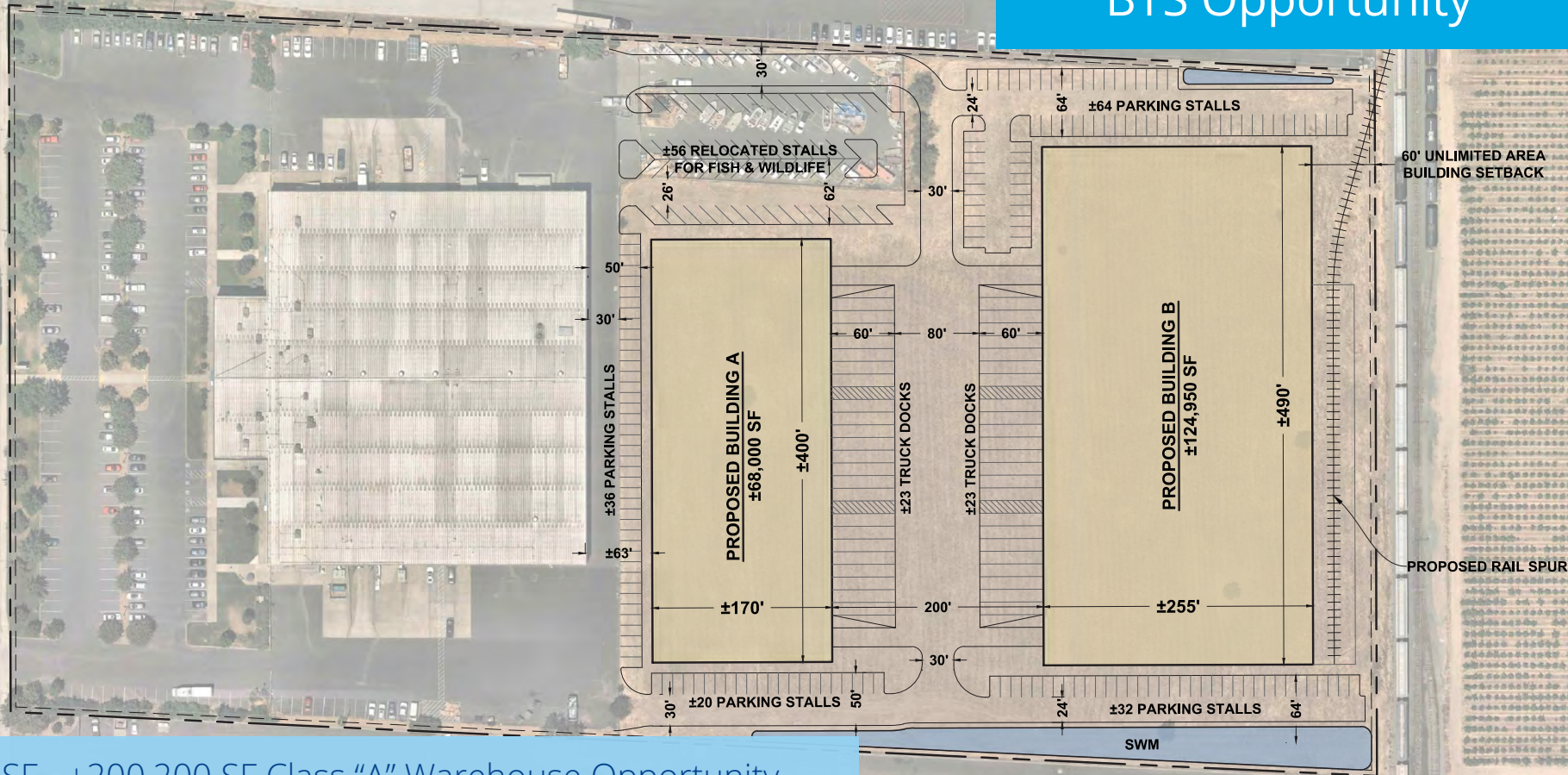


BTS Opportunity



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

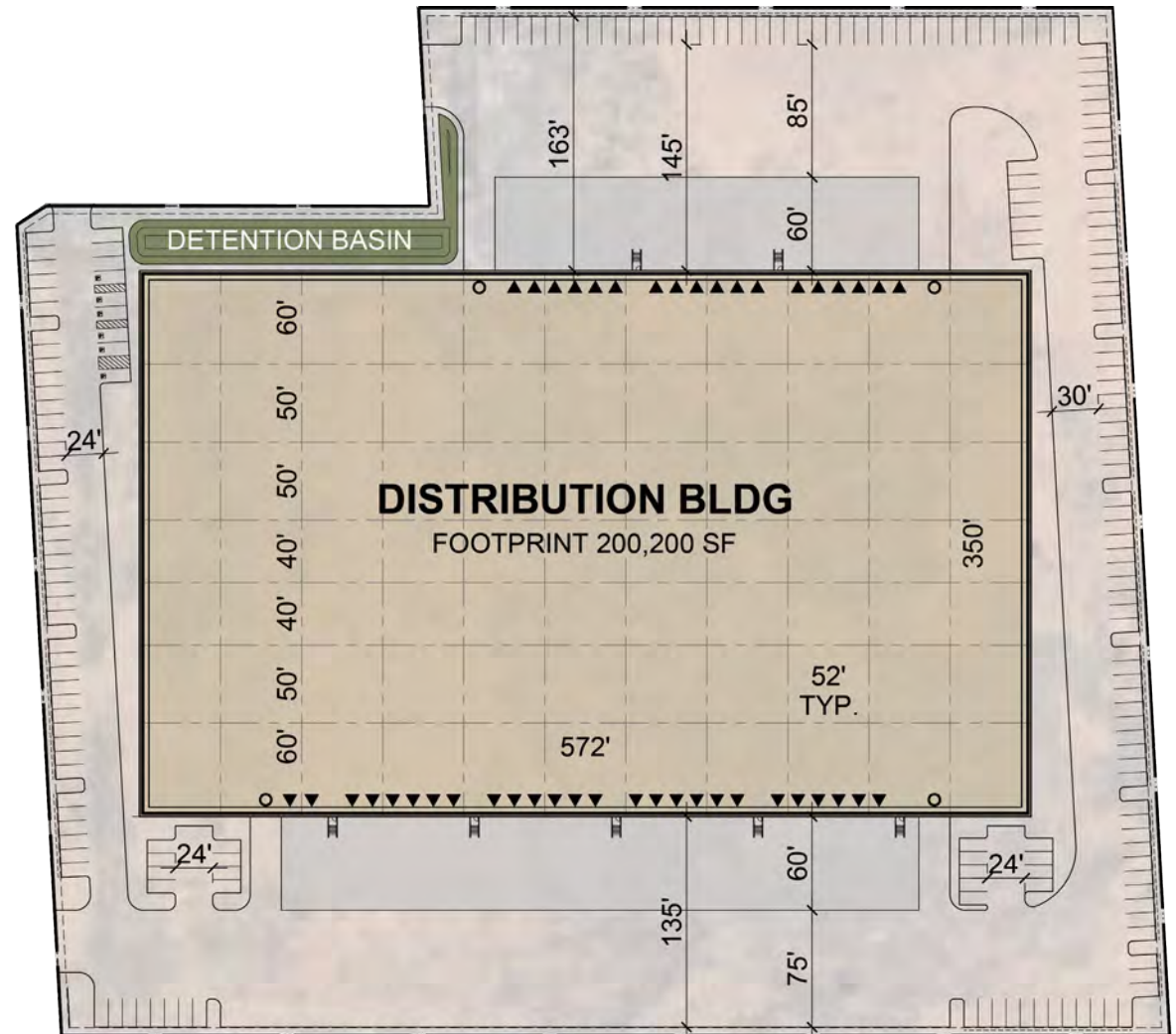
850 S. Guild Avenue

Lodi, CA 95240 | Beckman Industrial Park

