

BTS Opportunity



±68,000 SF - ±200,200 SF Class "A" Warehouse Opportunity

850 S. Guild Avenue

Lodi, CA 95240 | Beckman Industrial Park

Mike Goldstein, SIOR

Executive Managing Director
CA License No. 01319234
michael.goldstein@colliers.com
+1 209 475 5106

Ryan McShane, SIOR

Executive Vice President
CA License No. 01295796
ryan.mcshane@colliers.com
+1 209 475 5105

Alex Hoeck, SIOR

Senior Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 475 5107

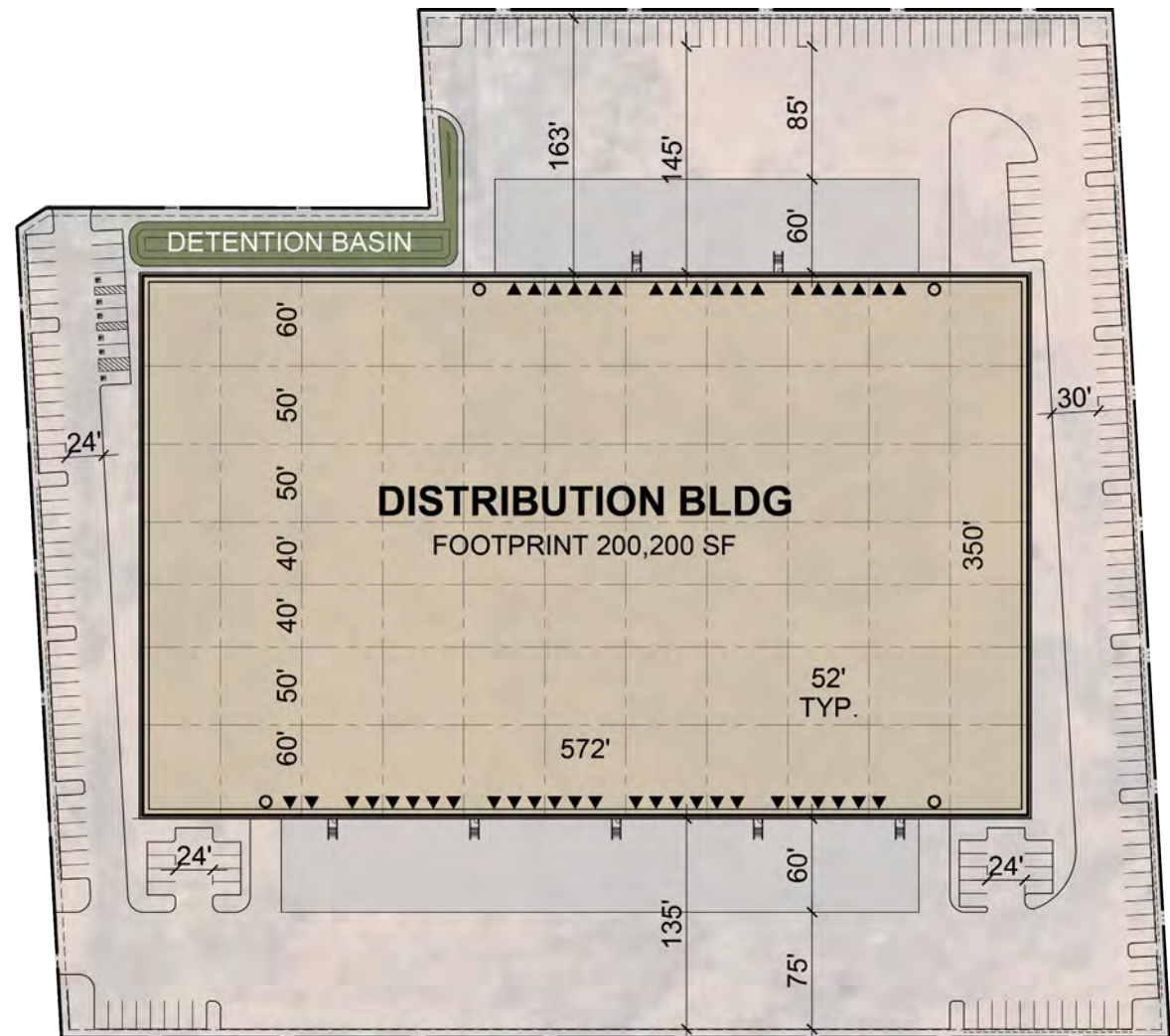


Accelerating success.

