

# FOR SALE - 11,196± SF OFFICE/INDUSTRIAL BUILDING

1205 E. Vine Street, Lodi, California



*EXCELLENT OWNER/INVESTOR OPPORTUNITY*



## Property Features:

- |                  |  |   |  |
|------------------|--|---|--|
| › Availability:  | 100% leased investment with short remaining leases | › Fire Suppression:                     | Sprinklers                             |
| › Building Size: | ±11,196 SF   | › Lighting:                             | Fluorescent                            |
| › Lot Size:      | ±25,265 SF with reciprocal access                  | › Parking:                              | Fourteen (14), with reciprocal parking |
| › APN No:        | 049-310-76   | › Gas:                                  | PG&E                                   |
| › Zoning:        | IND, (City of Lodi)                                | › Water:                                | City of Lodi                           |
| › Construction:  | Steel Frame, Stucco & Rock Veneer                  | › Electric:                             | City of Lodi                           |
| › Year Built:    | 2010   | › Eight (8) individually metered suites |  |
|                  |  | › Located near Highway 99               |  |

## FOR FURTHER INFORMATION, PLEASE CONTACT:

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## Rent Roll:

Unit	Tenant	Square Footage	Monthly Rent	Price Per Square Foot	Annual Rent	Lease Exp.	Renewal Option?
A	Brothers of Rockvale	1,437	\$900.00	\$0.63 PSF	\$10,800.00	5/18/17	None
B	Direct Media Service	1,387	\$850.00	\$0.61 PSF	\$10,200.00	4/12/17	1 Year Option
C-G	Another Level Cross Fit	6,935	\$4,200.00	\$0.61 PSF	\$50,400.00	4/28/18	1 Year Option
H	Classic Cache	1,437	\$900.00	\$0.63 PSF	\$10,800.00	5/18/17	None
		11,196	\$6,850.00	Avg. \$0.62 PSF	\$82,200.00		

\* All Leases NN

## The Offering:

- Colliers International is pleased to present this unique opportunity to acquire a multi-tenant industrial building located at 1205 East Vine Street, Lodi, CA. Constructed in 2010, the subject building is currently demised into eight (8) units ranging in size from ±1,387-1,437 square feet and has maintained strong historical occupancy.

## Investment Highlights:

- Lodi Submarket-** The Lodi submarket totals ±13,300,000 square feet of Industrial buildings and has maintained a vacancy rate under 3% over the past four (4) quarters. Limited supply of small industrial multi-tenant units makes a building like this attractive to an investor.
- Ability to acquire below replacement cost-** Sales price is significantly below the cost to construct.
- Turn-key units-** All eight (8) units are separately demised with efficient air conditioned office (8' x 10'), lighting, electrical and grade level roll up doors to minimize future capital expenses for tenant improvements.

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## Annual Expenses

#	Expense	Cost Per Month	Total Yearly Cost	Comments
1	Fire Sprinkler	Annual	\$225	
2	Fire Extinguishers	Annual	\$250	
3	Fire Alarm Monitoring Ser-	\$48/Mo	\$576	
4	Garbage/Dumpster Pickups	\$120/Mo	\$1,440	
5	Insurance	\$275/Mo	\$3,300	
6	City of Lodi - Power, Gas, & Water	\$300/Mo	\$3,600	
7	Property Taxes	Biannual	\$8,994.94	\$4,497.47 Biannually
		<u>Total Yearly Expenses</u>	<u>\$18,385.94</u>	

