

# 1170 South Guild Avenue

LODI, CALIFORNIA

BRAND NEW, CLASS A, FULLY AIR CONDITIONED CROSS-DOCK INDUSTRIAL BUILDING TOTALING 400,340 SF  
100% LEASED TO HIGH QUALITY TENANT THROUGH 2032 | STRATEGIC CENTRAL VALLEY LOCATION WITH IMMEDIATE SR-99 & SR-12 ACCESS



**CBRE**

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YEARS  
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# THE OFFERING

CBRE, Inc. is exclusively offering for sale **1170 South Guild Avenue**, a brand-new air conditioned industrial building completed in July, 2020 totaling 400,340 SF located in Lodi, California. State-of-the-art features include 36' clear, ESFR sprinklers, heavy power, ample parking and cross-dock loading. The property has immediate access to the 99 freeway and proximity to the I-5, providing excellent access to Northern California and the Western United States.

The Central Valley industrial market is highly sought-after due to its strategic location, inland port, airport, nearby rail intermodals and affordable rents (compared to the East Bay/San Jose). The Lodi market is largely driven by the 85+ wineries in the area.

1170 South Guild was a build-to-suit for the tenant, Vaz Brothers, a family owned company that has been in business for over 50 years. The tenant will invest significant capital into the building and services local wineries.



## PROPERTY SUMMARY

<b>Address</b>	1170 South Guild Ave, Lodi, CA
<b>Square Footage</b>	400,340 SF
<b>Acreage</b>	21.52
<b>Coverage</b>	43%
<b>Office SF/%</b>	+/-3,200 SF/0.7%
<b>Occupancy</b>	100%
<b>Tenant Name</b>	Vaz Brothers Inc.
<b>Lease Term</b>	12 years
<b>Annual Rent Increases</b>	2.5%
<b>Renewal Options</b>	Three (3) 6-Year options to extend at the greater of i) 100% of FMV and ii) rent at expiration of previous term
<b>Clear Height</b>	36'
<b>Year Built</b>	July 2020

# INVESTMENT HIGHLIGHTS

## State-Of-The-Art Logistics Building Totaling ±400,340 SF

- » Desirable cross-dock loading
- » ±36' Clear Height
- » ESFR sprinklers
- » Heavy power with 4,000 Amps
- » 84 dock-high doors and 4 grade level doors
- » 91 car spaces and 75 Trailer parking
- » Excellent truck circulation with two points of ingress/egress off Guild Avenue and drive-around access
- » Building design allows for one or two tenants

## Tenancy Highlights

- » Build to suit for Vaz Bros. with a 12-year lease and 2.5% annual increases
- » Vaz Bros. is investing approximately \$8-9M in improvements, including racking and packaging equipment
- » Ideal location to service the wine and agricultural industries

