

2000 TURNER ROAD

LODI CALIFORNIA

±1,123,000 SQUARE FEET ON ±66 ACRES WITH RAIL

SALE PRICE

\$24,900,000



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AVAILABLE: ±1,123,000 SF

ACRES: ±66 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
 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

COMMERCIAL BUILDING:

The property includes ±2,790 SF freestanding commercial building located at the southeast corner of the property on Mills Avenue with attached yard area available.

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.

SANITARY SEWER - STORM WATER:

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.

COLLIERS INTERNATIONAL
 3439 Brookside Rd, Suite 108
 Stockton, CA 95219
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MANUFACTURING



LOADING DOCKS



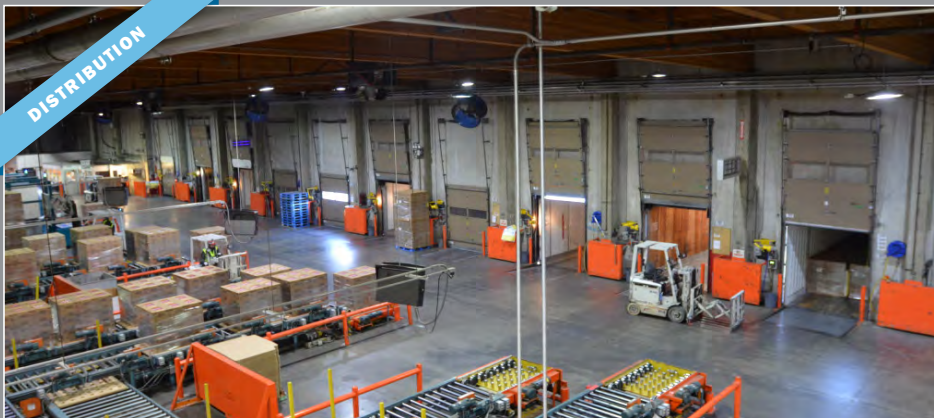
WAREHOUSE



UNION PACIFIC RAIL



DISTRIBUTION

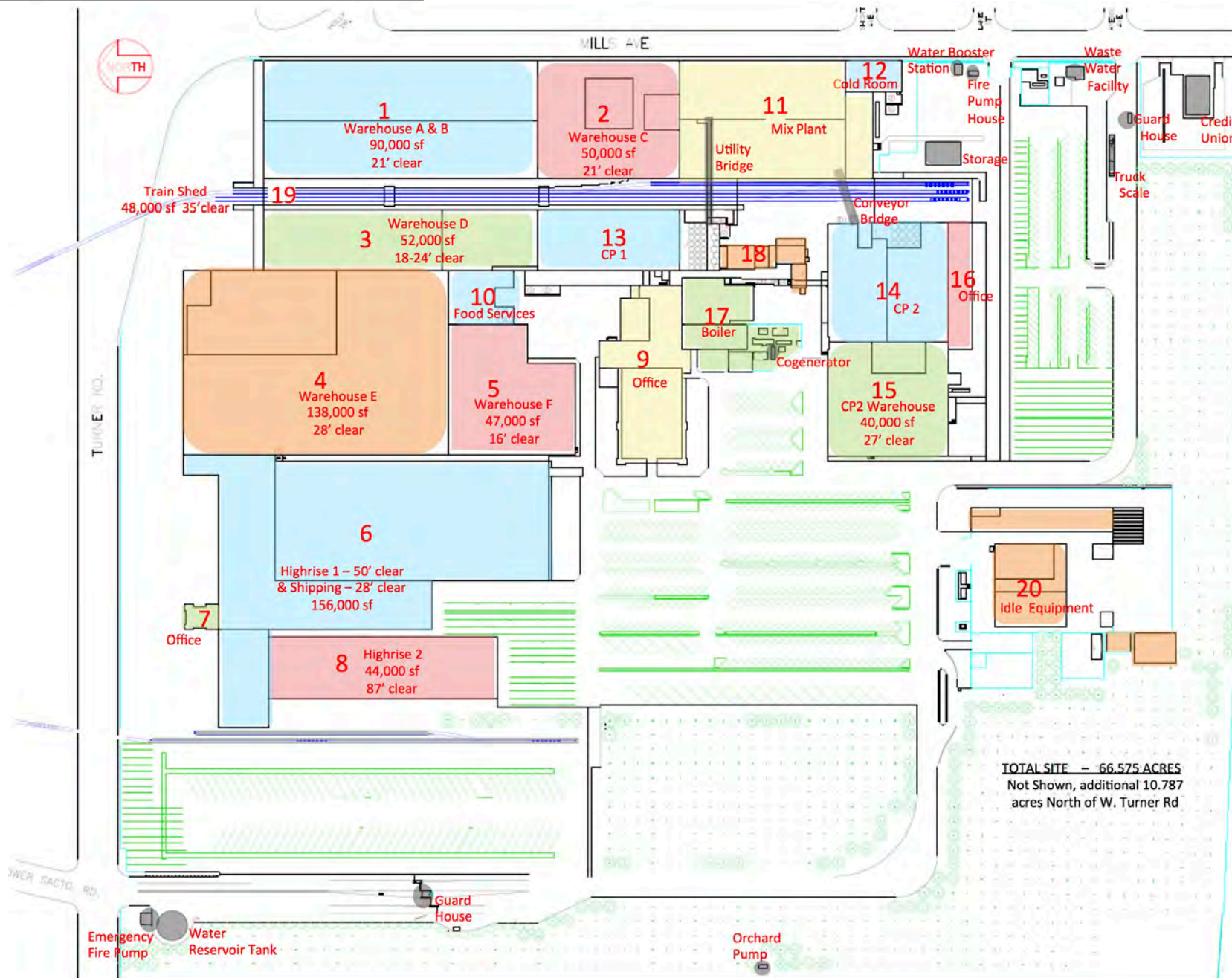


YARD/TRAILER PARKING



