



Colliers

2000
W. TURNER

ROAD

FOR LEASE OR SALE

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



Colliers

EXCLUSIVELY LISTED BY:

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2000
W. TURNER **ROAD**

3439 Brookside Road, Suite 108
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colliers.com

PROPERTY SPECIFICATIONS

2000

W. TURNER

ROAD

AVAILABLE

±468,354 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

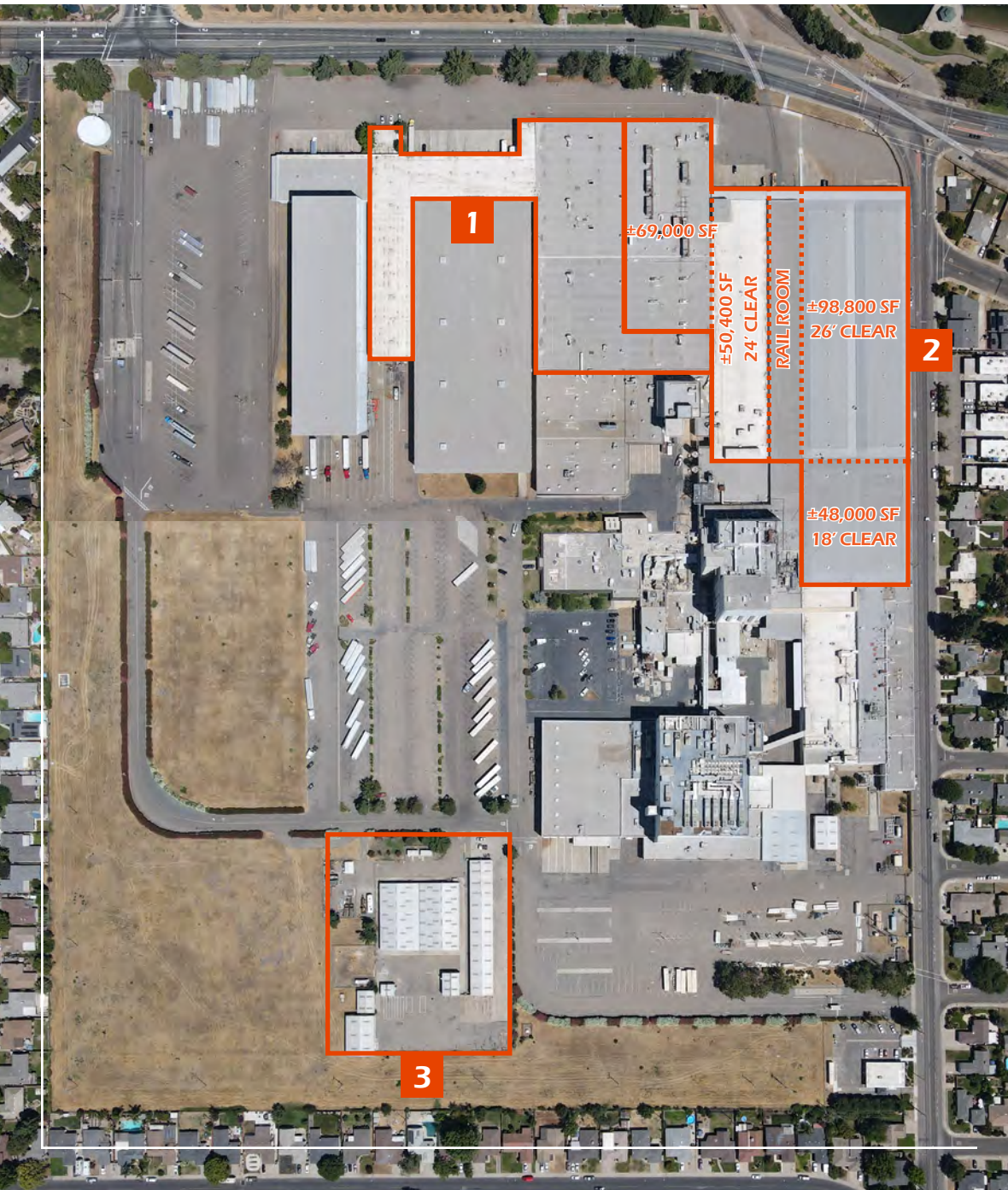
The site is serviced by two (2) 12" municipal
water mains located in both Turner Road and
Mills Avenue capable of providing up to 4,000
GPM at 45 PSI. Additionally, there are two
wells supplying water to the landscape areas
and orchards.