***Air conditioned warehouse  
and insulated roof / walls  
to maintain 60-degree  
temperature for wine storage***



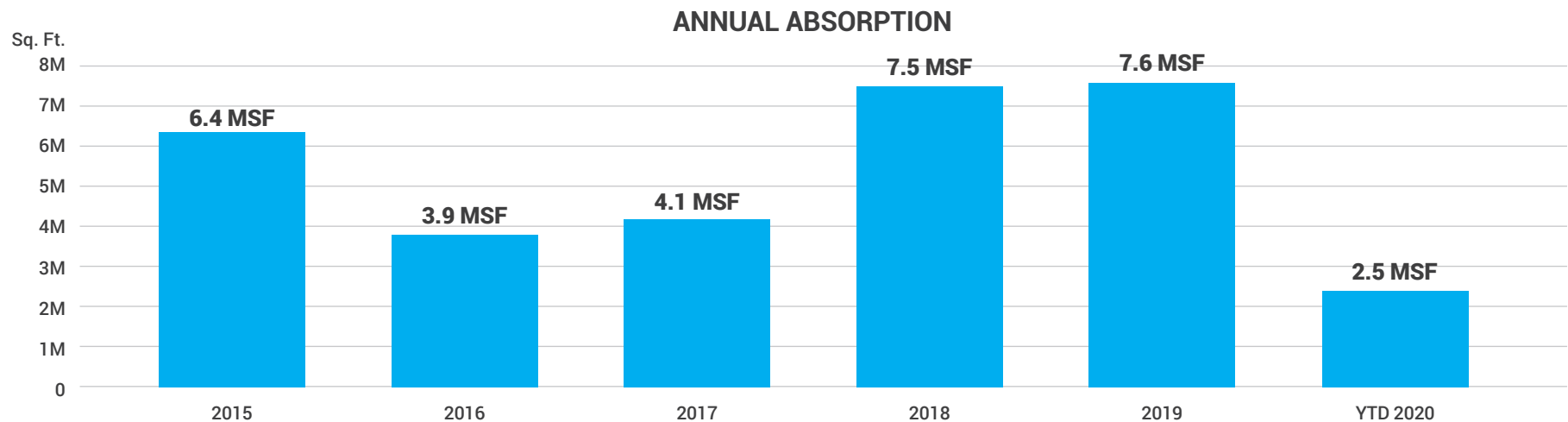
# STRONG CENTRAL VALLEY MARKET DYNAMICS

**8.5% AVERAGE ANNUAL RENT GROWTH SINCE 2014.**

**THERE ARE VERY FEW AIR CONDITIONED WAREHOUSES IN THE CENTRAL VALLEY, THEY ARE HIGHLY SOUGHT AFTER GIVEN THE HIGH TEMPERATURES DURING THE SUMMER.**

- » Strong user demand and measured supply have created robust market conditions
- » Net absorption reached 7.6 MSF in 2019, surpassing 7.5 MSF in 2018 and setting a new market record
- » There are currently 19.6 MSF of active tenant requirements in the Central Valley, including 6 MSF in the 250-500K SF range and 6.9 MSF in the 500-750K SF range
- » 4.5 MSF of capital markets transactions in Q4 2019 alone highlight institutional appetite

