

2000 W TURNER RD

±1,123,000 SF on ±75 AC with rail

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FOR LEASE & SALE

2000 W Turner Road

2000 W TURNER ROAD, LODI, CA

SITE DESCRIPTION

Available	±1,123,000 SF		
Acres	±75 acres including additional unimproved land for expansion	Guard Houses	One (1) on Turner Road, One (1) on Mills Avenue
Available Types	Warehouse distribution including food grade Manufacturing Food processing Storage Buildings with yard Wine storage/production Truck and trailer parking Administrative office (up to ±33,000 SF)	Commercial Building	The property includes ±2,790 SF freestanding commercial building located at the southeast corner of the property on Mills Avenue with attached yard area available
Loading	Forty (40) loading dock doors at various locations throughout the property with room to add additional docks	Fire Suppression	All building areas have fire suppression systems with hydrants throughout the yard and parking areas. Additionally, the site is serviced by a 250,000 gallon above ground backup water suppression tank (50' diameter by 17'8"high)
Clear Height	±9' - 87' depending on the building	Water	The site is serviced by two (2) 12" municipal water mains located in both Turner Road and Mills Avenue capable of providing up to 4,000 GPM at 45 PSI. Additionally, there are two wells supplying water to the landscape areas and orchards
Trailer Parking	±196 trailer positions with generous truck maneuverability	Sanitary Sewer - Storm water	A 12" sanitary sewer line is located in Mills Avenue and the plant has a historical sewer capacity of approximately 8.5m GPD. The entire site has positive storm drainage (no on-site ponds) into the adjacent Lodi Lake Storm Water Pump System
Auto Parking	±487 stalls with room to expand	Electricity & Natural Gas	The facility is serviced by Lodi Electric Utility via two independent lines. One circuit has a 3.4 MW capacity and the other 4.3 MW capacity. Additionally, there is a back-up diesel generator capable of providing 5,000 KVA at 4,000 KW. Natural gas is provided by PG&E (Pacific Gas & Electric) via three separate transmission level services - two at 100 PSIG and one at 260 PSIG
Rail	Union Pacific Two (2) interior spurs, each ±1,100', plus One (1) additional spur ±350'		
Zoning	IND, Industrial (City of Lodi) Additional flexibility on proposed uses		

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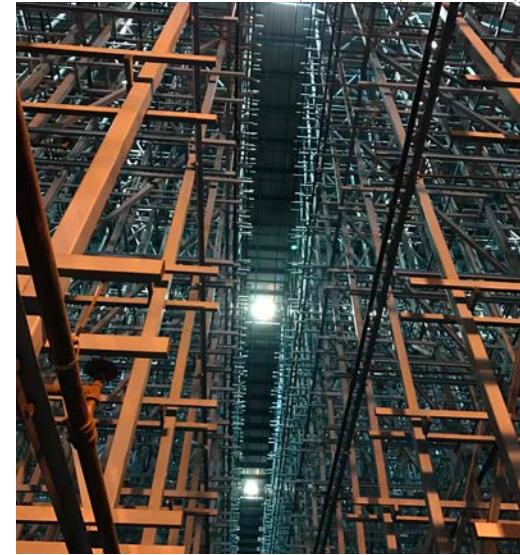
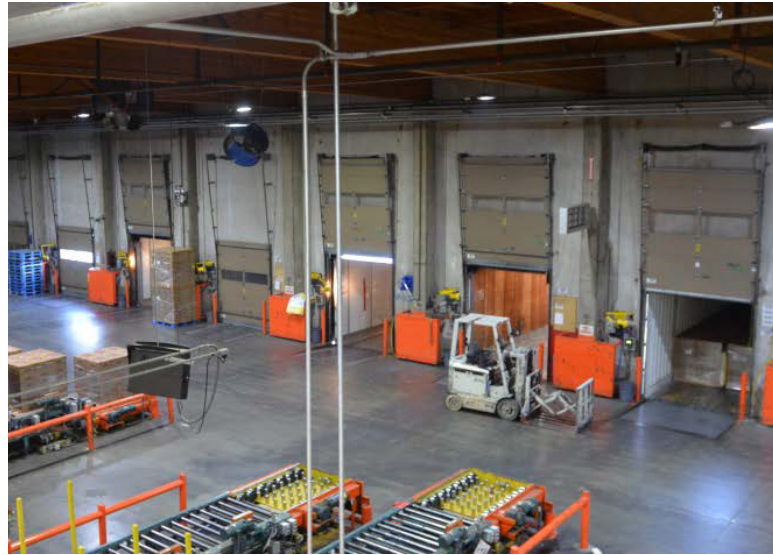
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BUILDING INDEX

