

36.2± ACRES FOR SALE

5401 E. HARNEY LANE, LODI, CA 95240



The City of Lodi has shown interest in rezoning this 36 plus acre property to light industrial. With its proximity to the city limits and services, it is a great opportunity. If you would like to plant a permanent crop and wait for development, the 40 horsepower submersible pump should be an adequate source for drip irrigation. The custom office off Harney lane, 22,000 square foot metal building, other structures and frontage from three County roads make it a multi use investment.

Asking Price \$2,490,000

PETERSEN & COMPANY
COMMERCIAL REAL ESTATE

Joe Petersen
(209) 210-8010 direct
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Lic # 01489372

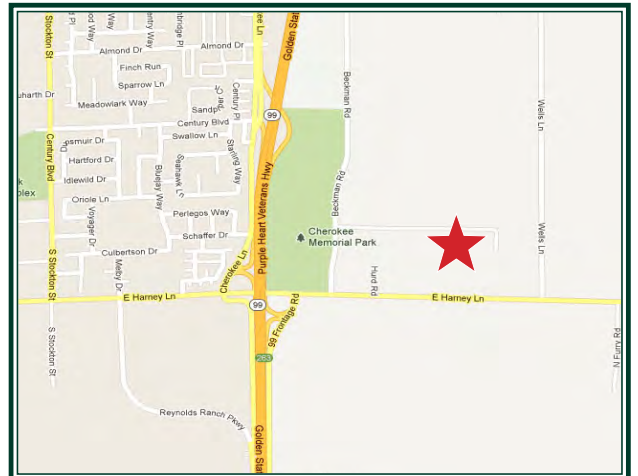
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Property Highlights

- 36.2± Acres
- APNs: 061-040-23
061-040-33
061-030-35
061-030-52
061-030-56
- Previous Commercial Nursery
- Zoned AG-40
- Fantastic Location at Hwy 99 and Harney Lane
- Access from both Harney Lane and Beckman Road
- Located on the Lodi Wine Trail
- 1,400± Office, 3,100± Conference Room and Executive Offices
- 22,000± SF Warehouse with 4 Roll Up Doors and 4 Loading Docks, Offices and Restrooms
- Ample Parking
- Several Storage Facilities and Employee Break Areas Around the Site



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1,400± office w/ample customer parking on Harney Ln.



Former greenhouse space.



Interior of 22,000± SF warehouse. 6 interior offices and 4 loading docks.



Interior of Shop. 2 roll up doors, 2 large sliding doors.



Exterior of 22,000± SF warehouse. 4 roll up doors.



500± foot well with 50 HP submersible pump.

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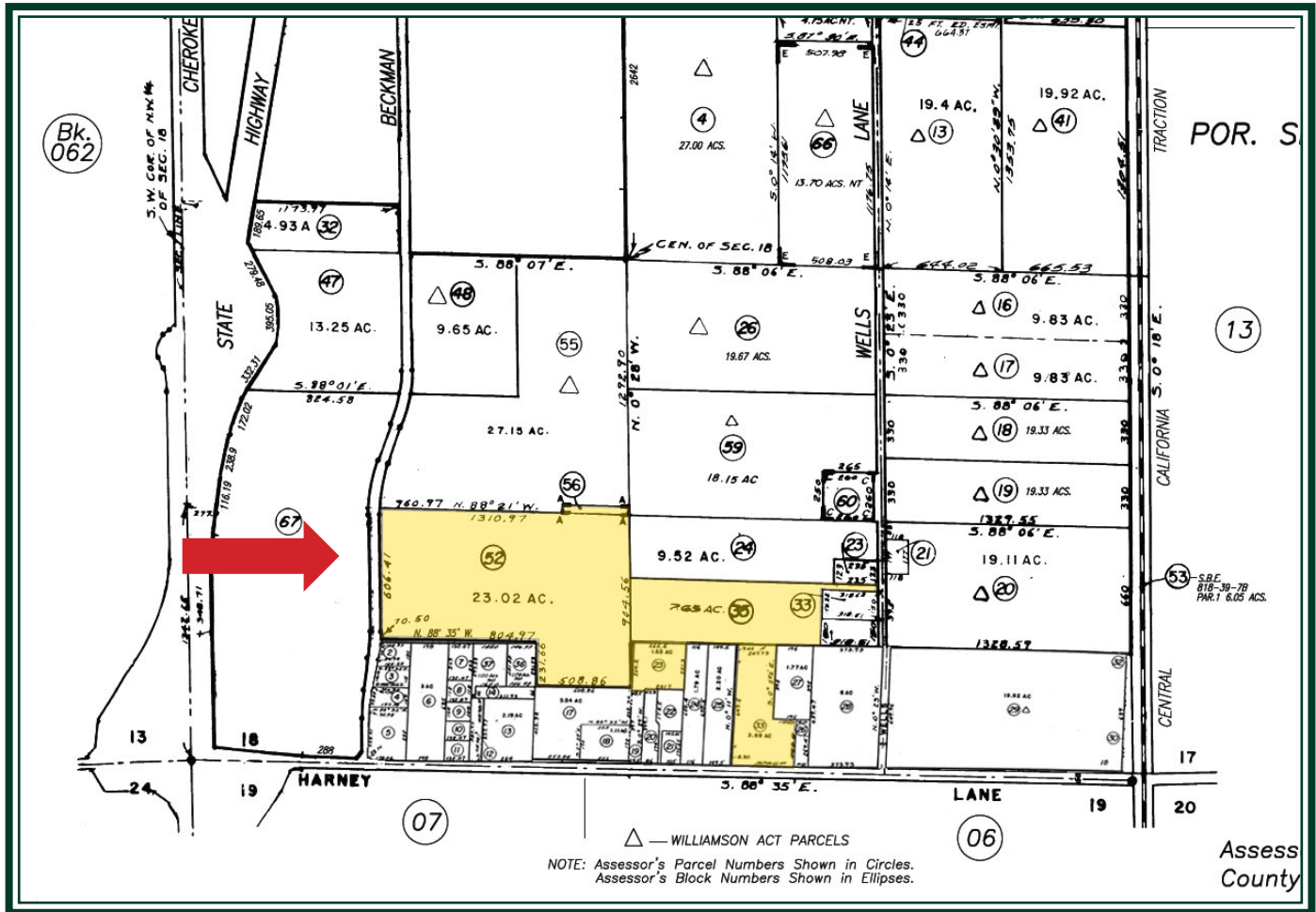
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Parcel Map