850 S. Guild Avenue

Lodi, CA 95240 | Beckman Industrial Park

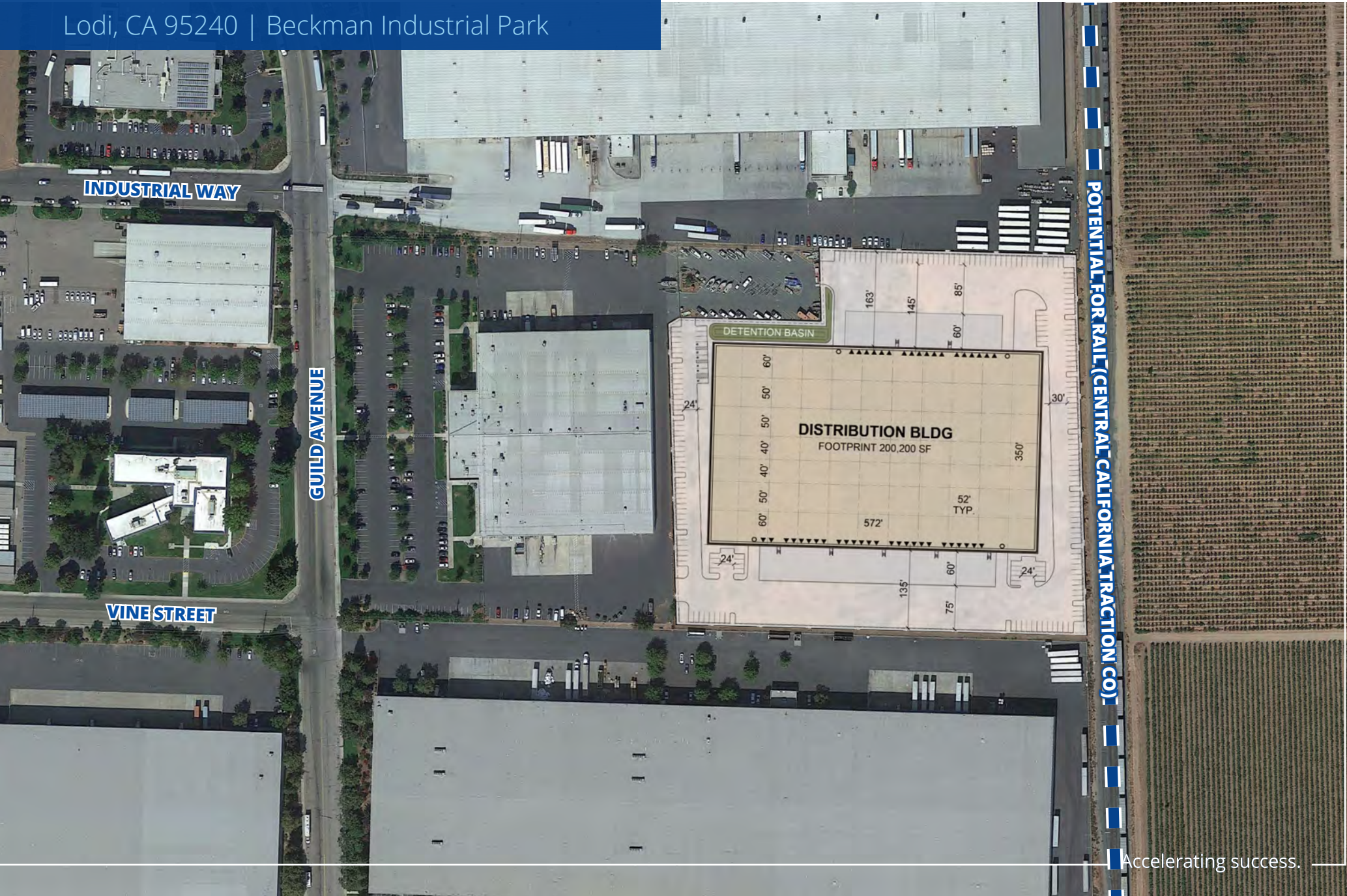
BUILDING SF:	±200,200 SF
OFFICE SF:	To suit
APN:	049-310-260
LOADING:	43 dock-high doors 4 grade level doors
ACRES/FAR:	9.98 acres (47%)
BUILDING TYPE:	Warehouse/distribution
CONSTRUCTION TYPE:	Concrete tilt-up
BUILDING CLASS:	A
AUTO PARKING:	201 stalls
TRAILER PARKING:	On-site
CLEAR HEIGHT:	±36'
COLUMN 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

