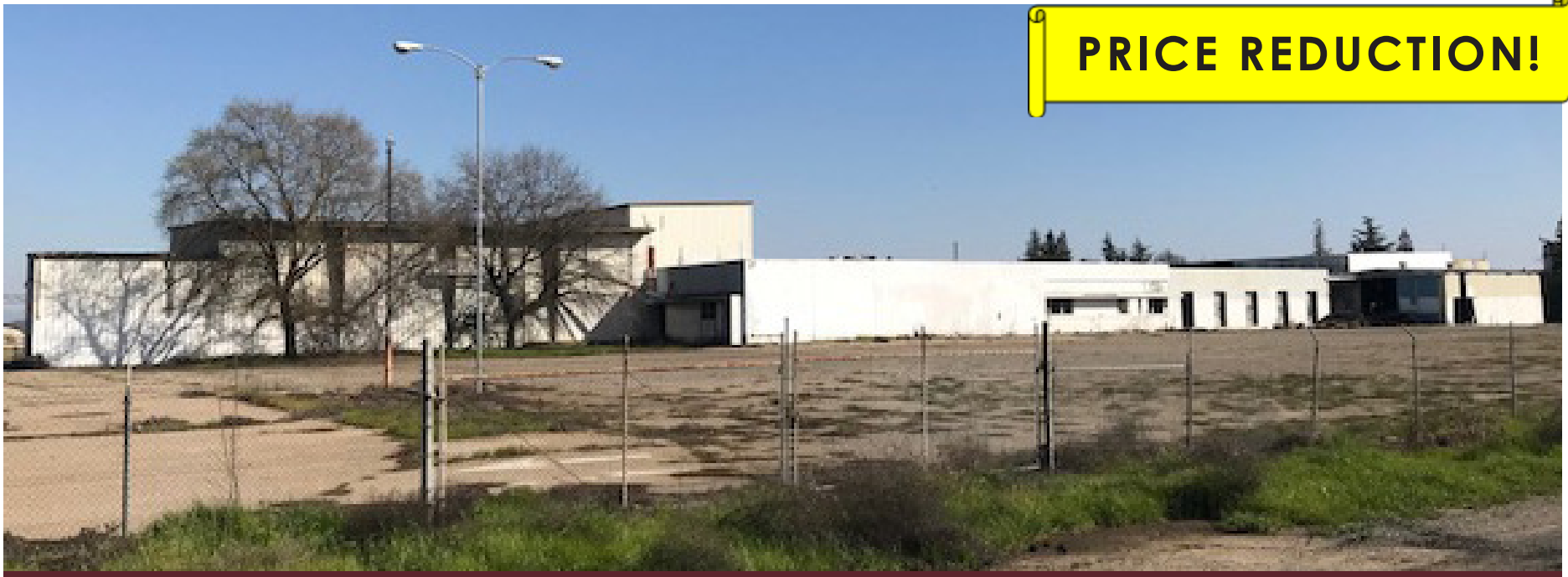


FOR SALE
FORMER VICTOR MEATS FACILITY
18846 STATE ROUTE 99, ACAMPO (LODI), CA

PRICE REDUCTION!



- 127,430± square feet of structures
- APN: 017-090-51
- Situated on 26.38± acres (12.58± acres surfaced w/structures, 13.8± acres bare ground)
- Mix of concrete tilt-up and metal structures
- Approx 900' of direct frontage along State Route 99
- Traffic count: 66,000 ADT
- Accessible via two (2) interchanges - Woodbridge Road to the North and 99 Frontage to the South
- Zoned AG 20/AG 40 (San Joaquin County)
- General plan designation I-G (General Industrial)
- Fenced perimeter
- Treatment plant = 250,000 gallons (could be used for add'l fire water)
- Treatment plant-primary, secondary and tertiary treatment
- Fire hydrants = 3
- Holding tank for fire water = 5,000 gallons
- Water pump = 500 gpm
- Septic tanks = 3 (peak load of 600 employees/day)
- Gas line = 3"
- On-site storm water detention basin

