



COMMERCIAL/INDUSTRIAL LAND & BUILDINGS

TO BE LEASED



200 N Beckman Road
Lodi, California

- BUILDING SIZE:** Retail Shop = 2,560 square feet
Metal Modular Office = 320 square feet
Open Covered Shed Space = 2,640 square feet
- LAND SIZE:** 1.2 Acres
- LEASE RATE:** \$7,500 per month
- TERMS:** Gross Lease. Owner pays taxes and insurance on real property. Tenant pays all utilities and maintenance.
- ZONING:** M (Manufacturing). City of Lodi zoning allows many retail uses. A retail use permit is currently in effect.
- COMMENTS:** Outstanding industrial retail site right at the north bound entrance and exit ramps of Highway 99 Freeway. The retail land between the Arco AM/PM gas station food mart and this property currently has projected plans for a retail strip center on that site.

For More Information, Please Contact Exclusive Agent:

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