

AVAILABLE FOR LEASE

±16,000 Square Feet



39 North Cluff Ave., Lodi, CA

PROPERTY HIGHLIGHTS

Building SF:	±16,000 Square Feet (80'x200')
Divisibility:	±4,000 Square Feet (4 Suites)
Suites:	Suites A/B/C/D - ±4,000 square feet
Office Sq. Ft.:	±240sf office w/ 2 RR's per suite
Construction:	Pre-Engineered Steel Frame (Clear Span)
Total Power:	800 Amp, 480 Volt, 3 Phase
Clear Height:	±16' minimum
Doors:	Four (4) 14'x14' grade level doors
Zoning:	M-2, Heavy Industrial, City of Lodi
Base Rent:	\$.55-\$.60 psf, NNN

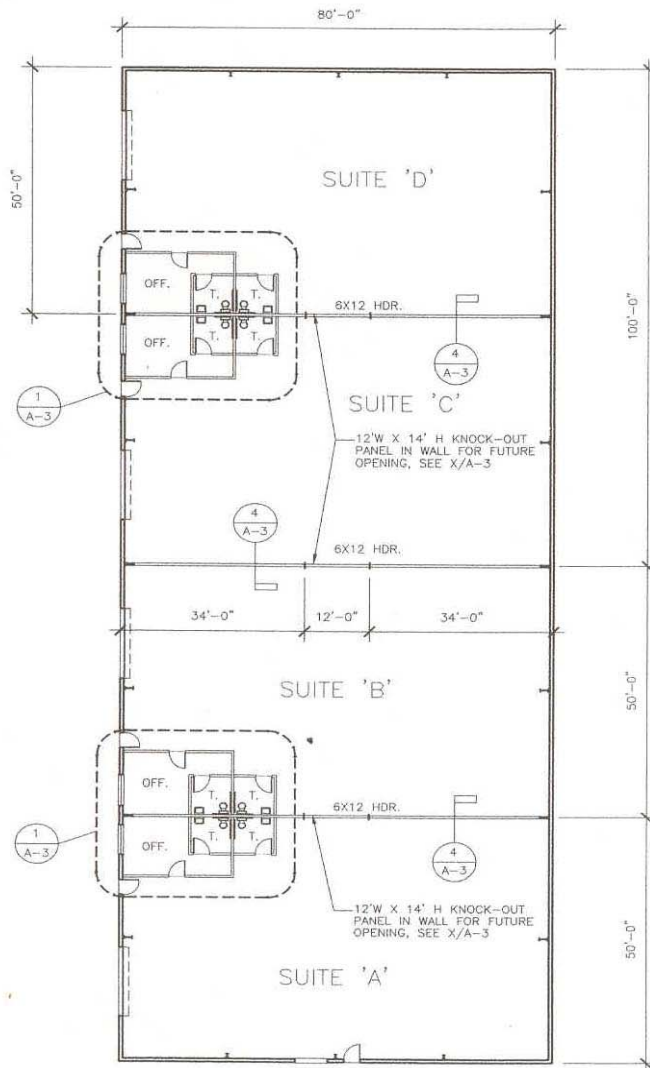
Building Comments: Excellent location in the Business Friendly City of Lodi with immediate access to Hwy 99. Fully insulated and sprinkled building offering small suites for lease with ample power to accommodate light manufacturing, assembly, R&D, and other light industrial uses. Attractive awnings over each suite entryway allowing for tenant signage. Metal Halide lighting in warehouse area. HVAC in each office suite. Each suite has one (1) grade level door. It is possible to combine suites for additional square footage. Located off Victor Rd. (E. Hwy 12) and Cluff Ave. just east of Hwy 99. See layout and map for details.