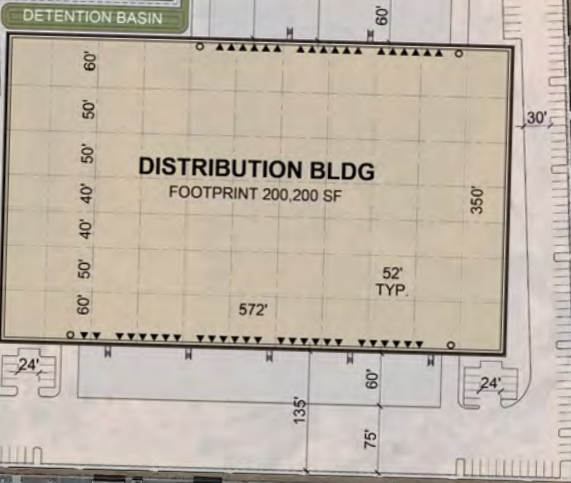


INDUSTRIAL WAY

GUILD AVENUE

VINE STREET

POTENTIAL FOR RAIL (CENTRAL CALIFORNIA TRACTION CO)

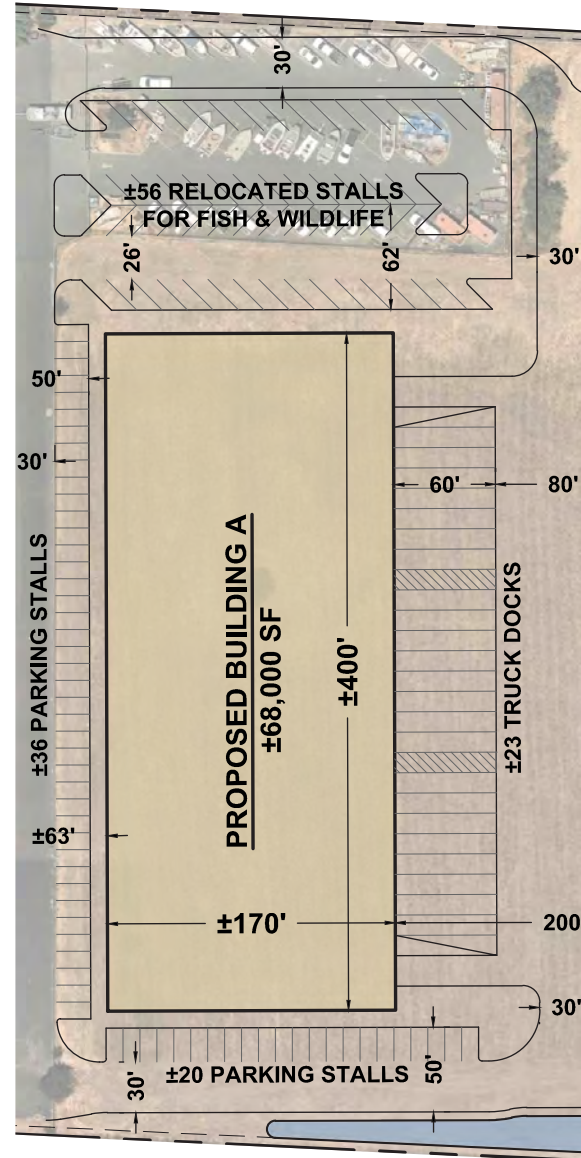