## STRONG CENTRAL VALLEY ABSORPTION WITH AN ANNUAL AVERAGE OVER 5.8 MSF FOR THE LAST 5 YEARS



Source: CBRE Research, Q1 2020

# LOCATION HIGHLIGHTS



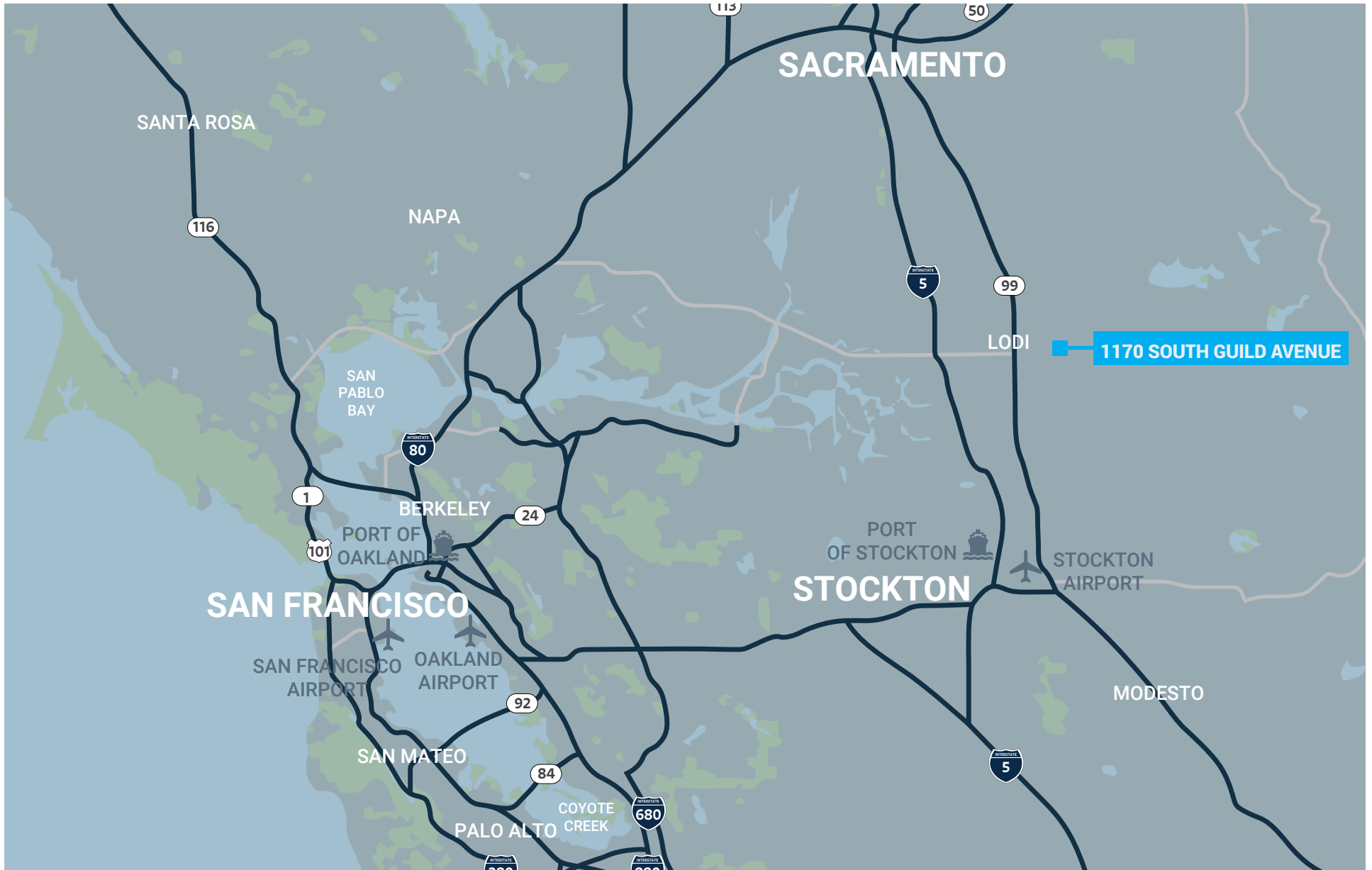
## STRATEGIC LOCATION

- » Immediate access to the SR-99 (via Beckman Rd. on/off ramp), and proximity to I-5 (via Kettleman Lane on/off ramp) a major north/south artery
- » Ideal distribution location with direct access to the Central Valley, East Bay, Sacramento, Northern Nevada and Southern California
- » Strategic location for Vaz Bros. with proximity to Lodi's 85+ wineries and agriculture industries

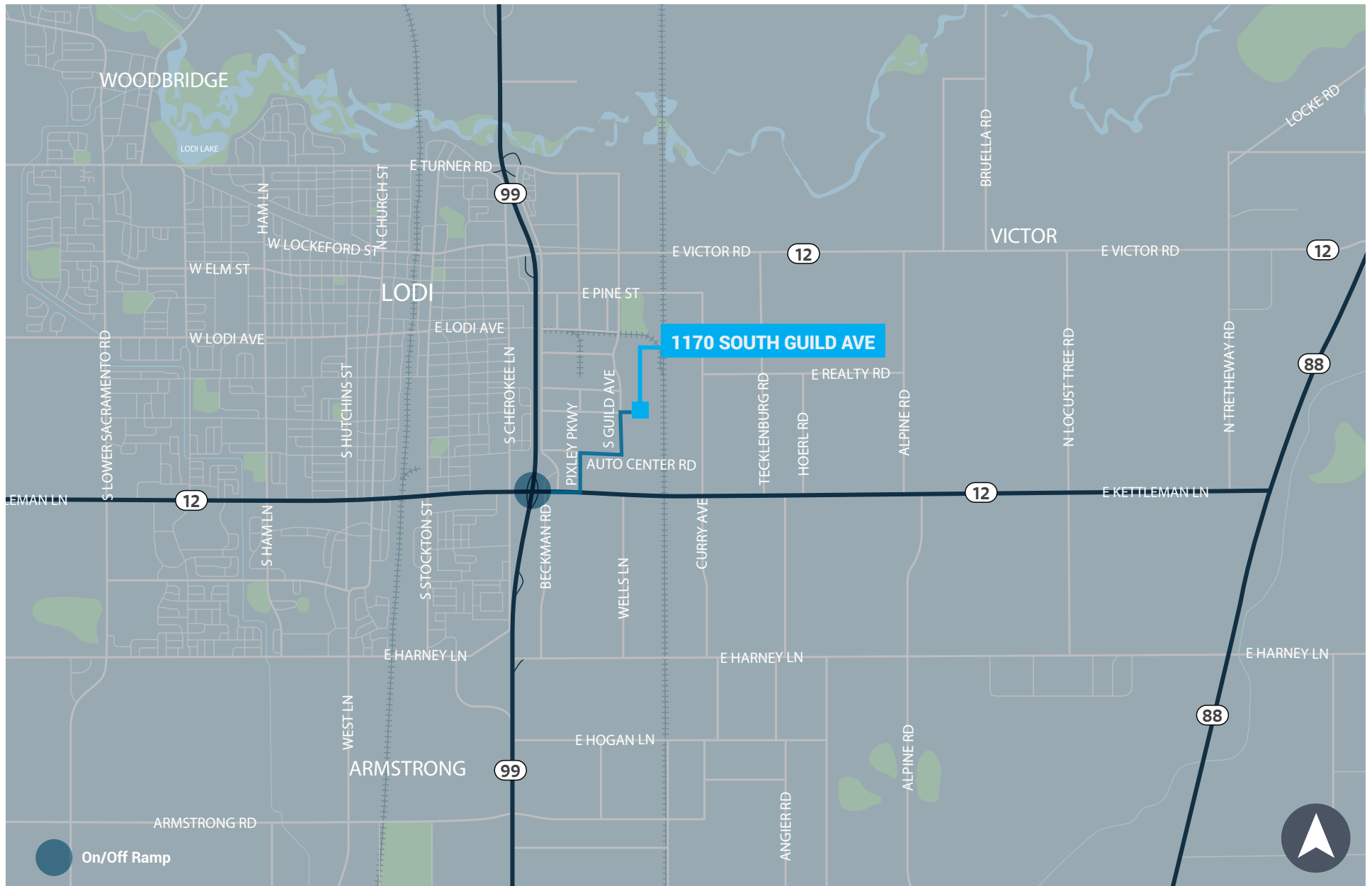
## **VAZ BROS.**

*is committed to the area with another 400k sf distribution center adjacent to the property, and cut-through direct access from one warehouse to the other*