850 S. Guild Avenue

Lodi, CA 95240 | Beckman Industrial Park

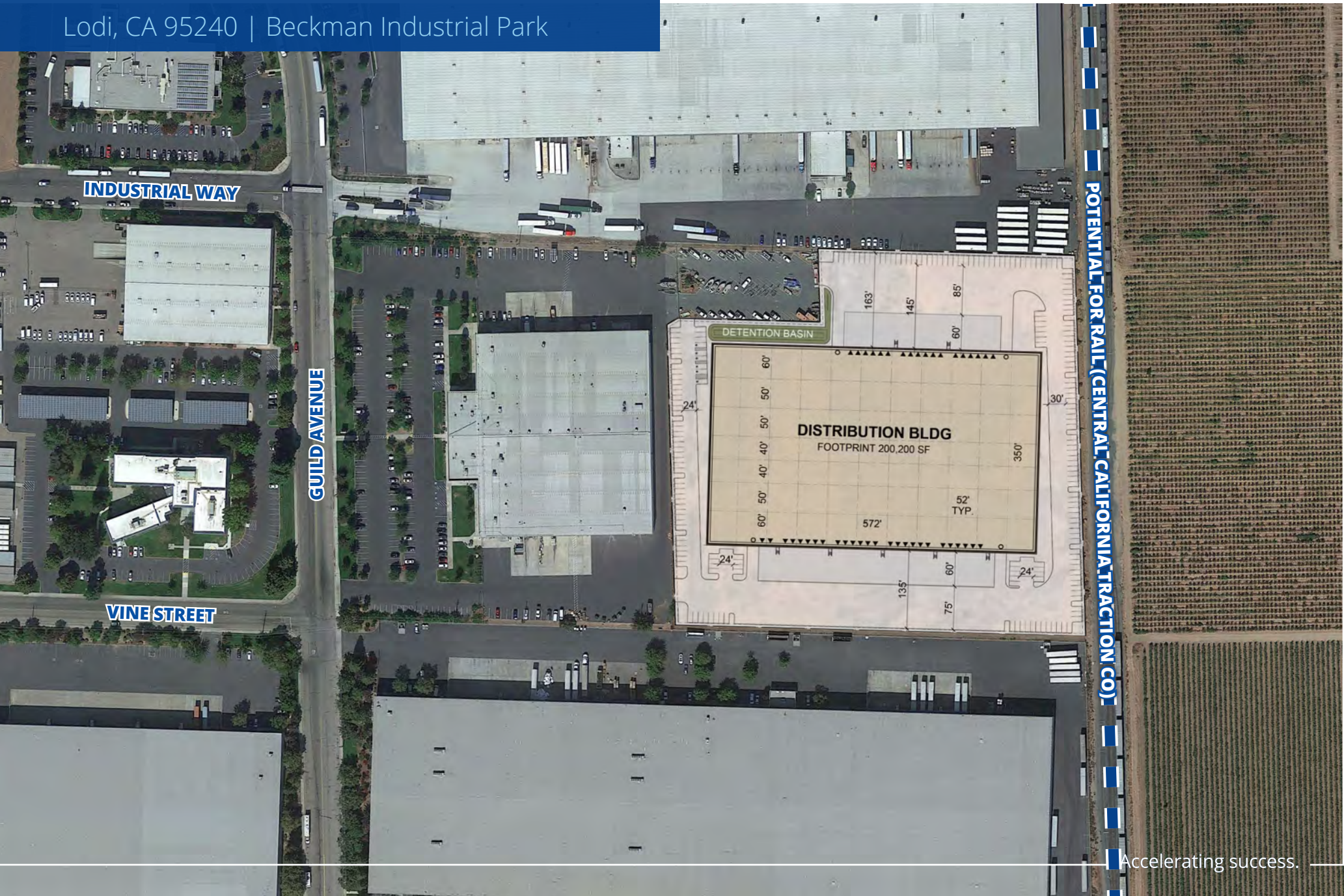
BUILDING SF:	±200,200 SF
OFFICE SF:	To suit
APN:	049-310-260
LOADING:	43 dock-high doors 4 grade level doors
ACRES/FAR:	9.98 acres (47%)
BUILDING TYPE:	Warehouse/distribution
CONSTRUCTION TYPE:	Concrete tilt-up
BUILDING CLASS:	A
AUTO PARKING:	201 stalls
TRAILER PARKING:	On-site
CLEAR HEIGHT:	±36'
COLUMN SPACING:	±50' x 52' typical
SPEED BAYS:	±60'
POWER:	To suit
FIRE SUPPRESSION:	ESFR
BLDG DIMENSIONS:	350' D x 572' W
TRUCK COURT:	163' (north-side) 135' (south-side) w/ 60' concrete apron
SKYLIGHTS:	Yes
LIGHTING:	To suit
ZONING:	Industrial (City of Lodi)
SEWER:	City of Lodi
WATER:	City of Lodi
STORM:	City of Lodi
GAS:	PG&E
ELECTRIC:	Lodi Power



