

INDUSTRIAL SPACE FOR LEASE

835 EAST TURNER ROAD, UNIT A & B, LODI, CA



LISTING DATA:

BUILDING:	4,685± SF
AVAILABLE SF:	3,607± Sq. Ft.
DIVISIBLE TO:	1,432± Sq. Ft.
UNIT A:	1,432± SF with 563± SF office
UNIT B:	2,175± SF with 1,000± SF office
LOT SIZE:	.31± AC
GL DOORS :	Two (2) - 12' x 14' (One per unit)
CLEAR HEIGHT :	16'-18"
POWER :	100 amp, 110/208 volt, 1 phase (per unit)
ZONING:	M (Industrial – City of Lodi)



COMMENTS:

- Metal construction
- Unit A office area includes private office, breakroom and one (1) restroom - **Available October 1, 2026**
- Unit B office area includes private office, reception/ bullpen area and one (1) restroom - **Available Now**
- Building and improvements in excellent condition
- Great location with immediate access to Hwy 99
- Located just east of Hwy 99 on the north side of Turner Road

ECONOMIC DATA

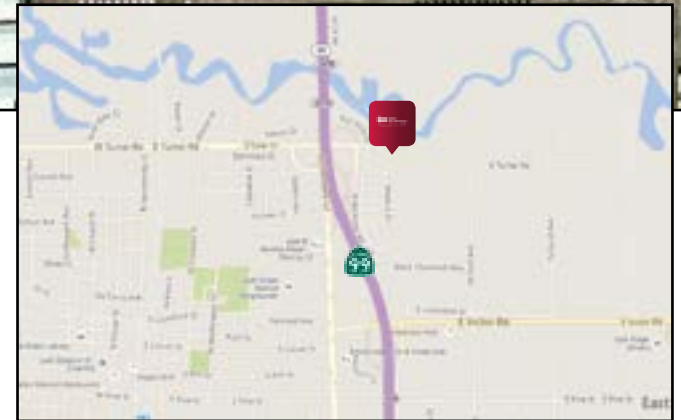
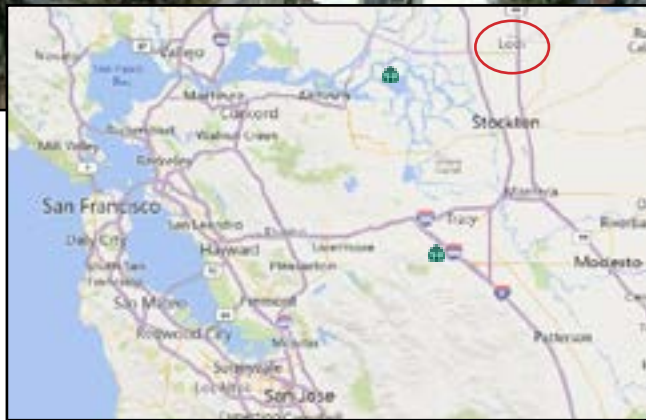
LEASE RATE: \$1.30 PSF, Gross

DO NOT DISTURB TENANT | SHOWN BY APPOINTMENT ONLY

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