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BUILDING INDEX

- Warehouse A & B
90,000 s.f., 21' clear
- Warehouse C
50,000 s.f., 21' clear
- Warehouse D
52,000 s.f., 18'-24' clear
- Warehouse E
138,000 s.f., 28' clear
- Warehouse F
47,000 s.f., 16' clear
- High Rise 1 & Shipping
156,000 s.f., 28'-50' clear
- Distribution Office
2,000 s.f., 9' clear
- High Rise 2
44,000 s.f., 87' clear
- Office/Support & Lunch Room
28,000 s.f., 9' clear
- Food Services
22,000 s.f., 5 story
- Mix Plant
79,000 s.f., 2 story
- Cold Room #5
5,000 s.f., 23' clear
- CP1, Cereal Plant 1
80,000 s.f., 4 story
- CP2, Cereal Plant 2
197,000 s.f., 5 story
- CP2 Warehouse
40,000 s.f., 27' clear
- CP2, Shop and Offices
8,000 s.f., 9' clear
- Boiler/Refrigeration/Maintenance
16,000 s.f., 11'-22' clear
- Lift Truck Repair/Shop
5,000 s.f., 14' clear
- Train Shed
48,000 s.f., 35' clear
- Idle Equip & Engineering
16,000 s.f., 14' clear

Total Area 1,123,000 s.f.

