



**FOR SALE
OR LEASE**

PRIME IOS PROPERTY

**4262 E Woodbridge Rd, Lodi, CA 95220
19101 North Hwy 99, Acampo, CA 95220**



EXECUTIVE SUMMARY

DRE#02437574

FOR SALE OR LEASE

\$9,800,000

4262 E Woodbridge Road, Lodi, CA 95220
19101 North Highway 99, Acampo, CA 95220
2 parcels totaling 30+/- acres

Executive Summary

30+/- Acres of Industrial Zoned land located just North of Lodi, California available for Sale or Lease. The property is zoned (IW) Industrial Warehouse a designation intended to accommodate wholesale distribution and industrial warehouses. The site has an approved administrative use permit for parking 300 trucks, 100 trailers and 50 boats and RV's. The property features two AG wells and two separate, newly installed 400-amp electrical services and access to a natural gas pipeline. It is conveniently located directly adjacent to the Woodbridge Road Interchange and Highway 99, which has traffic counts of 72,000 vehicles per day.

Investment Highlights

- Industrial Warehouse (IW) Zoning
- 2 legal parcels 14+/- acres and 16+/- acres, income producing cell tower
- Approved administrative use permits for parking 300 trucks, 100 trailers, 50 boats and RV's
- Two separate newly installed 400-AMP Electrical services
- Three wells
- Access to a 3" gas main
- Direct access to Highway 99 and Freeway Frontage



Location Overview

Lodi, California, a thriving Central Valley city with a population of approximately 67,000 and steady growth of about 0.75% annually, offers an ideal location for industrial and commercial investments. Strategically positioned just 35 miles south of Sacramento and 80 miles east of San Francisco, Lodi provides exceptional transportation access via major routes like State Route 99, Interstate 5, and proximity to I-580, facilitating seamless connections to Bay Area ports, rail lines, and airports for efficient logistics and distribution. The local economy, anchored by agriculture and diversified manufacturing, food processing, and e-commerce warehousing, supports a robust industrial market with more than 7.2 million square feet of space and competitive lease rates. With a skilled workforce, median household income exceeding \$84,000, and business-friendly incentives, Lodi presents strong opportunities for buyers seeking stable returns and expansion potential in a growing, accessible hub.

Disclaimer

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Rotner and Associates has not made any investigation, and makes no warranty or representation. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Rotner and Associates has not verified, and will not verify, any of the information contained herein, nor has Rotner and Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Resources

San Joaquin County Development Title Table 9-202.020-1: Uses In Industrial Zones

https://library.municode.com/ca/san_joaquin_county/codes/development_title?nodeId=SERIES_200BAZO_CH9-202INZO

Full Listing Website:

www.lodiindustrial.com

**FOR SALE
OR LEASE**

\$9,800,000

Lease Rates

Inquire with Listing Broker

Land Size

2 parcels totaling 30+/- acres
or 1,310,720 square feet



Listing Broker

Drew Rotner 209-625-6141

DRE#: 02127346

Drew@rotnerRE.com

Brokerage DRE#: 02437574