APN's: 061-040-23, 33 & 061-030-35, 52, 56



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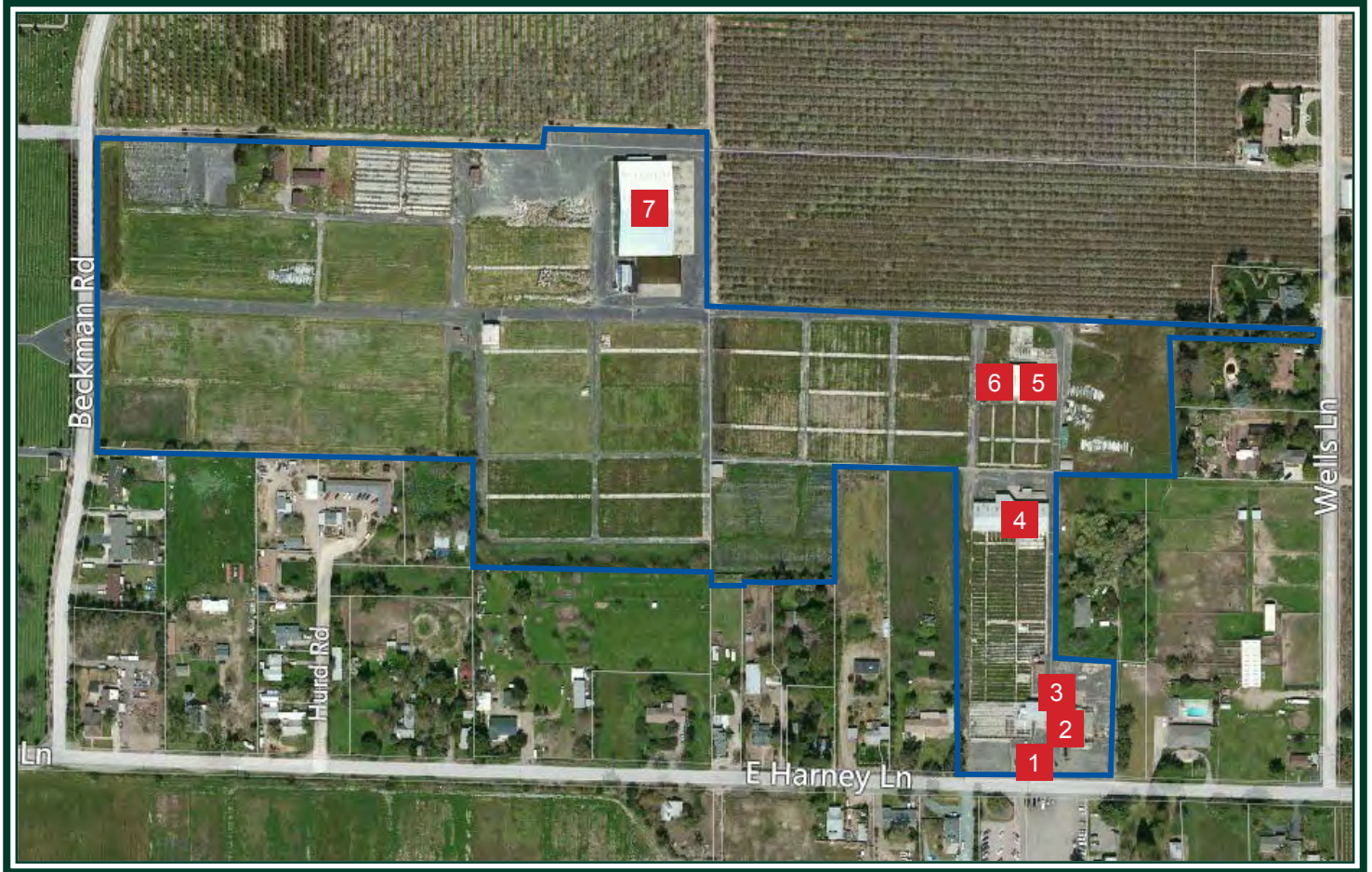
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Site Plan