	SF	Clear Height
1. Warehouse A & B	90,000	21'
2. Warehouse C	50,000	21'
3. Warehouse D	52,000	18'-24'
4. Warehouse E	138,000	28'
5. Warehouse F	47,000	16'
6. High Rise 1 & Shipping	156,000	28'-50'
7. Distribution Office	2,000	9'
8. High Rise 2	44,000	87'
9. Office/Support & Lunch Room	28,000	9'
10. Food Services	22,000	5 story
11. Mix Plant	79,000	2 story
12. Cold Room #5	5,000	23'
13. CP1, Cereal Plant 1	80,000	4 story
14. CP2, Cereal Plant 2	197,000	5 story
15. CP2 Warehouse	40,000	27'
16. CP2, Shop and Offices	8,000	9'
17. Boiler/Refrigeration/Maintenance	16,000	11'-22'
18. Lift Truck Repair/Shop	5,000	14'
19. Train Shed	48,000	35'
20. Idle Equip & Engineering	16,000	14'
Total	1,123,000 SF	

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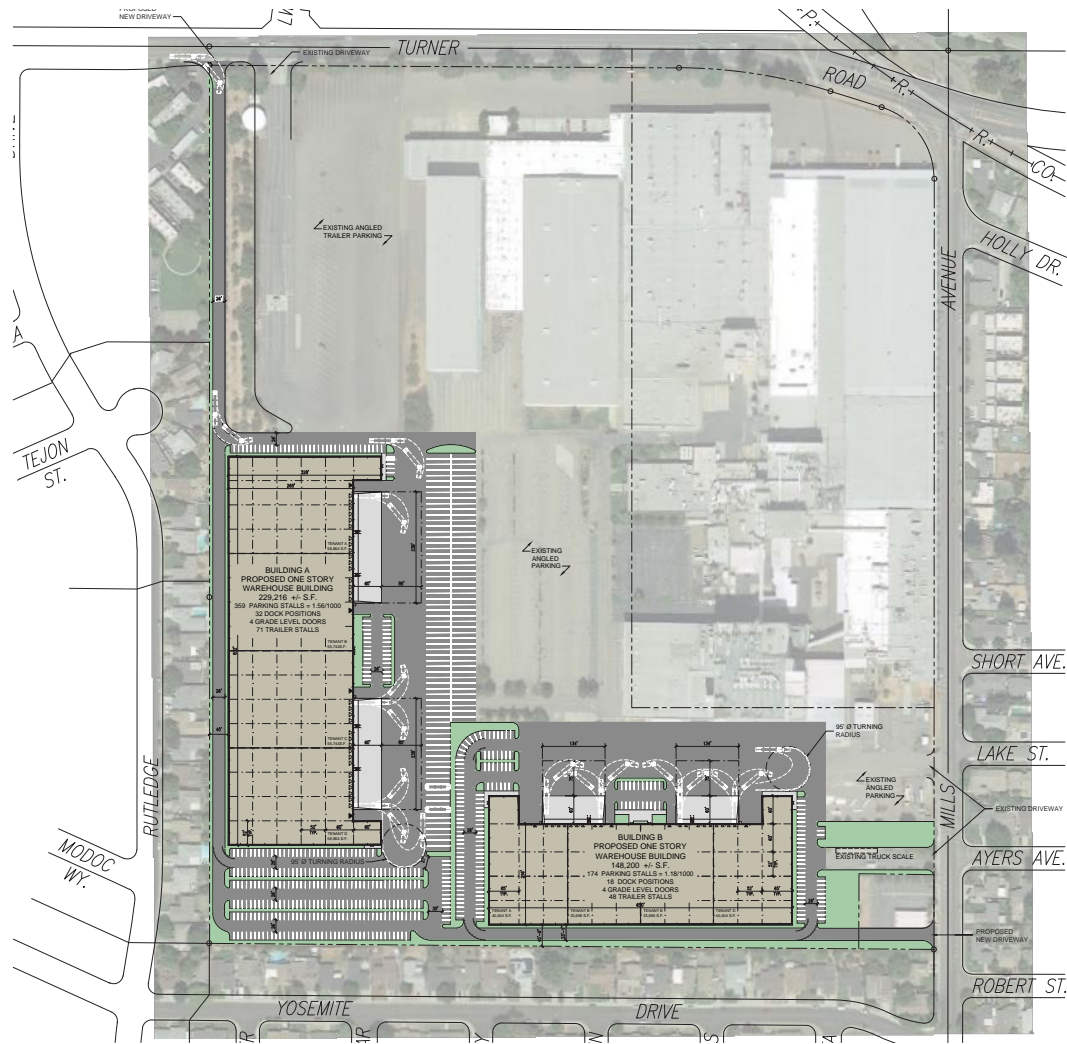