850 S. Guild Avenue

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

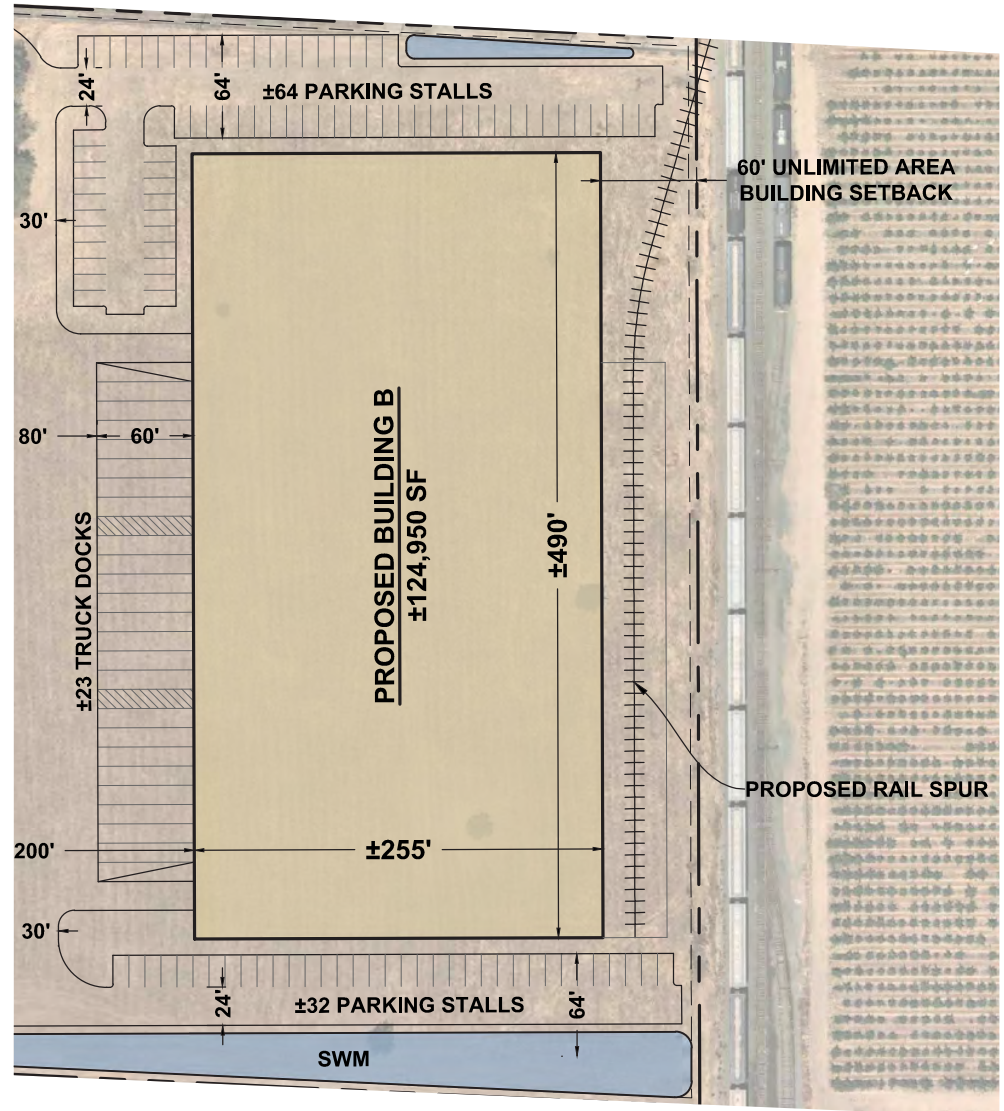


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BUILDING B