SALE PRICE: ~~\$5,750,000~~ \$5,500,000

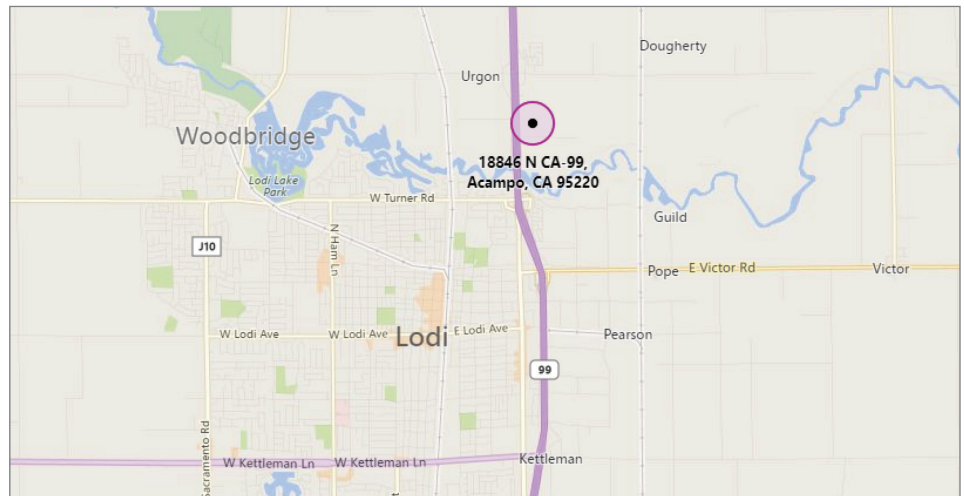
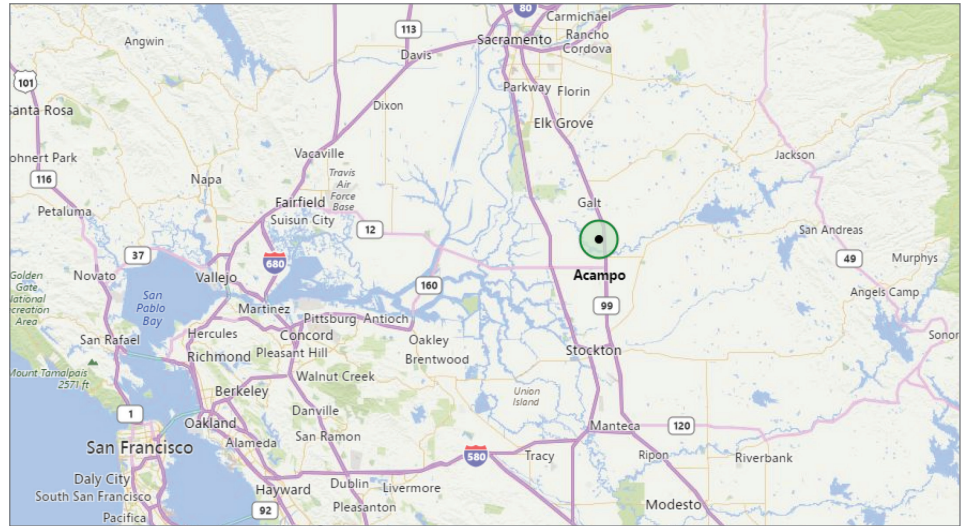
Jim Martin, SIOR
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C 925.352.6948

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 18846 STATE ROUTE 99, ACAMPO (LODI), CA

Located in Northern San Joaquin County and home to more than 85 wineries, producing nearly 450 labels, the Lodi AVA produces more wine grapes than any other California Appellation.

In addition to grape and wine production, the Lodi region is also home to long established fruit, nut, and olive/olive oil processors, along with numerous other food and beverage related industries. The business friendly environment, abundant labor market and access to major transportation networks have encouraged major corporations such as Constellation Brands, Trinchero Family Estates/Sutter Home, Pacific Coast Producers, Dart Container Group and more to locate within this thriving region.