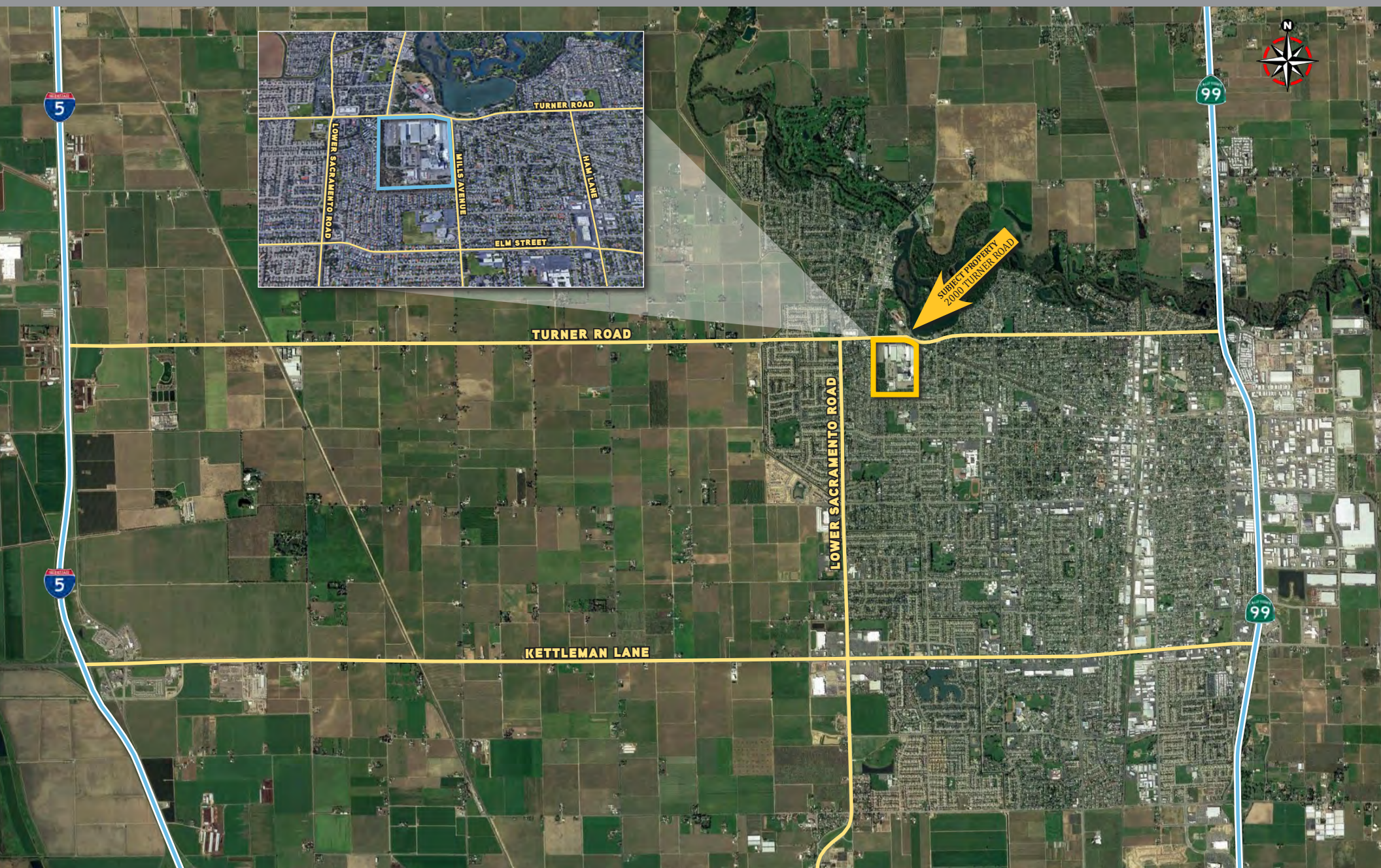
Parking Stalls: cars - 487
Tractor trailers - 196
Loading docks - 40



TOTAL SITE - 66.575 ACRES
Not Shown, additional 10.787
acres North of W. Turner Rd

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FREEWAYS:	Highway 99:	2.2 miles
	Interstate 5:	5.3 miles
	Highway 4:	14.9 miles
	Highway 120:	27.9 miles
	Interstate 205:	34.1 miles
	Interstate 580:	47.6 miles
RAIL: 	BNSF Intermodal Facility (Stockton):	21.9 miles
	UP Intermodal Facility (Lathrop):	25.5 miles
PORTS: 	Port of Stockton:	20.3 miles
	Port of West Sacramento:	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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