CONCEPTUAL SITE PLAN

850 S. Guild Avenue

Lodi, CA 95240 | Beckman Industrial Park



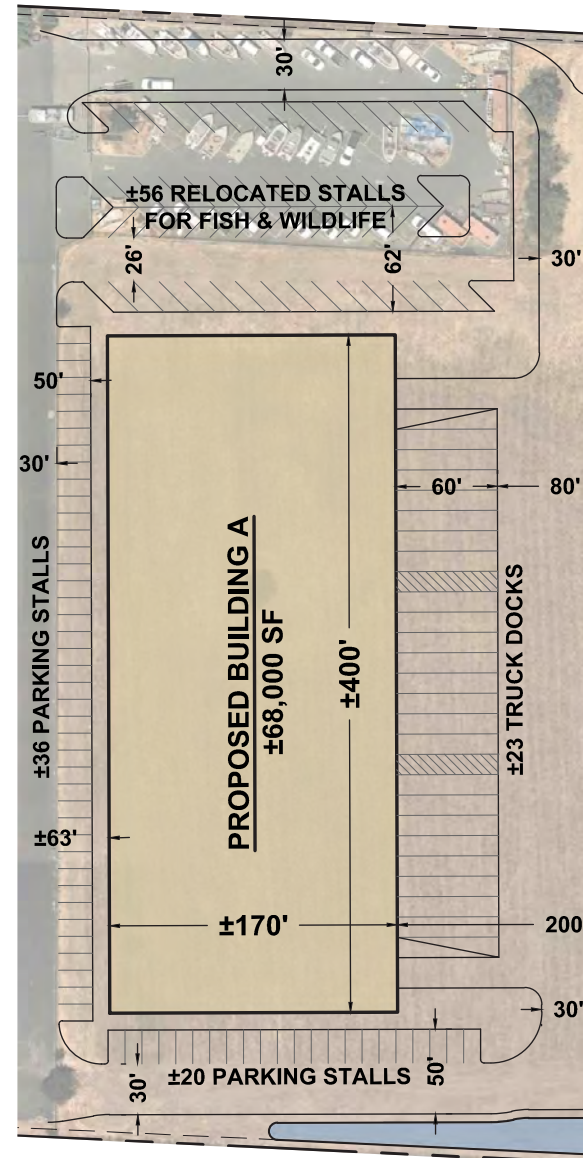
Accelerating success.

850 S. Guild Avenue

Lodi, CA 95240 | Beckman Industrial Park

BUILDING A

BUILDING SF:	±68,000 SF
OFFICE SF:	To suit
APN:	049-310-260
LOADING:	23 dock-high doors 2 grade level doors
BUILDING TYPE:	Warehouse/distribution
CONSTRUCTION TYPE:	Concrete tilt-up
BUILDING CLASS:	A
AUTO PARKING:	56 stalls
TRAILER PARKING:	On-site
CLEAR HEIGHT:	±32' - 36'
POWER:	To suit
FIRE SUPPRESSION:	ESFR
BLDG DIMENSIONS:	170' D x 400' W
TRUCK COURT:	200' w/ 60' concrete apron
SKYLIGHTS:	Yes
LIGHTING:	To suit
ZONING:	Industrial (City of Lodi)
SEWER:	City of Lodi
WATER:	City of Lodi
STORM:	City of Lodi
GAS:	PG&E
ELECTRIC:	Lodi Power