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Conceptual "Build to Suit" site plan



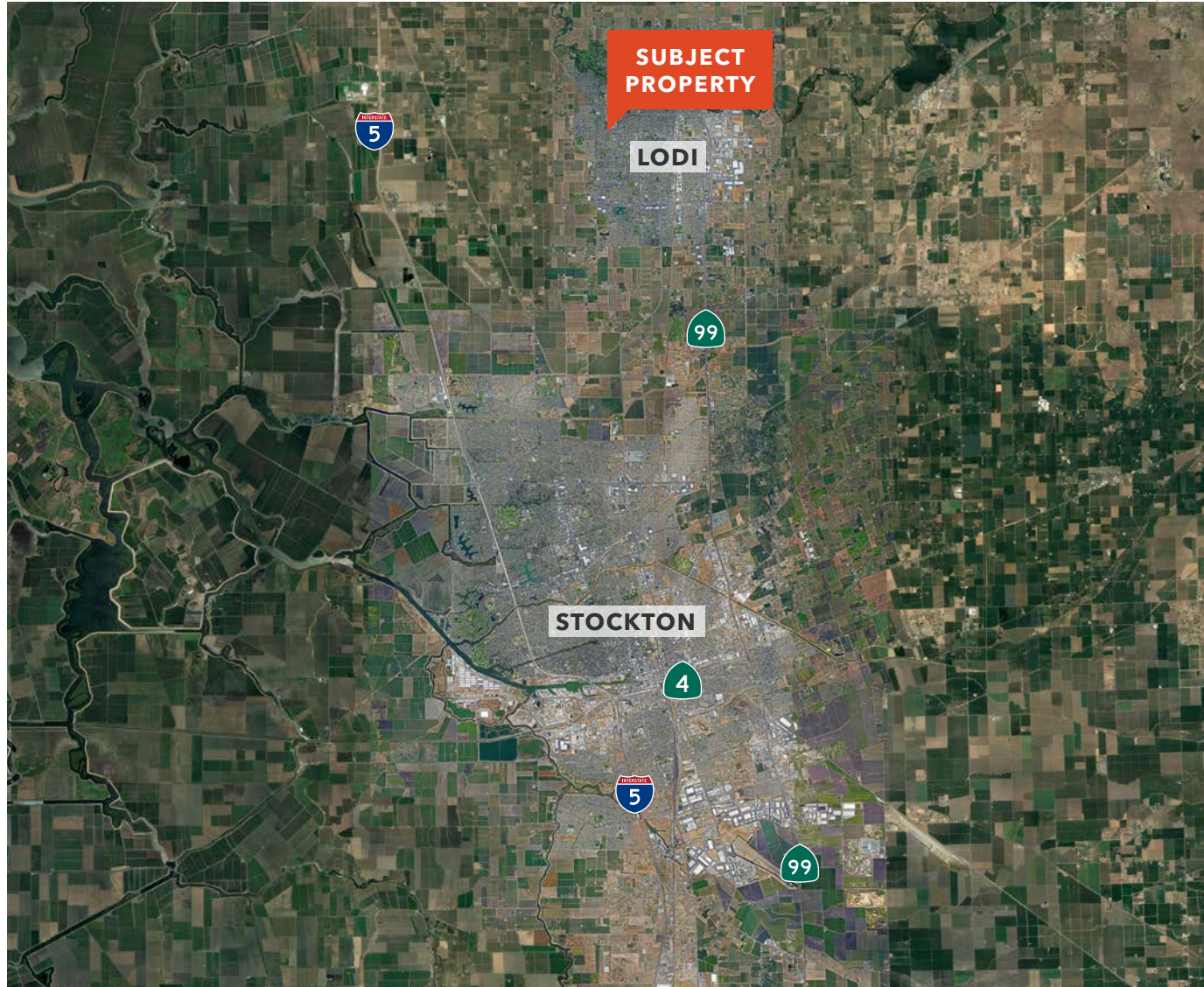
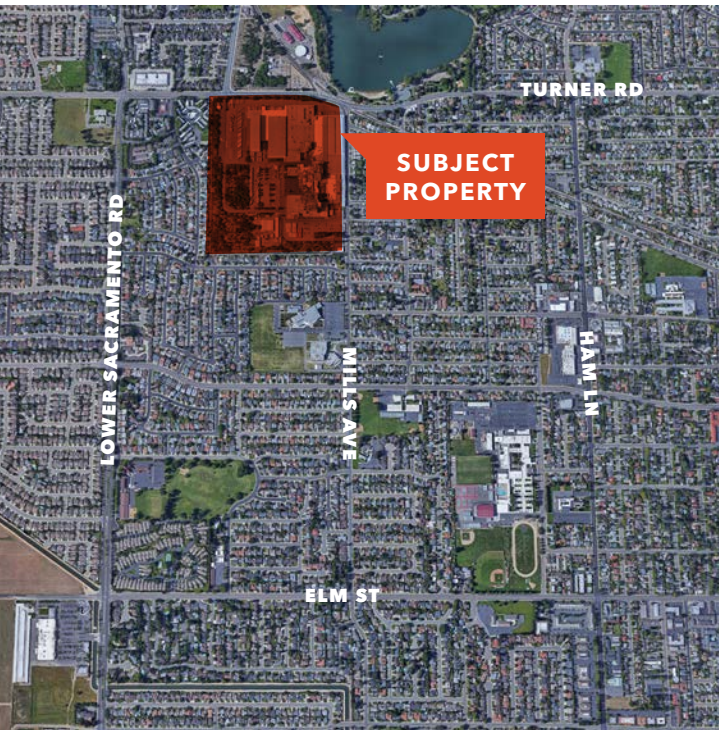
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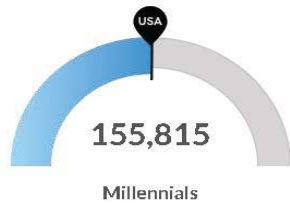