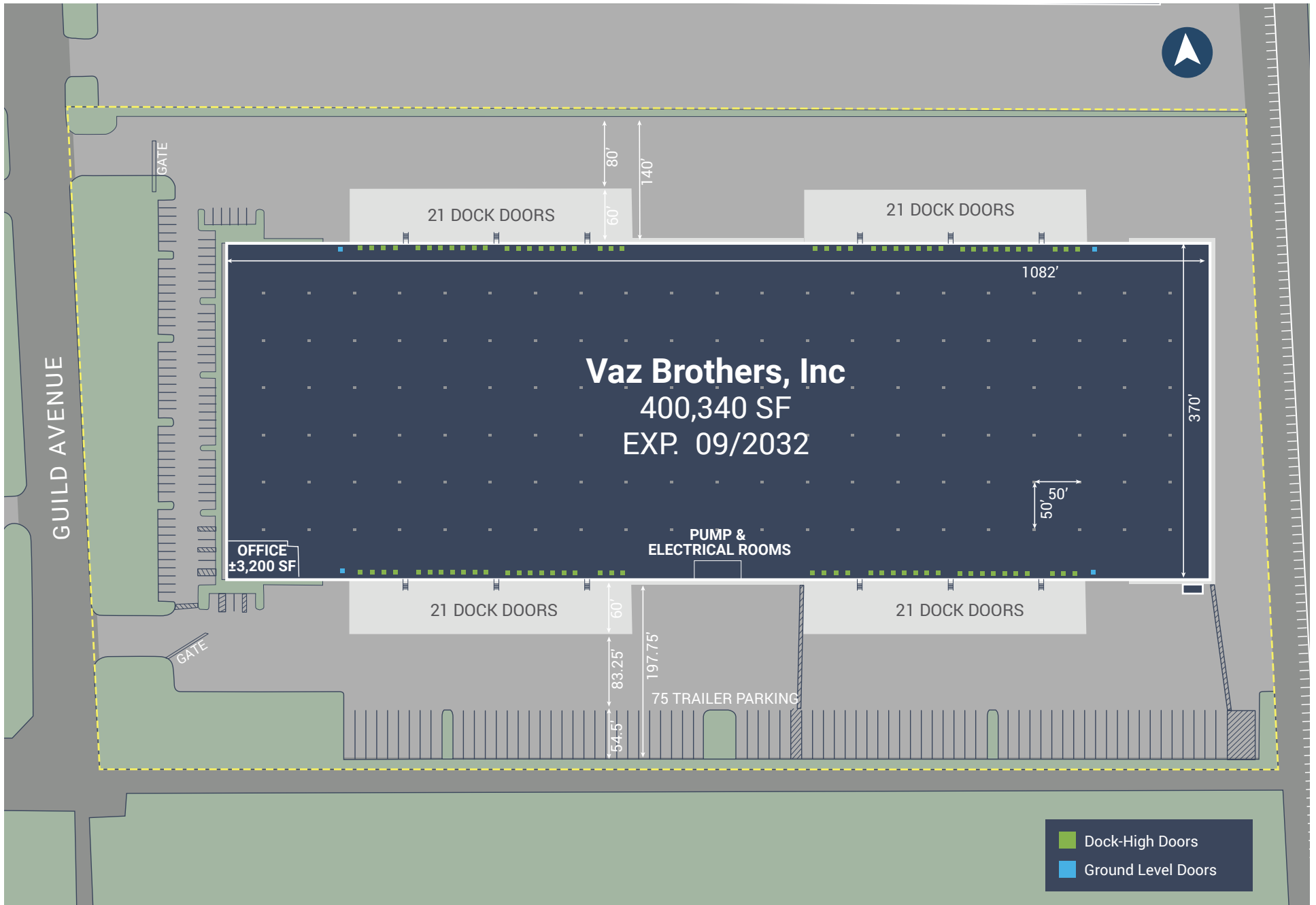
# REGIONAL MAP



# LOCAL MAP



# SITE PLAN





# 1170 South Guild Avenue

LODI, CALIFORNIA



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