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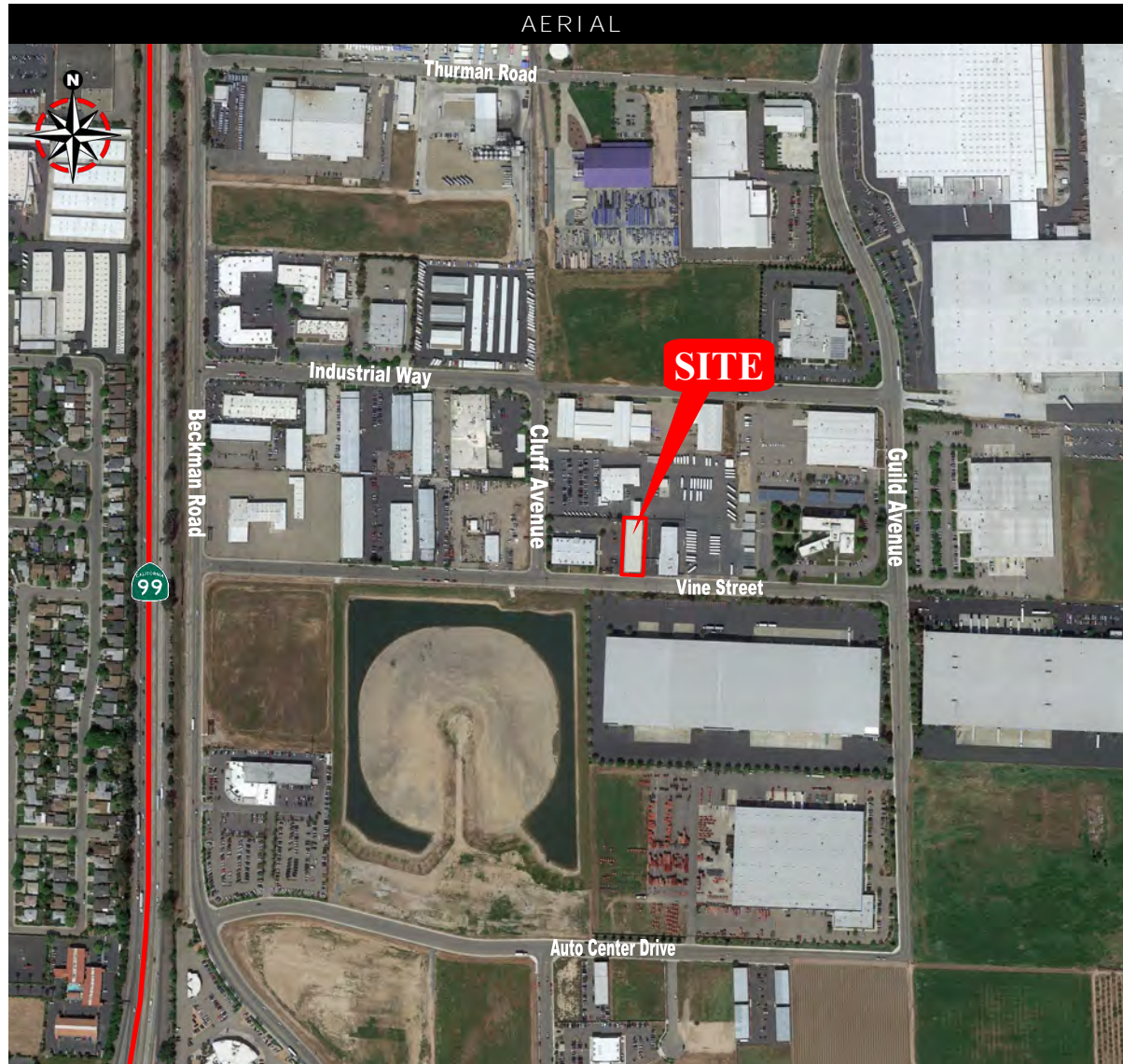


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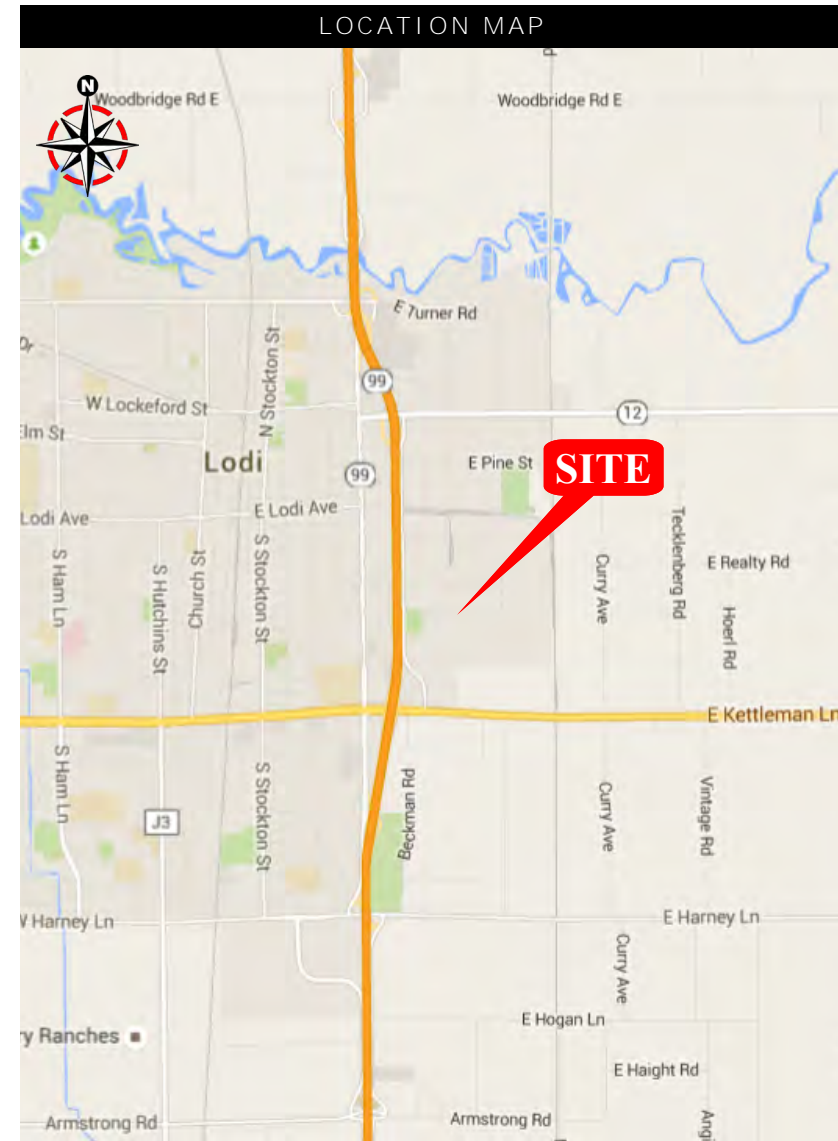
1205 E. Vine Street, Lodi, California