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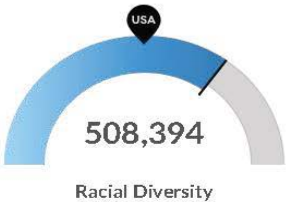
Population Characteristics



San Joaquin County, CA has 155,815 millennials (ages 20-34). The national average for an area this size is 154,387.



Retirement risk is low in San Joaquin County, CA. The national average for an area this size is 212,500 people 55 or older, while there are 176,535 here.



Racial diversity is high in San Joaquin County, CA. The national average for an area this size is 292,740 racially diverse people, while there are 508,394 here.

San Joaquin County, CA Economic Overview

753,769

Population (2018)

Population grew by 50,030 over the last 5 years and is projected to grow by 36,237 over the next 5 years.

279,286

Total Regional Employment

Jobs grew by 42,161 over the last 5 years and are projected to grow by 24,035 over the next 5 years.

\$57.8K

Median Household Income (2017)

Median household income is \$161 above the national median household income of \$57.7K.

Takeaways

- As of 2018 the region's population increased by 7.1% since 2013, growing by 50,030. Population is expected to increase by 4.8% between 2018 and 2023, adding 36,237.
- From 2013 to 2018, jobs increased by 17.8% in San Joaquin County, CA from 237,125 to 279,286. This change outpaced the national growth rate of 8.5% by 9.3%. As the number of jobs increased, the labor force participation rate decreased from 57.7% to 56.0% between 2013 and 2018.
- Concerning educational attainment, 11.8% of San Joaquin County, CA residents possess a Bachelor's Degree (6.9% below the national average), and 9.0% hold an Associate's Degree (0.9% above the national average).
- The top three industries in 2018 are Education and Hospitals (Local Government), Restaurants and Other Eating Places, and Warehousing and Storage.