1 1,400± SF Office with Restrooms

4 8,400± SF Shop with Restrooms

7 22,000± SF Warehouse with Offices & Restrooms

2 3,100± SF Executive Office & Conference Room

5 3,600± SF Metal Building

3 Former Boiler Room

6 1,500± SF Former Boiler Room with Restrooms, Office & Parts Room

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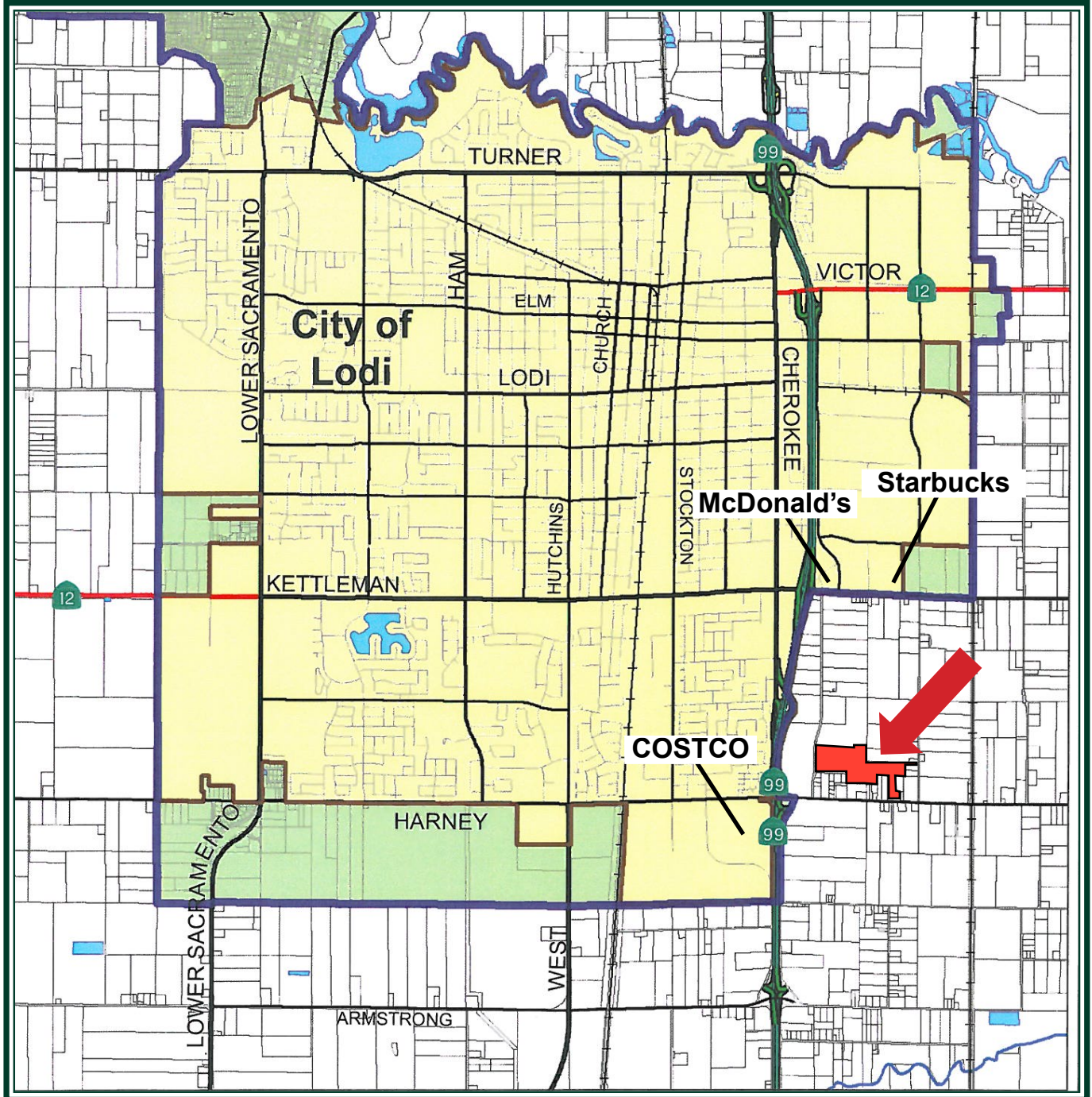
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Lodi Sphere of Influence