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:	±170,000 SF
Loading:	Twelve (12) dock doors Two (2) grade level doors
Clear Height:	±24' - 26'

2. Warehouse Space

Available Size:	±266,200 SF
Loading:	Eleven (11) dock doors Two (2) grade level doors
Clear Height:	±24' - 26'

3. Storage Space

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

AVAILABLE SPACE

1

1. Distribution Space

Available Size:	±170,000 SF
Loading:	Twelve (12) dock doors Two (2) grade level doors
Clear Height:	±24' - 26'



2



2. Warehouse Space

Available Size:	±262,200 SF
Rail Room Size:	±50,000 SF could possibly be used as indoor truck storage
Office:	Includes three (3) private offices, two (2) restrooms, conference room, drivers room/ gate and reception area
Cafeteria:	Upstairs including two (2) restrooms
Loading:	Eleven (11) dock doors Two (2) grade level doors
Clear Height:	±24' - 26'
Fire Suppression:	ESFR
Clear Span:	Yes
Lighting:	LED with motion sensors

Excellent Onshoring Manufacturing facility

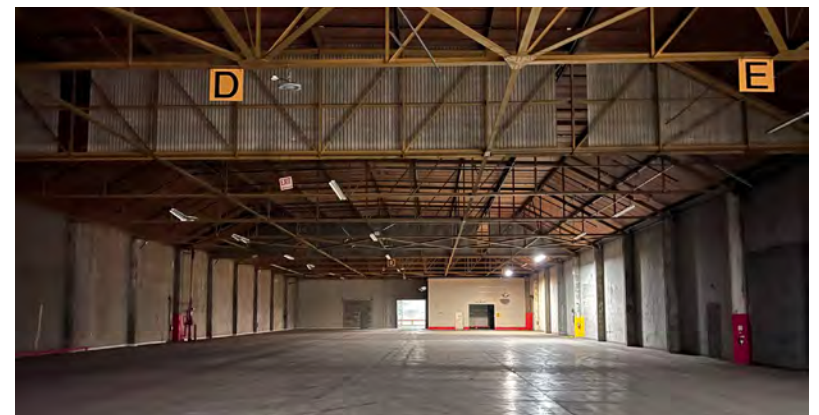
Turn key

Heavy power

Brand new ESFR fire suppression system

Gates / guarded and secure

Cheap power (Lodi Electric)



