

12,000± SF INDUSTRIAL BUILDING FOR SALE OR LEASE

BECKMAN INDUSTRIAL PARK

804 BLACK DIAMOND WAY, LODI, CA



BUILDING SIZE: 12,000± SF
OFFICE: 2,000± SF
PARCEL SIZE: 0.75± AC
DOORS: Five (5) grade level doors
POWER: 800 Amps, 277/480, 3 Phase
CLEAR HEIGHT: 14' ±
PARKING: 22 striped spots
ZONING: IND (City of Lodi)

COMMENTS:

- Move-in ready
- Excellent access and exposure to Hwy 99
- Upgraded shop lighting and skylights
- Fire sprinklers
- Clear span construction- no interior columns

LEASE RATE: \$0.55 psf, NNN
SALE PRICE: \$1,300,000



AVAILABLE FOR IMMEDIATE OCCUPANCY!

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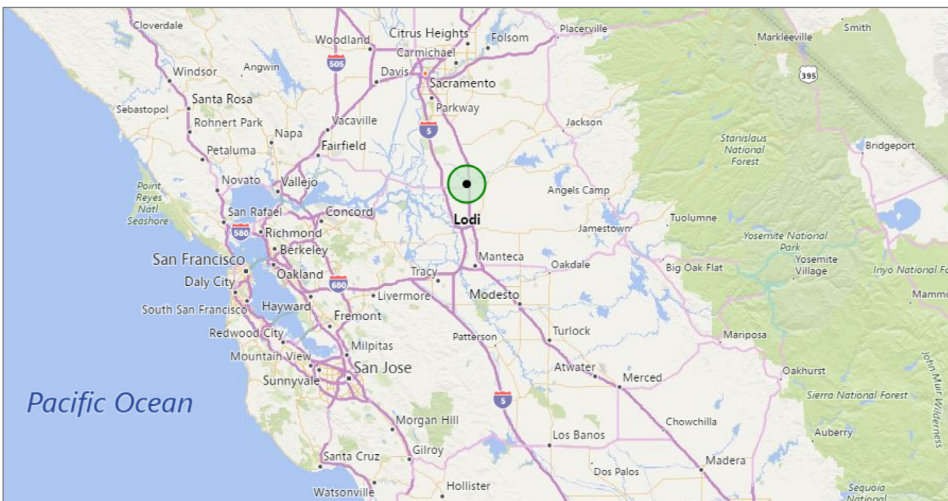
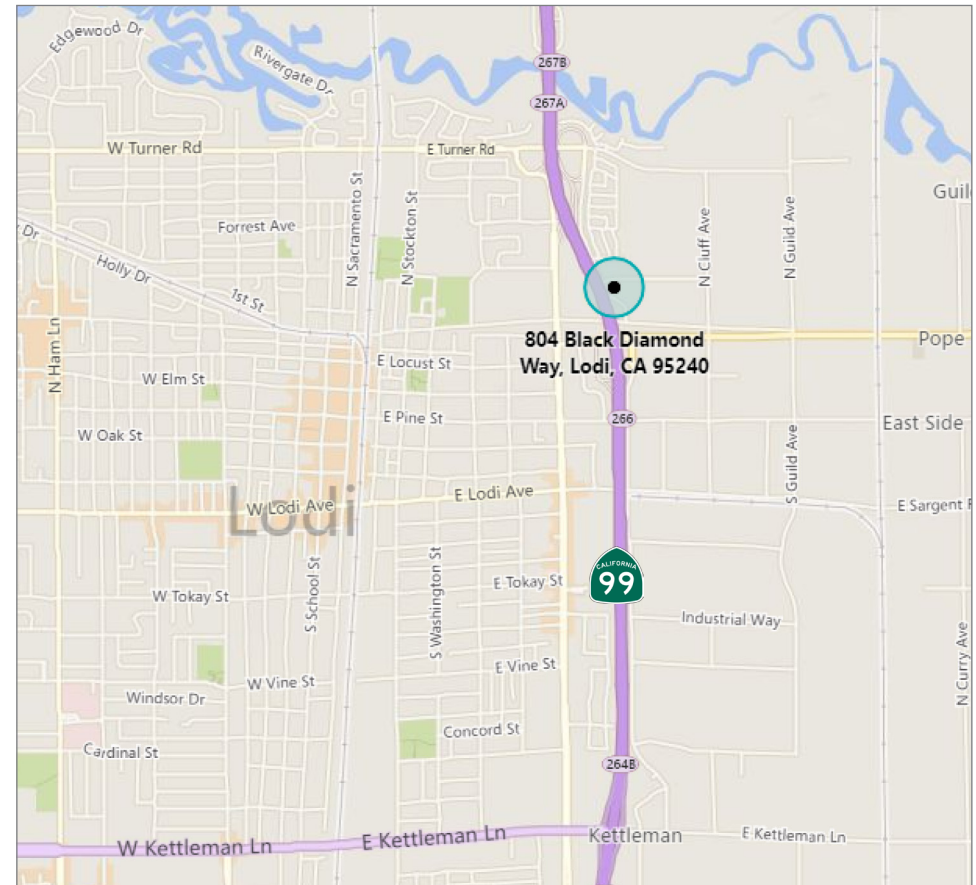
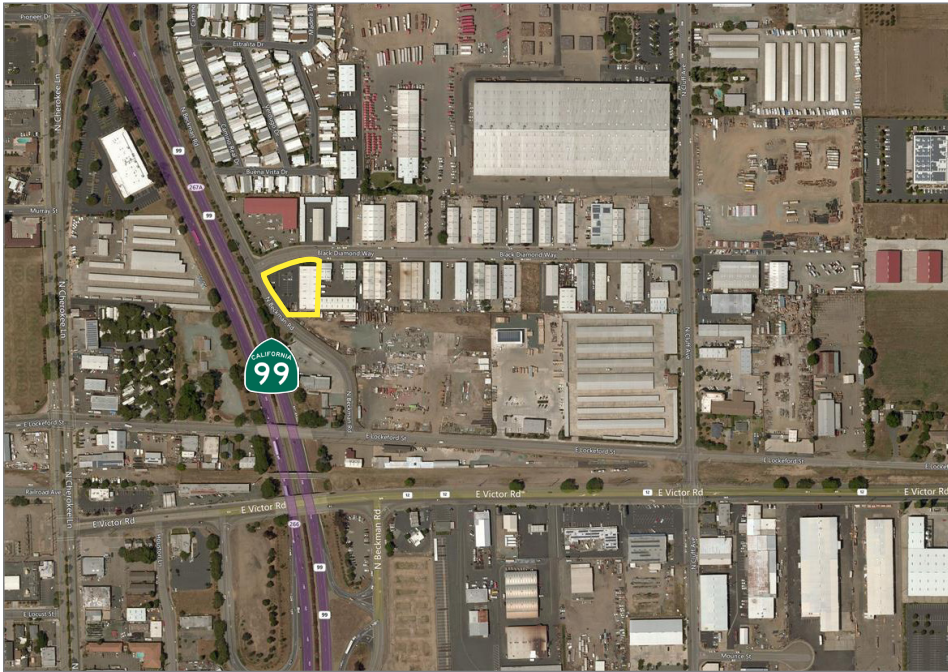
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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