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

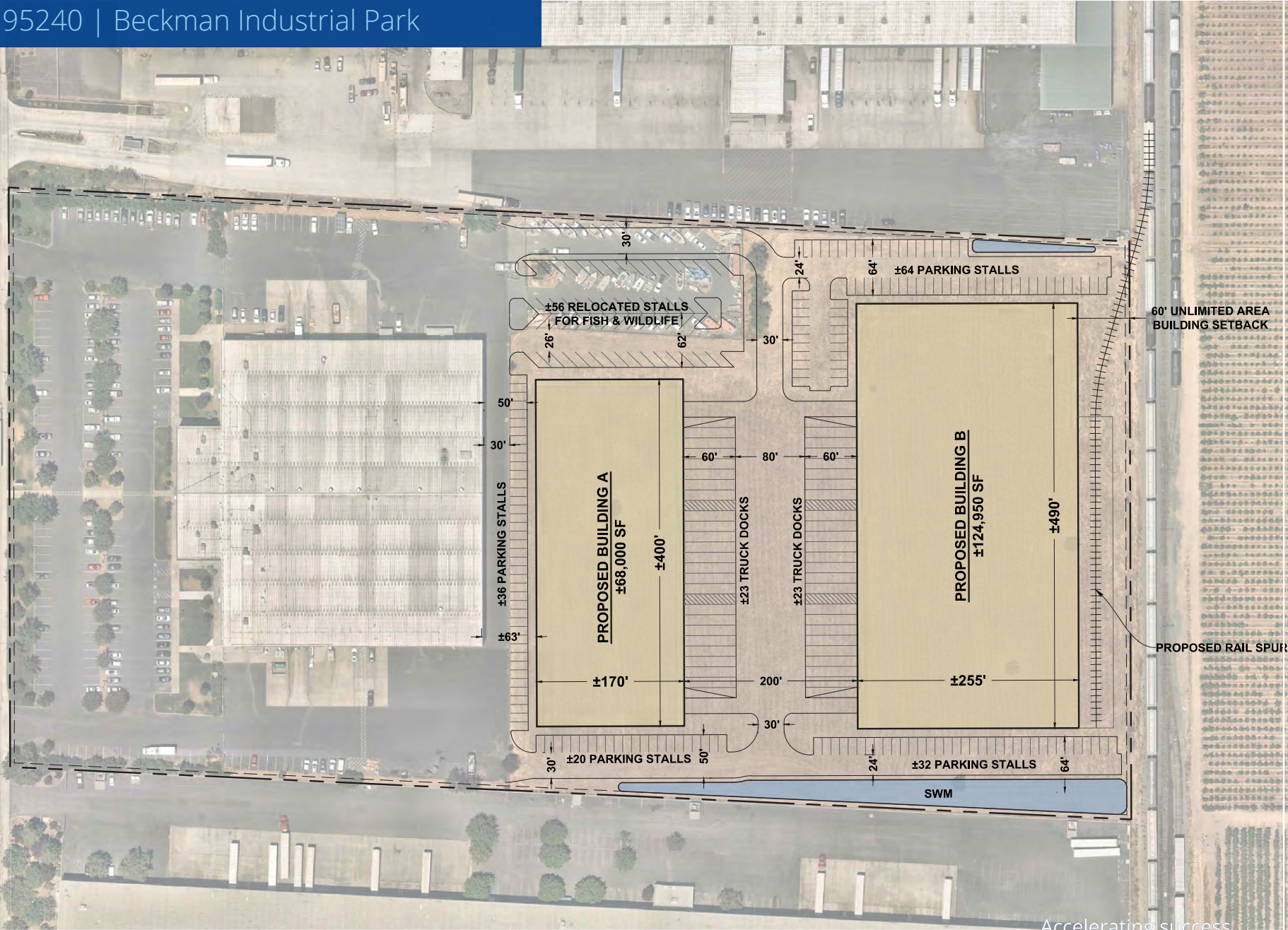
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INDUSTRIAL WAY