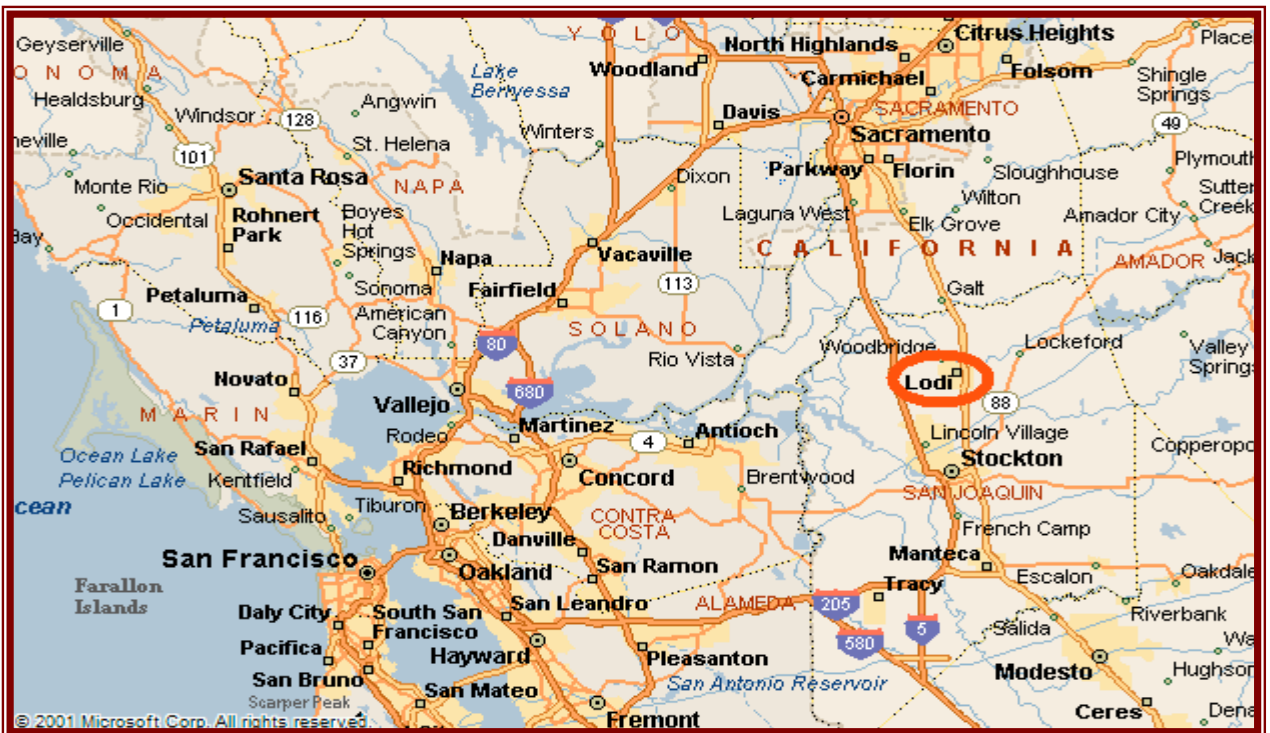
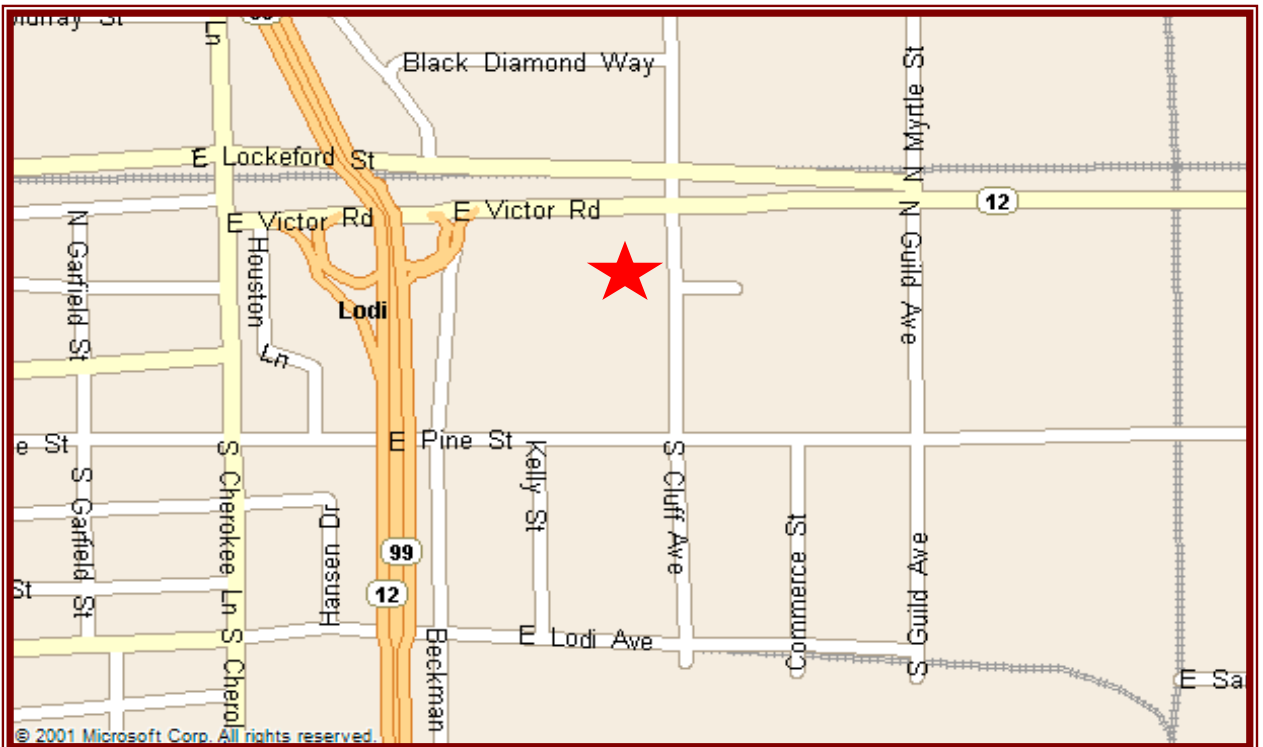
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BUILDING 3



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