3

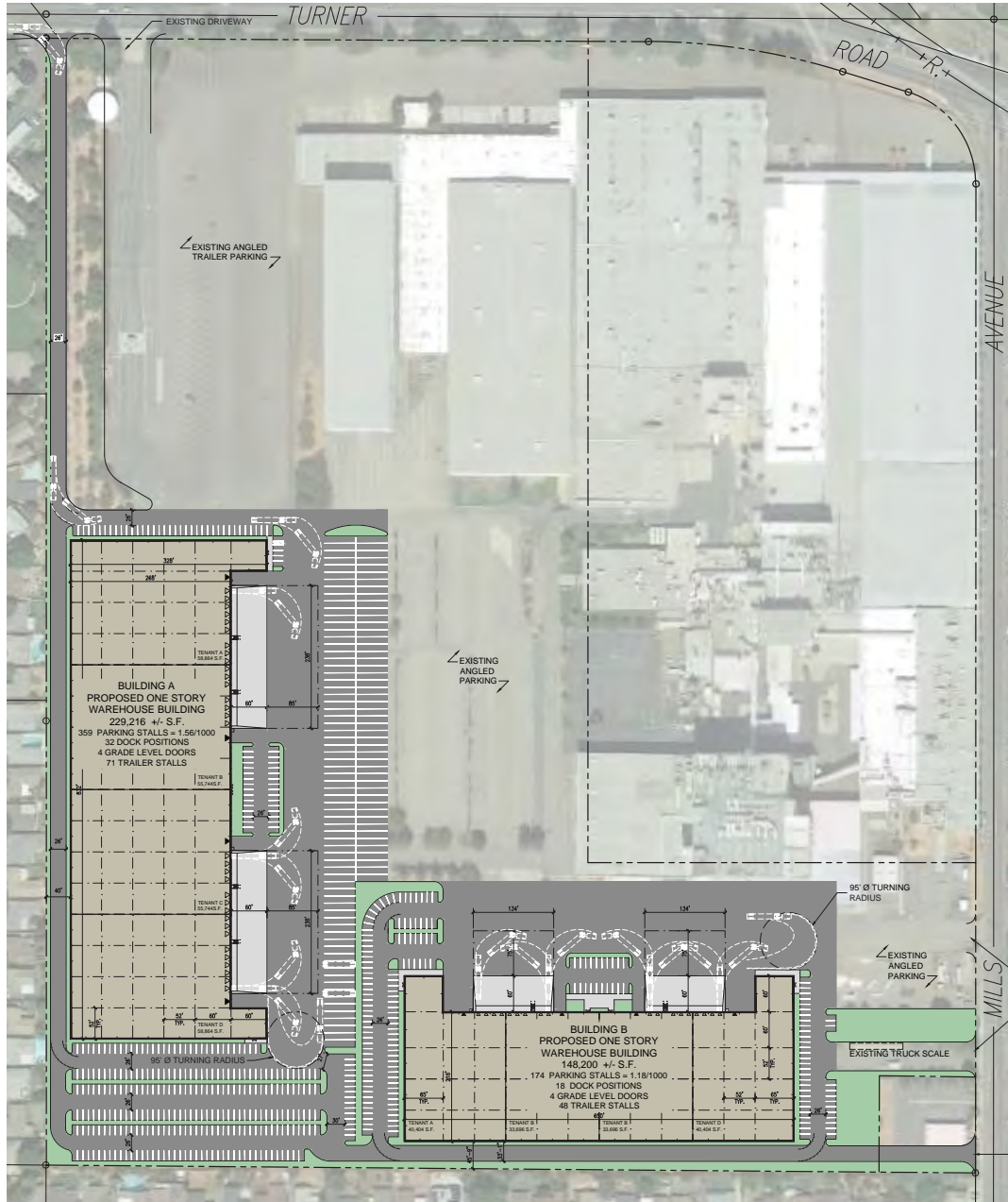


5. Storage Space

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



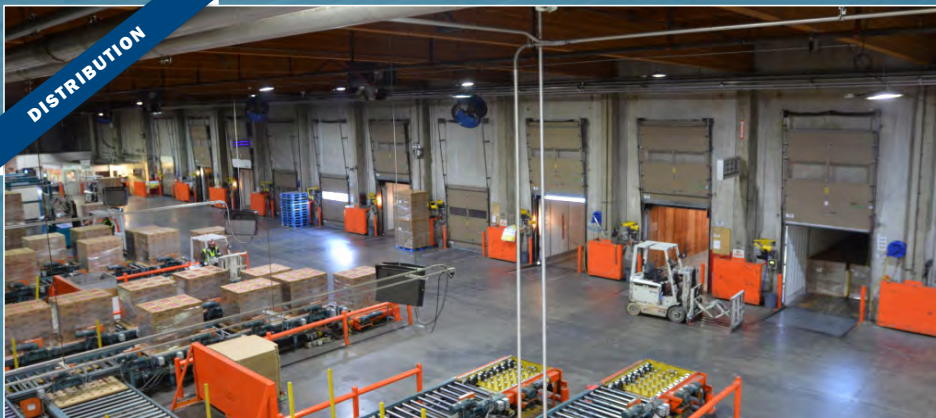
WAREHOUSE



UNION PACIFIC RAIL



DISTRIBUTION



YARD/TRAILER PARKING



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



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