GUILD AVENUE

VINE STREET



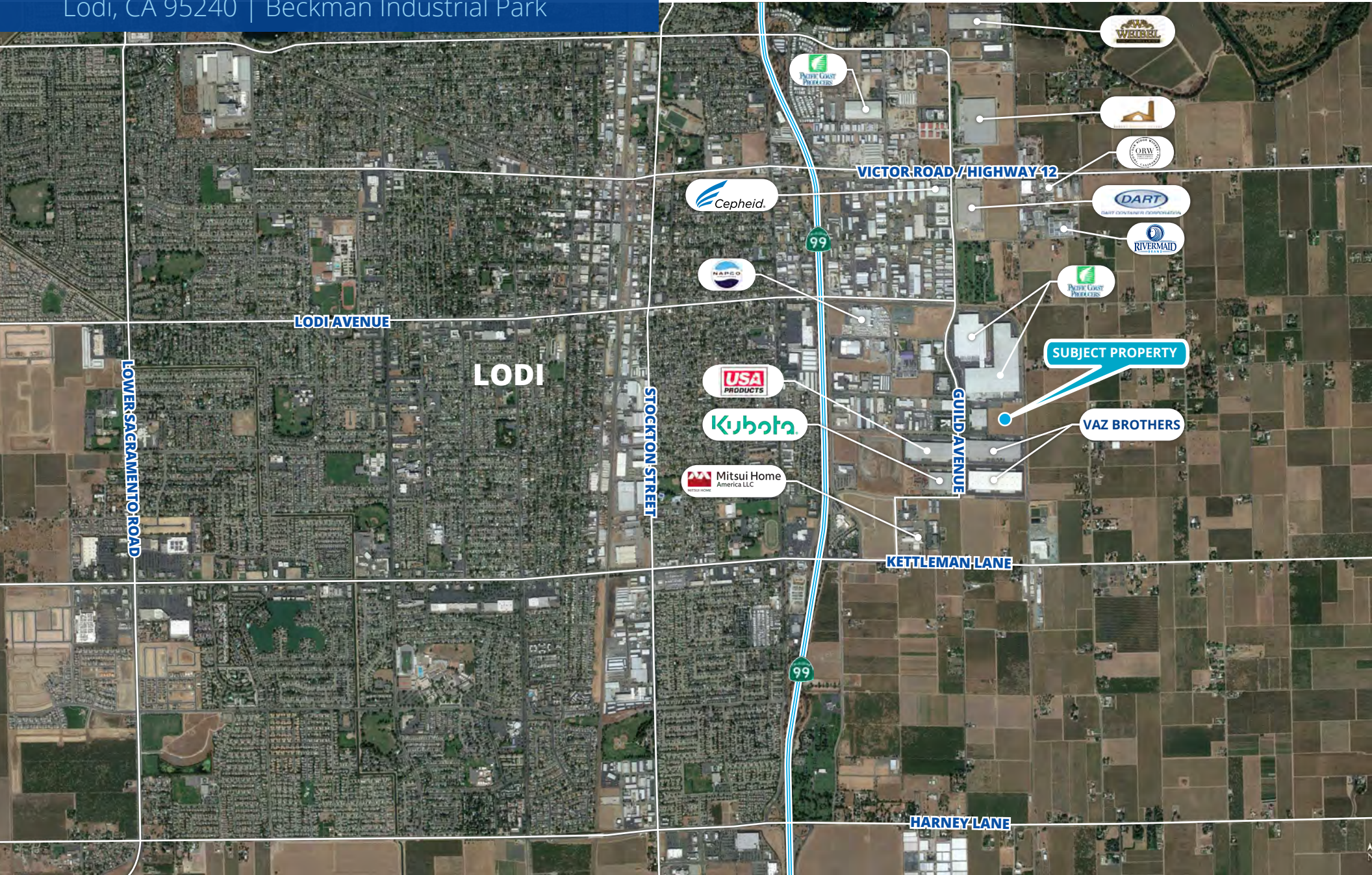
60' UNLIMITED AREA BUILDING SETBACK

PROPOSED RAIL SPUR

LOCATION AERIAL

850 S. Guild Avenue

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LODI AVENUE

LODI

LOWER SACRAMENTO ROAD

STOCKTON STREET

VICTOR ROAD / HIGHWAY 12

GUILD AVENUE

KETTLEMAN LANE

HARNEY LANE

SUBJECT PROPERTY

VAZ BROTHERS

Cepheid

NAFPO

USA PRODUCTS

Kubota

Mitsui Home America LLC

PACIFIC COAST PRODUCTS

WESBAC

ORW

DART

RIVERMAID

PACIFIC COAST PRODUCTS