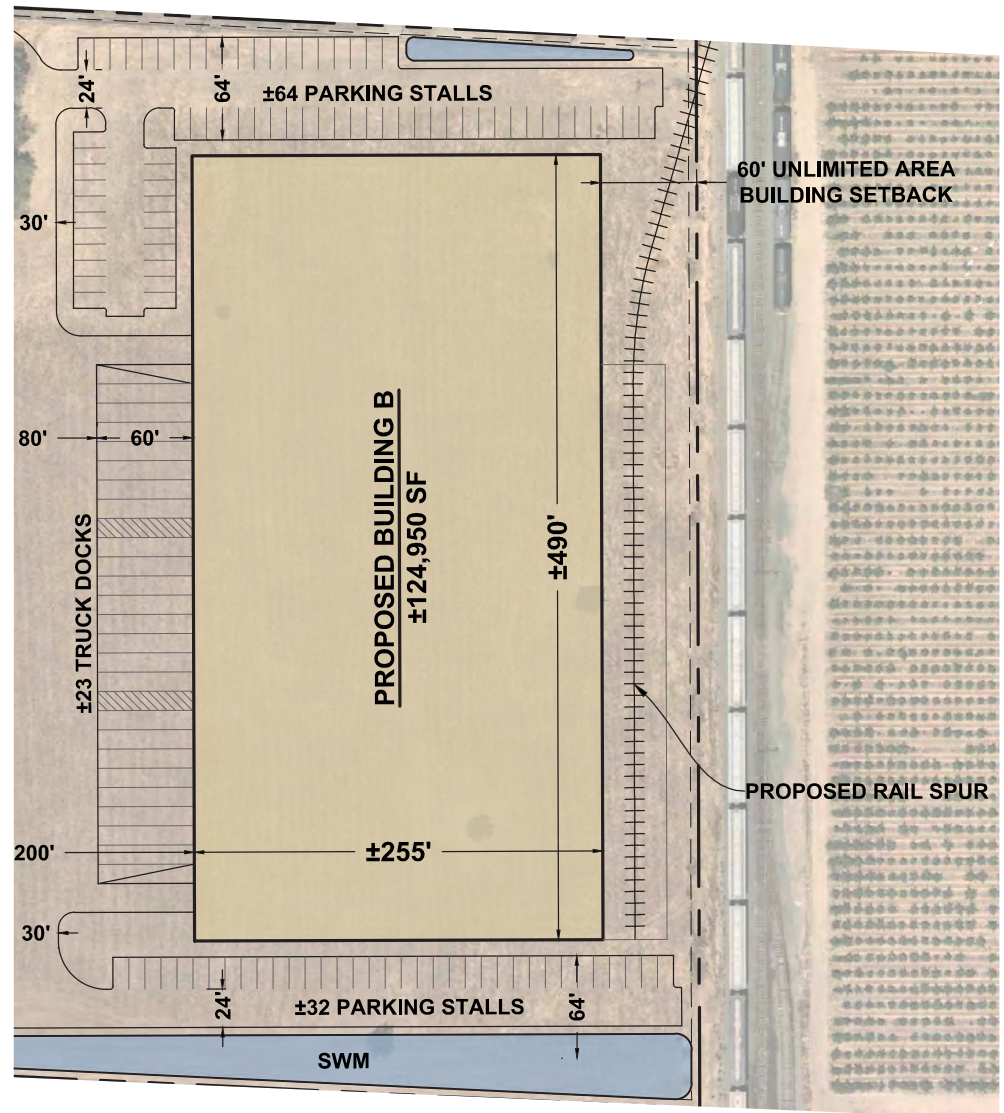


850 S. Guild Avenue

Lodi, CA 95240 | Beckman Industrial Park

BUILDING B

BUILDING SF:	±124,950 SF
OFFICE SF:	To suit
APN:	049-310-260
LOADING:	23 dock-high doors 2 grade level doors
RAIL SERVICE:	Proposed
BUILDING TYPE:	Warehouse/distribution
CONSTRUCTION TYPE:	Concrete tilt-up
BUILDING CLASS:	A
AUTO PARKING:	96 stalls
TRAILER PARKING:	On-site
CLEAR HEIGHT:	±32' - 36'
POWER:	To suit
FIRE SUPPRESSION:	ESFR
BLDG DIMENSIONS:	255' D x 490' W
TRUCK COURT:	200' w/ 60' concrete apron
SKYLIGHTS:	Yes
LIGHTING:	To suit
ZONING:	Industrial (City of Lodi)
SEWER:	City of Lodi
WATER:	City of Lodi
STORM:	City of Lodi
GAS:	PG&E
ELECTRIC:	Lodi Power



