

INDUSTRIAL BUILDING FOR SALE

1744 ACKERMAN DRIVE, LODI, CA

TOTAL BLDG AREA: 7,000± SF
OFFICE SF: 2,000± SF including reception area, private offices, conference room, copy room, bull pen areas and 2 restrooms
LAND: 0.36± AC
INDICATED POWER: 400A, 110/208V, 3PH
GL DOORS: Two (2) 14' x 14'
ZONING : M-2 (City of Lodi)

FEATURES:

- Clear span- no interior columns
- Fully insulated metal building
- Surfaced and fenced yard area
- Excellent owner/user opportunity
- Gas heat in warehouse areas
- Adequate power to support a variety of uses
- Excellent location with immediate access to Hwy 99
- 25'x10' lean-to in rear yard for covered storage
- Building provides for most R&D, light manufacturing, light assembly or other light industrial uses

SALE PRICE: \$699,000

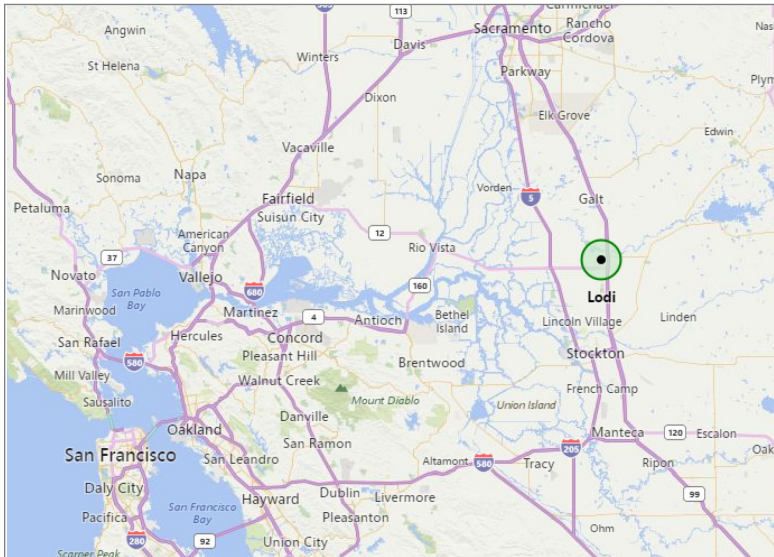
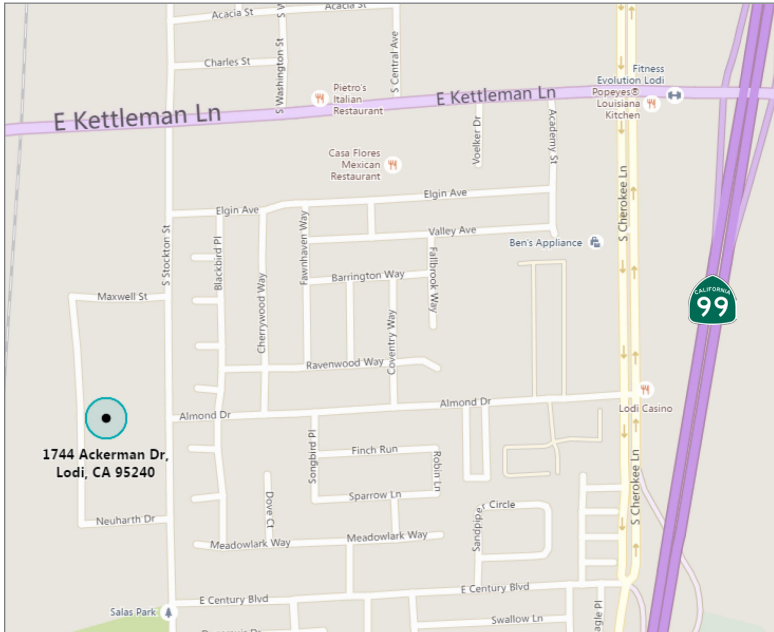


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