TRINCHERO
Family Estates



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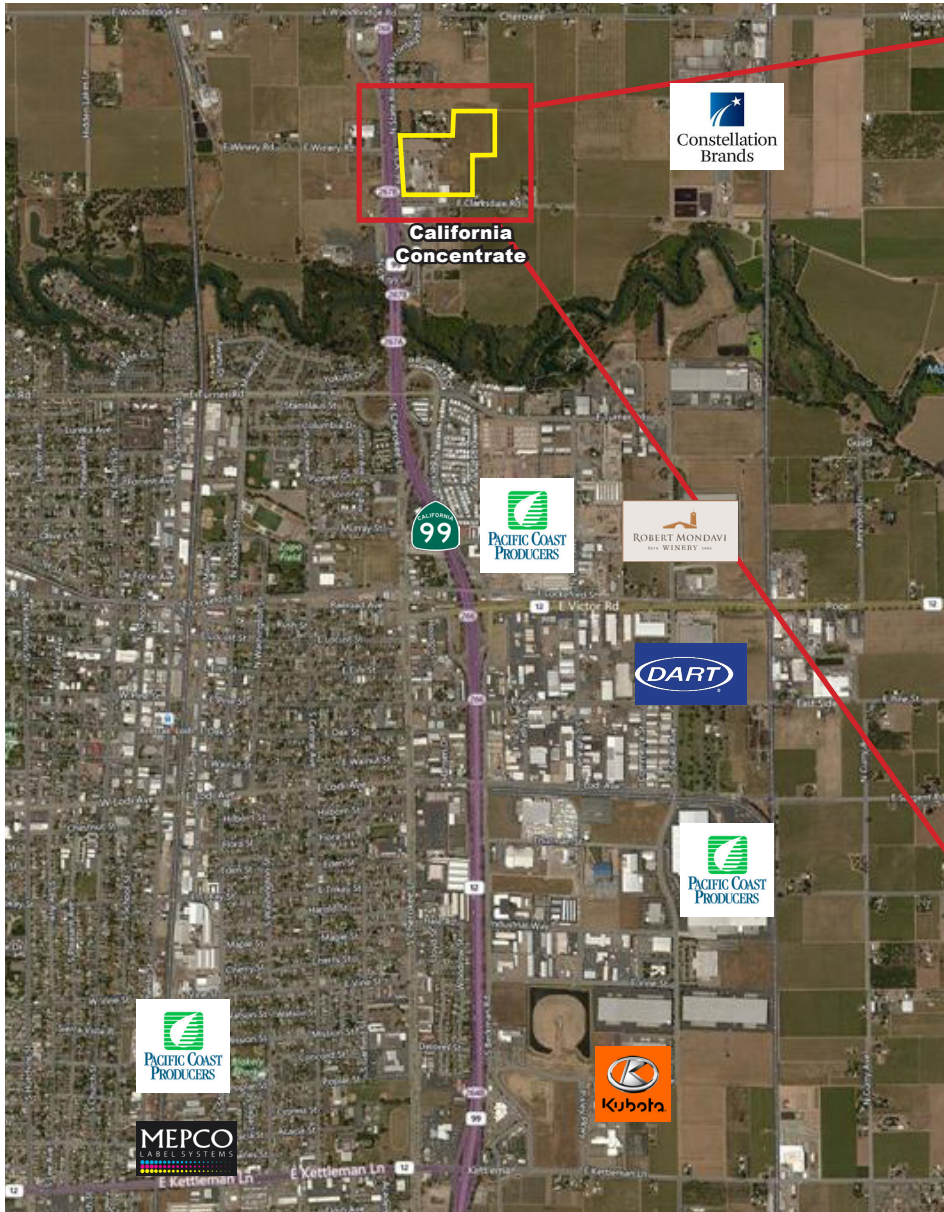
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