

OFFERING MEMORANDUM
24,502± SF on 6.10± ACRES

222 & 248 E. KETTLEMAN LANE | LODI, CA



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

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OFFERING:

Two parcels (3.55± Acres and 2.51± Acres) currently leased short term to two tenants. Fully fenced, paved, lighted yard and functional 24,502± square foot metal shop building. Ideal owner/user for all or part of the property.

ECONOMIC DATA:

Sale Price:	\$6,150,000.00
NOI:	\$259,487.88 (\$118,656 @ 222 E. Kettleman Lane and \$140,831.88 @ 248 E. Kettleman Lane)
Cap Rate:	4.2%
Annual Increases:	3% (\$122,215.68 on 1/1/2025 @ 222 E. Kettleman Lane)
Lease Type:	NNN
Lease Expiration:	222 E. Kettleman: 12-31-2025; 248 E. Kettleman: 10-31-2024
Options:	None
Tenants:	222 E. Kettleman - Lodi Park & Sell 248 E. Kettleman - Custom Design Manufacturing



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PROPERTY OVERVIEW

TOTAL BUILDING SF:	<u>24,502± square feet</u>
TOTAL OFFICE SF:	<u>6,202± square feet - 2 story</u> <u>2,080± square feet mezzanine storage</u>
LAND AREA:	6.10± Acres
APNs:	062-060-46 & 062-060-03
ZONED:	GC -General Commercial (City of Lodi)
GRADE LEVEL DOORS:	Fourteen (14) 6 - 26' x 14' 5 - 24' x 14' 1 - 22' x 14' 2 - 14' x 14'
POWER:	1200 amp, 120/240 volt, 3 phase power
CLEAR HEIGHT:	18' - 20'
YARD:	Paved/surfaced, fenced/gated perimeter, easy access to/from Hwy 99 @ Kettleman Lane.

FEATURES:

248 E. Kettleman features a functional clear-span building, drive-through access, skylights, gas heat in warehouse, 24' wide GL doors with an RV dump station situated on 2.51± acres providing a large paved, fenced and lit yard area ideal for truck staging, outside storage, parking, etc. 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. Owner will consider selling separately.