CONCEPTUAL SITE PLAN

850 S. Guild Avenue

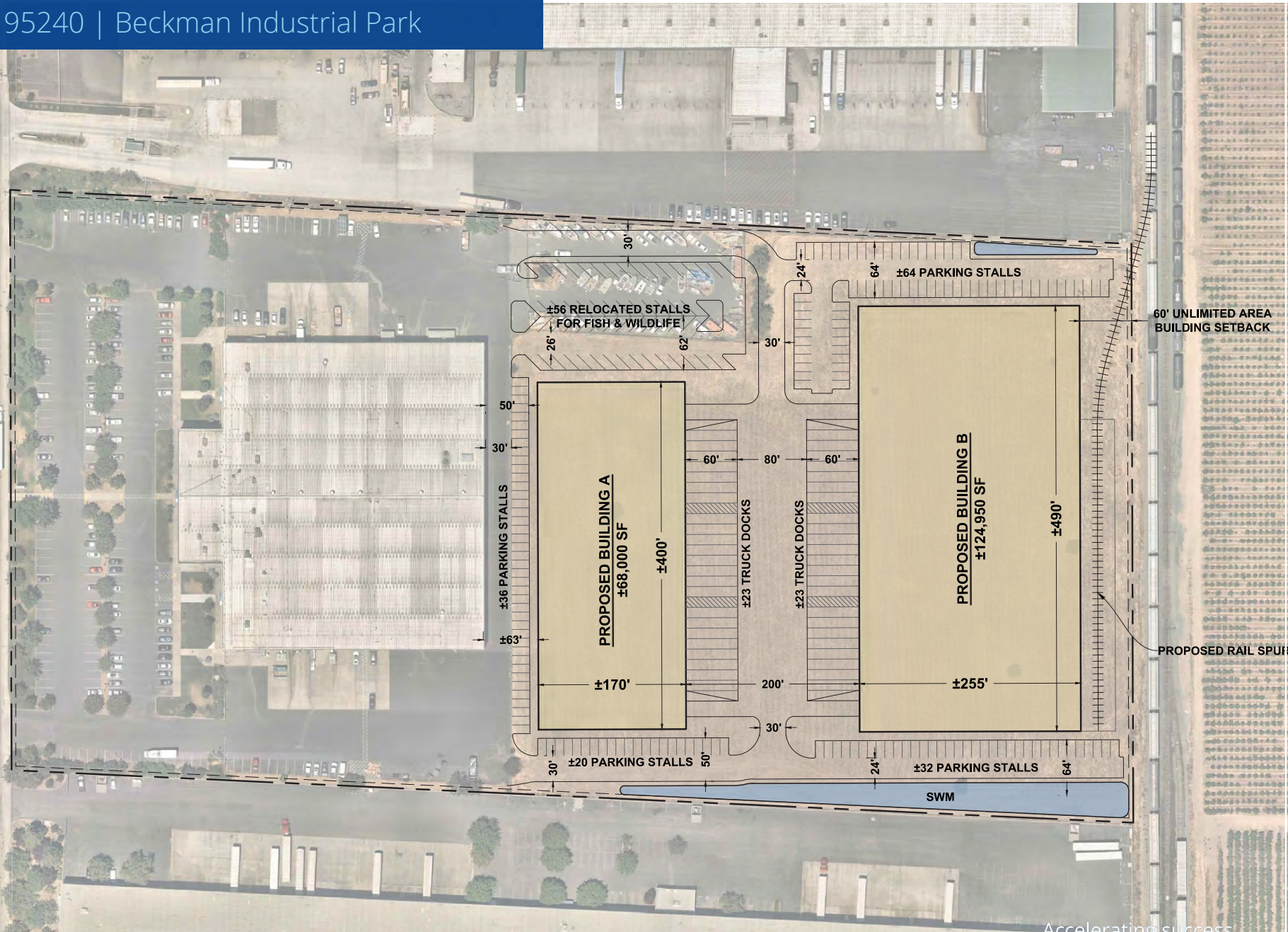
Lodi, CA 95240 | Beckman Industrial Park

