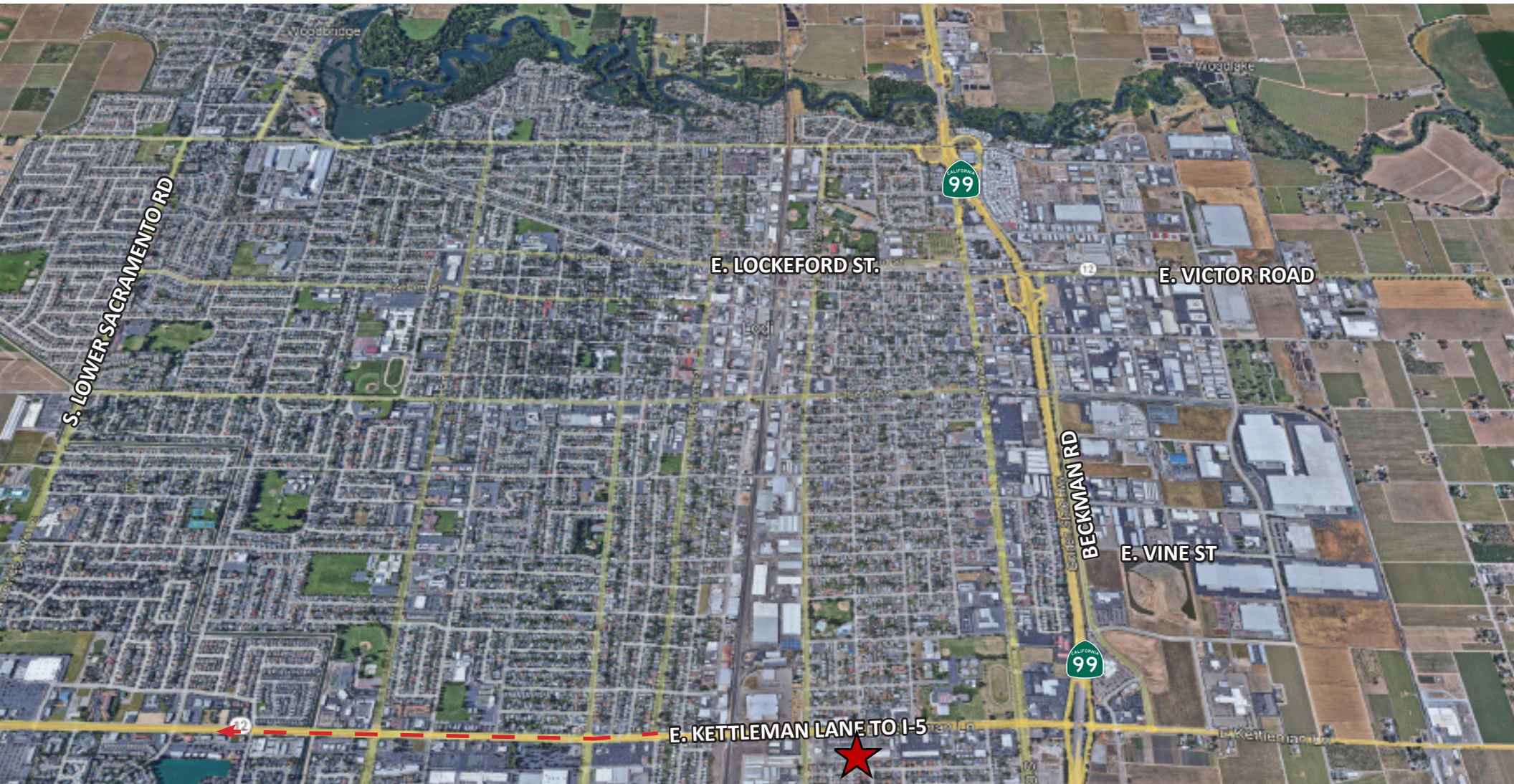


TRAFFIC COUNTS: Kettleman Lane - 21,900± Cars ADT

OFFERING MEMORANDUM FENCED, PAVED, LIGHTED YARD on 3.55± ACRES

222 E. KETTLEMAN LANE | LODI, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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.

241 Frank West Circle, Suite 300 | Stockton, CA 95206 | 209-983-1111 | lee-associates.com/centralvalley

Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948