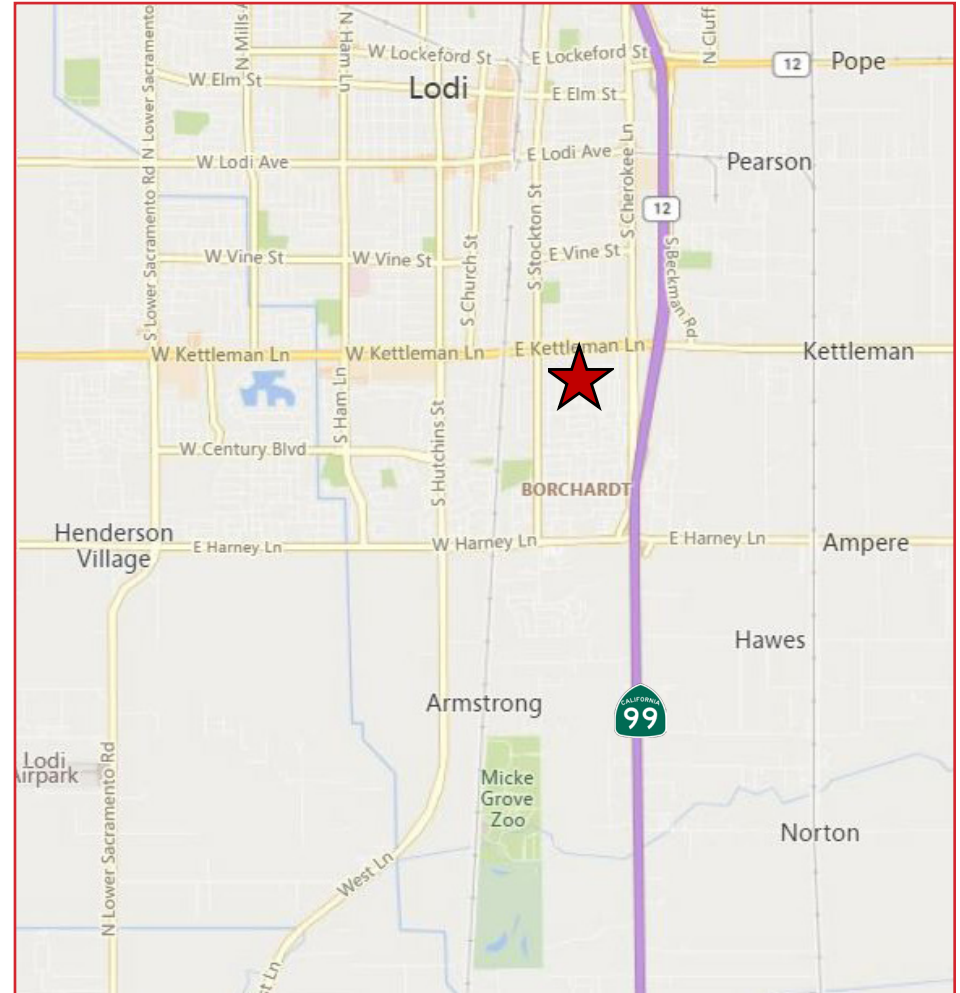
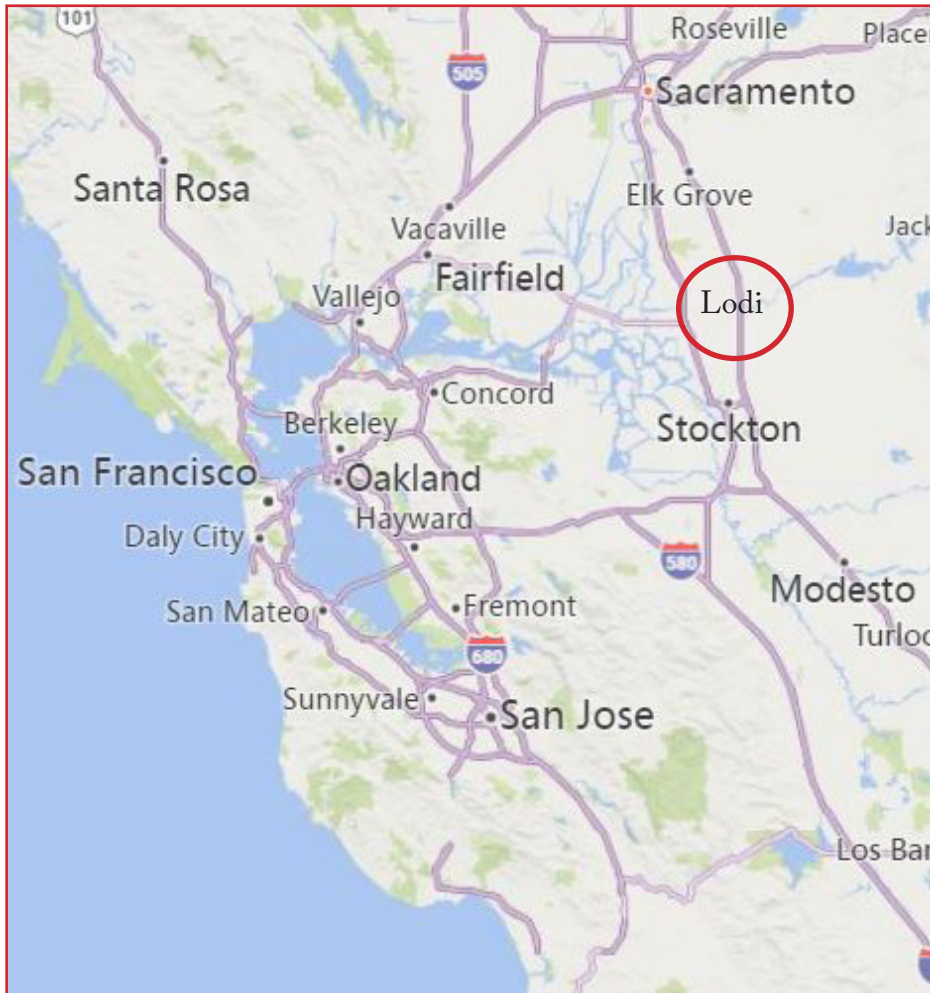
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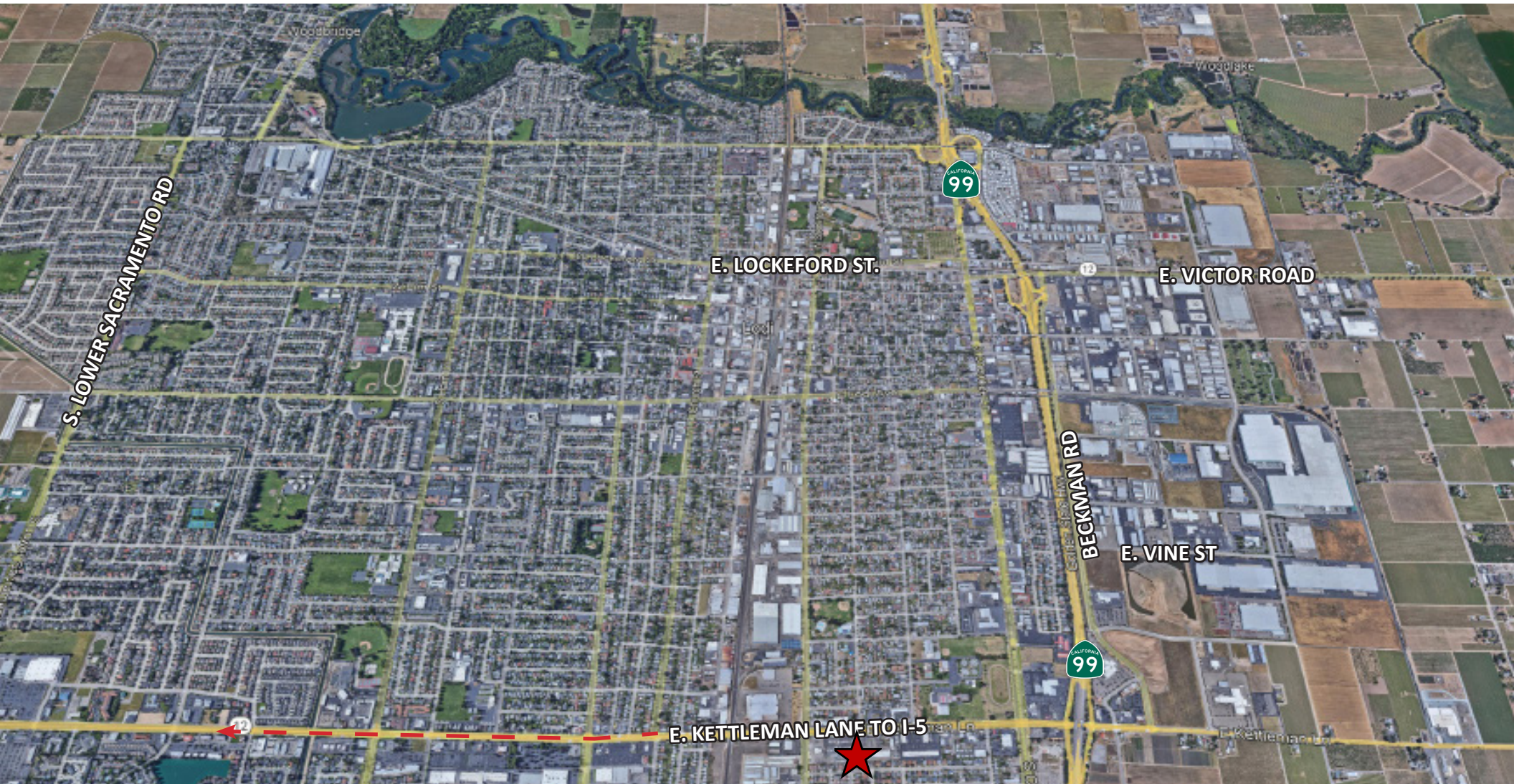
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TRAFFIC COUNTS: Kettleman Lane - 21,900± Cars ADT

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