



±4,335 Square Feet Including Two (2) Story Office on ±0.44 Acres

Fully Fenced & Paved

33 Maxwell Street

Lodi, CA 95240

*Contractors Yard*

**WES WIDMER, SIOR**

Executive Vice President  
CA License No. 01315686  
wes.widmer@colliers.com  
+1 209 598 0331

**ALEX HOECK, SIOR**

Executive Vice President  
CA License No. 01943853  
alex.hoeck@colliers.com  
+1 209 851 1191



Accelerating success.

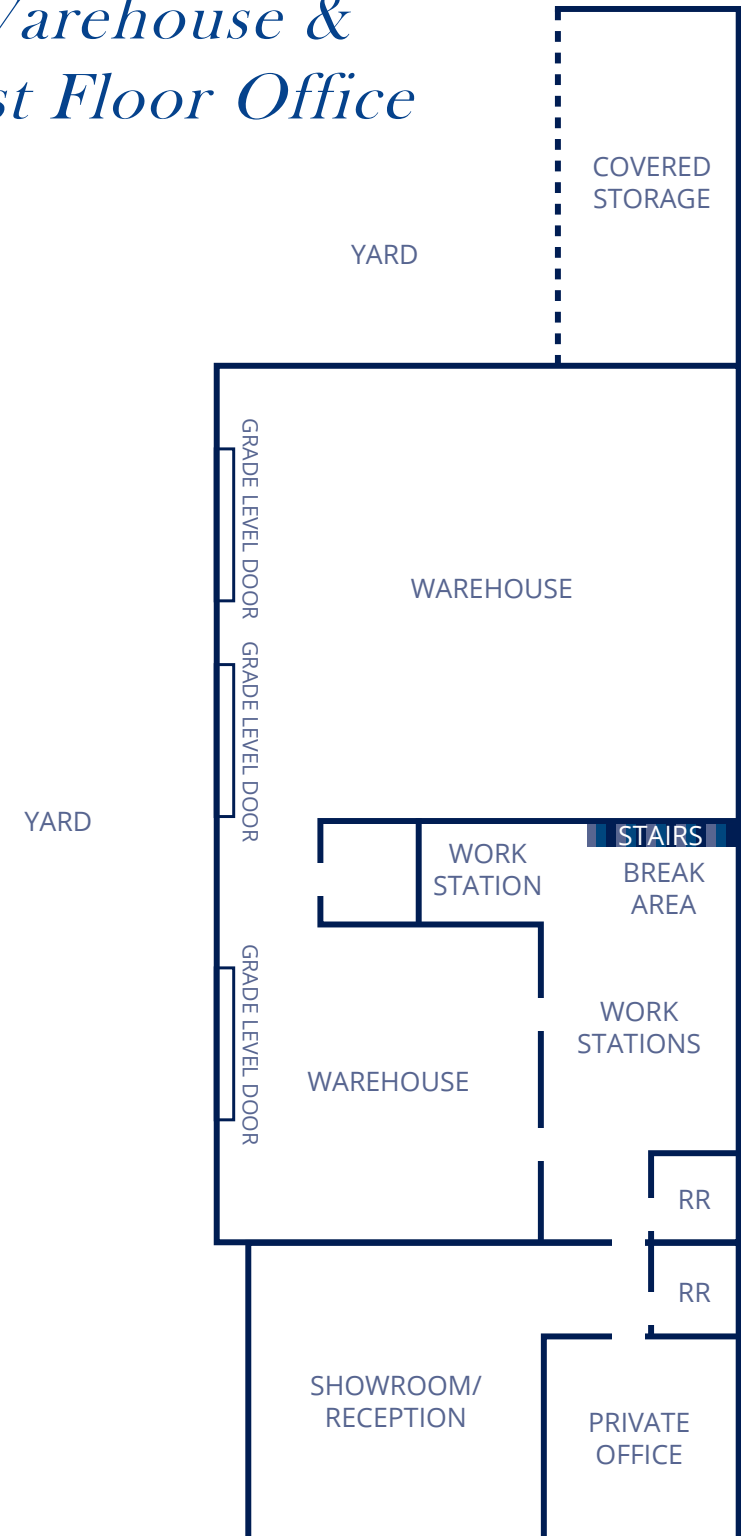
## Property Information

BUILDING SIZE:	±4,335 SF
WAREHOUSE AREA:	±2,000 SF
OFFICE AREA:	±1,900 SF two (2) story, consisting of open showroom, reception area, two (2) private offices, open work stations, conference room and three (3) restrooms (including shower)
GRADE LEVEL DOORS:	Three (3) 12' x 14' with ±6' covered overhang
CLEAR HEIGHT:	±16'
WAREHOUSE LIGHTING:	LED
CONSTRUCTION TYPE:	Cynder Block
YARD:	Fully fenced, secured and paved
ZONING:	M, Industrial (City of Lodi)
HWY 99 ACCESS:	Via Harney Lane or Kettleman Lane
<b>LEASE RATE:</b>	\$11,000 per month, Gross