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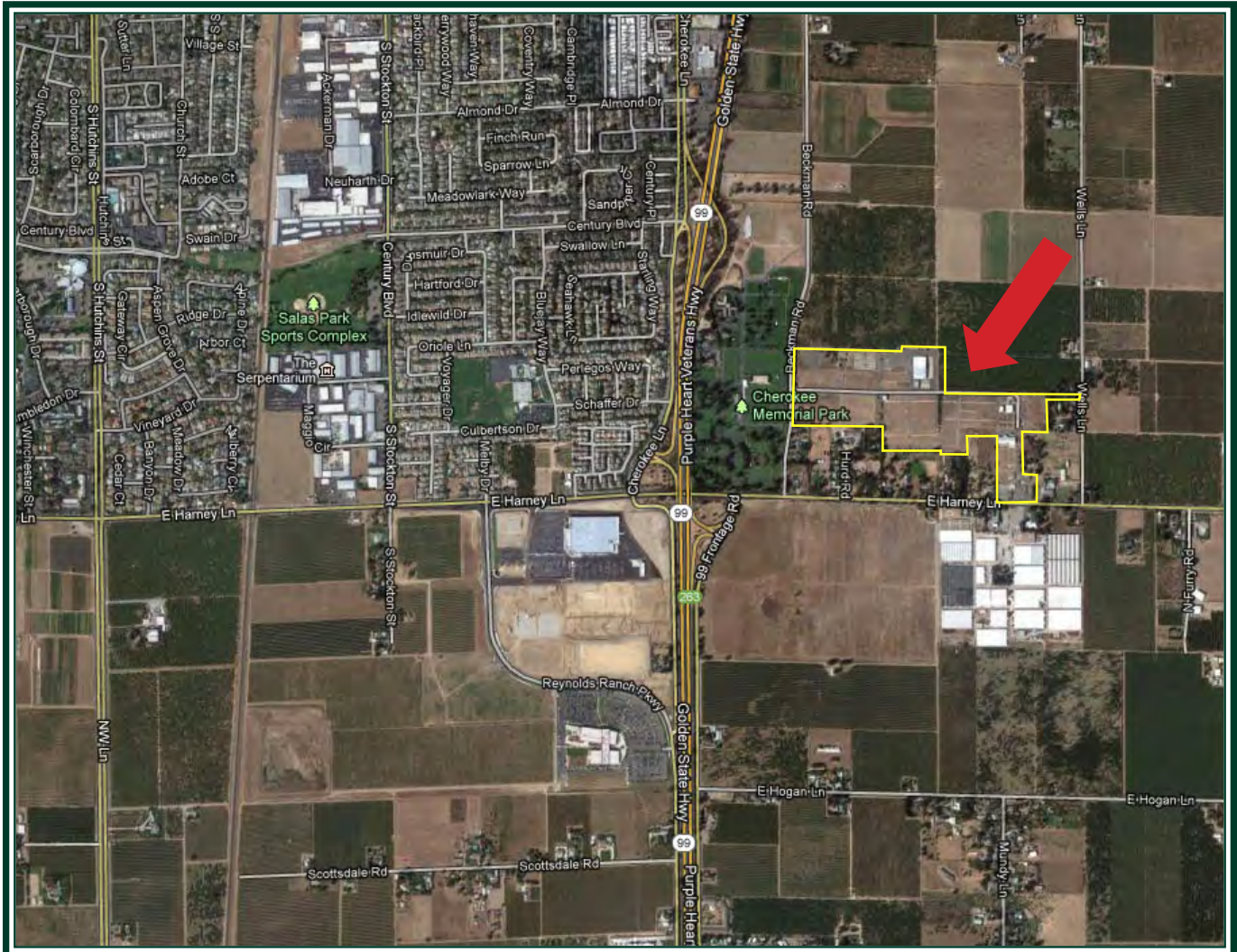
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Aerial Map



For more information please contact:

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We know agriculture.

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