AERIAL



LOCATION MAP



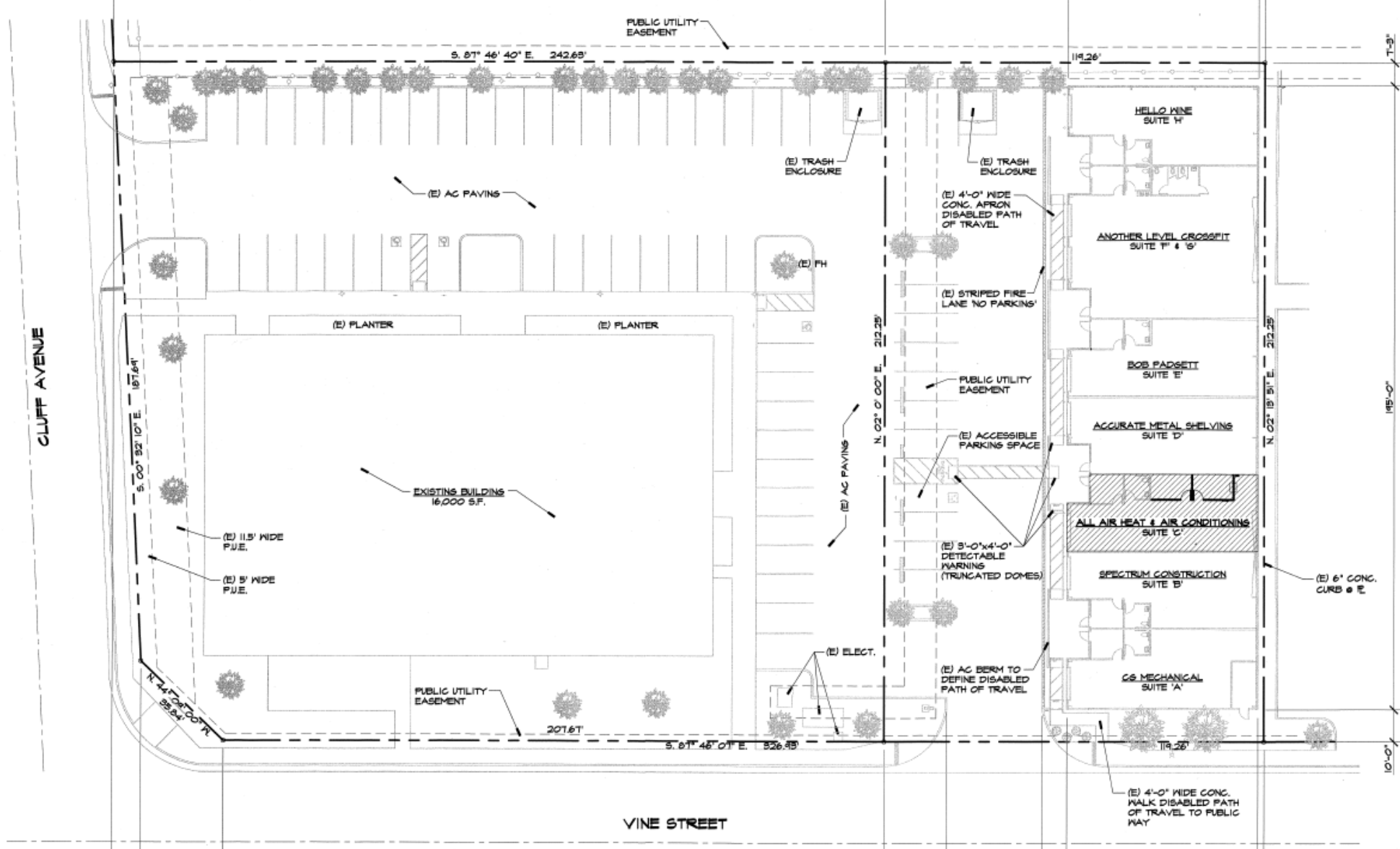
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