## 2nd Floor Office

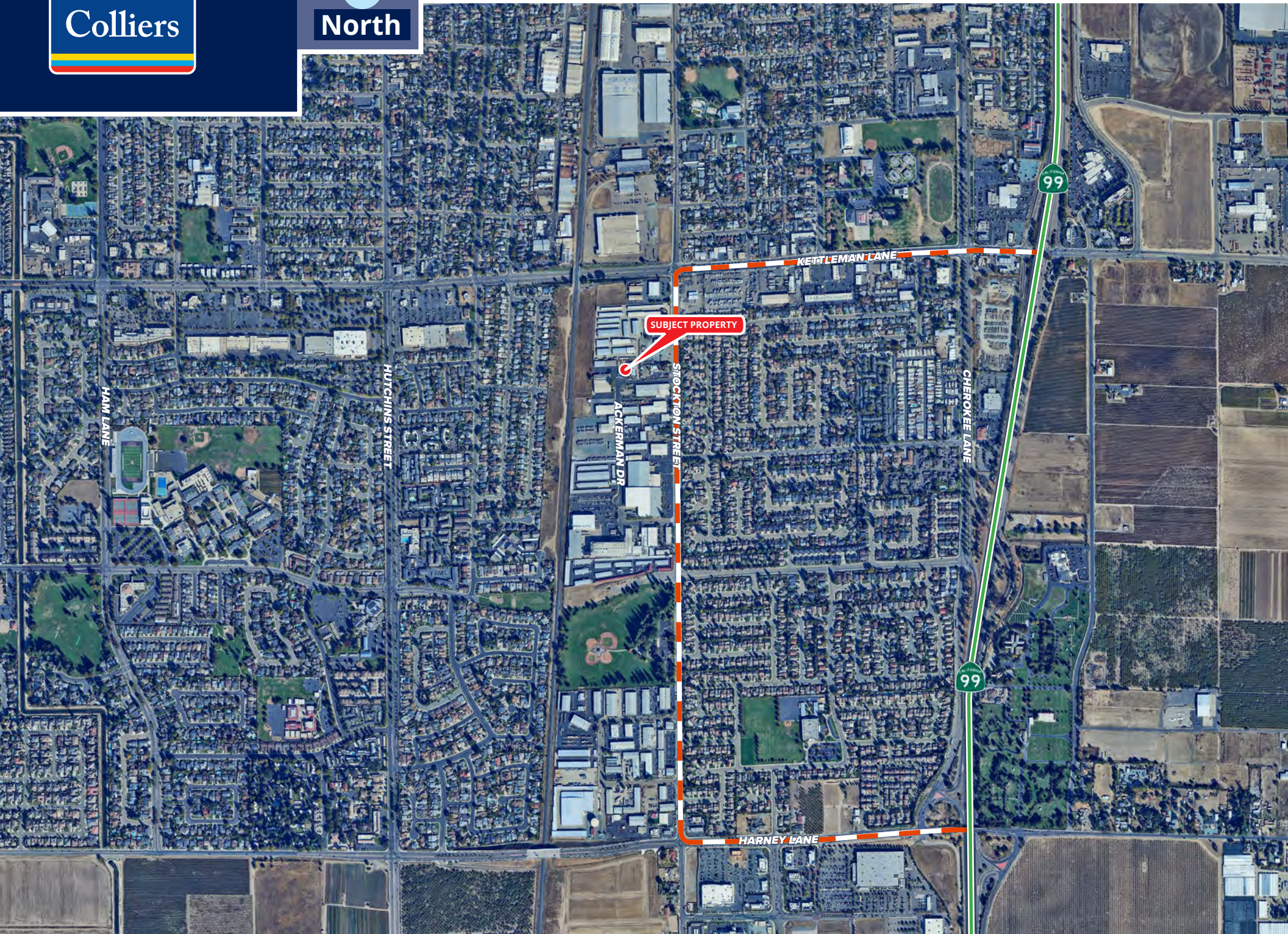


## Warehouse & 1st Floor Office



# Property Photos





HAM LANE

HUTCHINS STREET

ACKERMAN DR

STOCKTON STREET

KETTLEMAN LANE

CHEROKEE LANE

HARNEY LANE

99

99

SUBJECT PROPERTY



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

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Executive Vice President  
 CA License No. 01315686  
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