Colliers

INDUSTRIAL WAY

GUILD AVENUE

VINE STREET

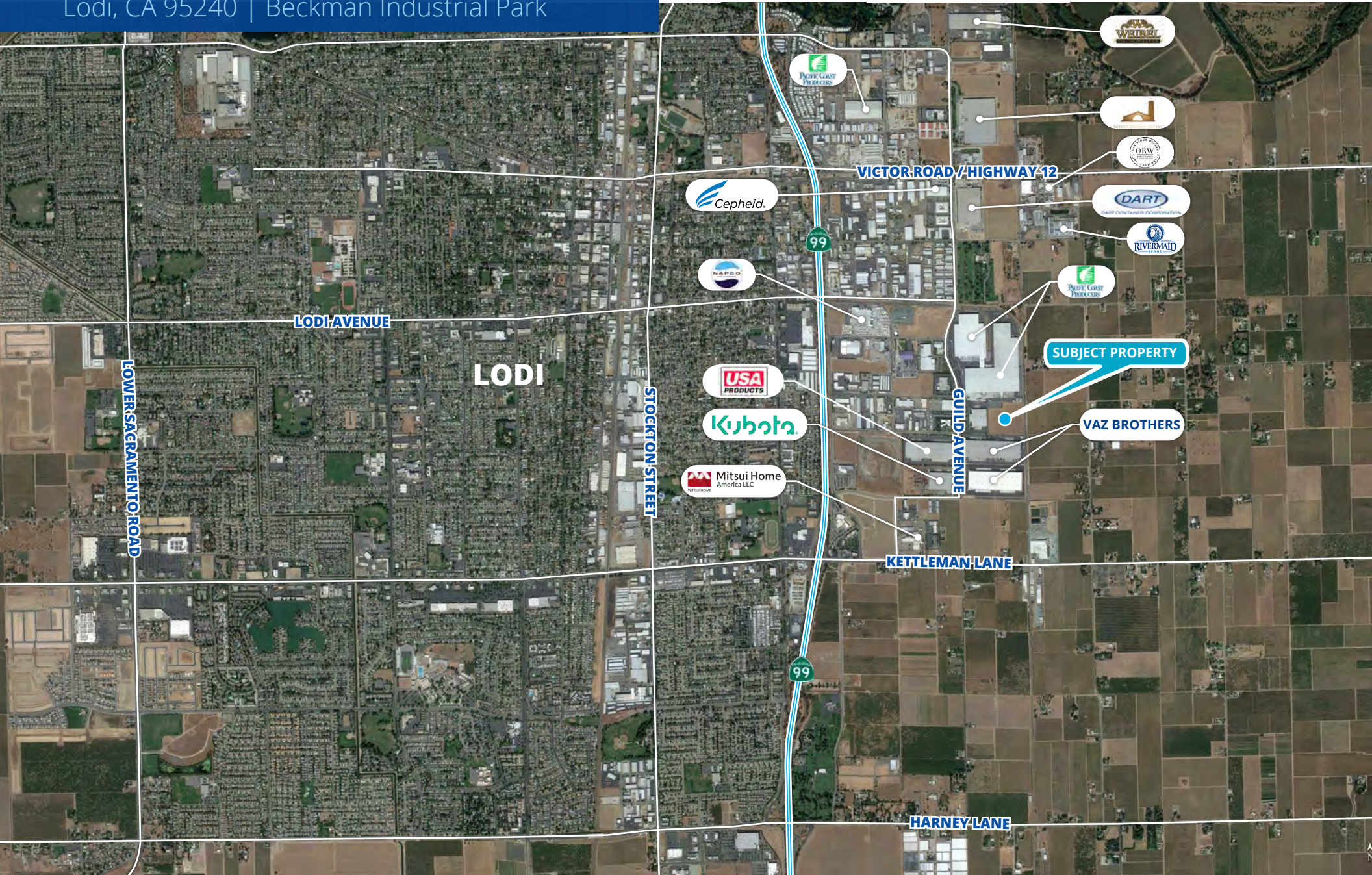


LOCATION AERIAL

850 S. Guild Avenue

Lodi, CA 95240 | Beckman Industrial Park

Colliers





3439 Brookside Road, Suite 108
Stockton, CA 95219
P: +1 209 475 5100
F: +1 209 475 5102
colliers.com

Mike Goldstein, SIOR
Executive Managing Director
CA License No. 01319234
michael.goldstein@colliers.com
+1 209 475 5106

Ryan McShane, SIOR
Executive Vice President
CA License No. 01295796
ryan.mcshane@colliers.com
+1 209 475 5105

Alex Hoeck, SIOR
Senior Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 475 5107

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.