	Population (2018)	Labor Force (2018)	Jobs (2018)	Cost of Living	GRP	Imports	Exports
Region	753,769	326,831	279,286	123.6	\$29.95B	\$37.61B	\$31.62B
State	39,853,042	19,533,849	19,747,652	133.5	\$2.92T	\$1.42T	\$2.04T
Nation	328,038,851	162,012,815	163,329,158	100.0	\$20.28T	\$0	\$8.59T

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Economic Overview

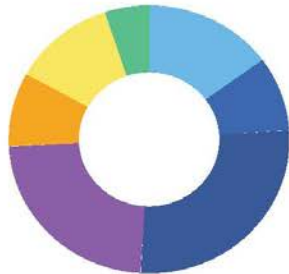
2018 Labor Force Breakdown



	Population
● Total Working Age Population	583,556
● Not in Labor Force (15+)	256,725
● Labor Force	326,831
● Employed	307,097
● Unemployed	19,734
● Under 15	170,213

Educational Attainment

Concerning educational attainment, **11.8% of San Joaquin County, CA residents possess a Bachelor's Degree** (6.9% below the national average), and **9.0% hold an Associate's Degree** (0.9% above the national average).



	% of Population	Population
● Less Than 9th Grade	14.8%	70,765
● 9th Grade to 12th Grade	9.0%	43,104
● High School Diploma	27.1%	129,150
● Some College	23.2%	110,589
● Associate's Degree	9.0%	42,772
● Bachelor's Degree	11.8%	56,155
● Graduate Degree and Higher	5.2%	24,897

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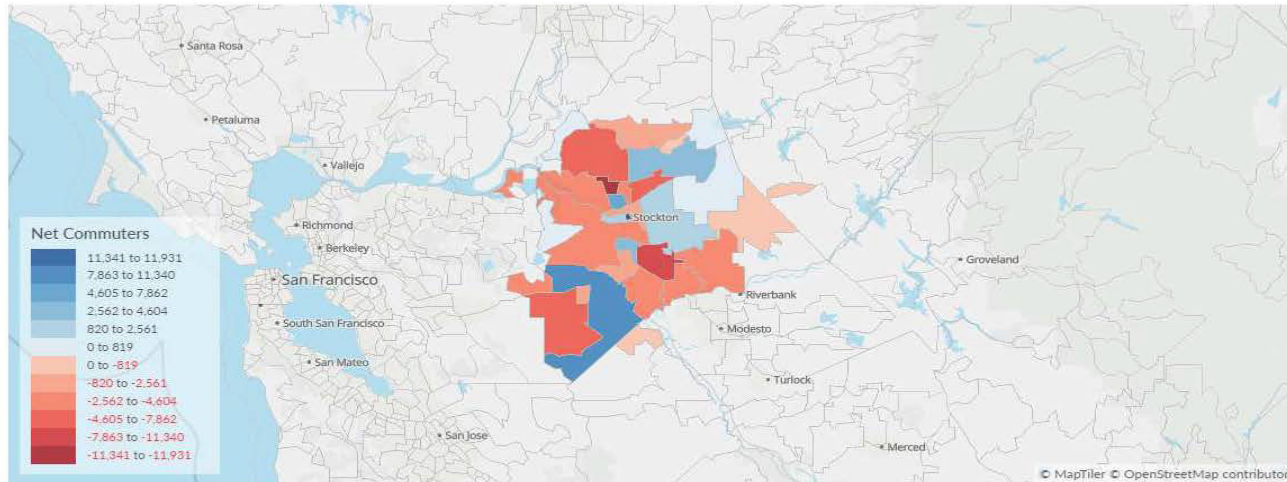
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Population Characteristics

Place of Work vs Place of Residence

Understanding where talent in San Joaquin County, CA currently works compared to where talent lives can help you optimize site decisions. For example, the #1 ranked ZIP for employment ranks #5 for resident workers. The top ZIP for resident workers is 95206.



Where Talent Works

ZIP	Name	2018 Employment
95207	Stockton, CA (in San Joa...	25,665
95240	Lodi, CA (in San Joaquin...	24,867
95376	Tracy, CA (in San Joaqui...	22,144
95206	Stockton, CA (in San Joa...	20,364
95336	Manteca, CA (in San Joa...	14,382

Where Talent Lives

ZIP	Name	2018 Workers
95206	Stockton, CA (in San Joa...	24,072
95376	Tracy, CA (in San Joaqui...	23,762
95336	Manteca, CA (in San Joa...	22,282
95240	Lodi, CA (in San Joaquin...	21,025
95207	Stockton, CA (in San Joa...	20,175

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REGIONAL MAP

Freeways	Miles
Highway 99	2.2
Interstate 5	5.3
Highway 4	14.9
Highway 120	27.9
Interstate 205	34.1
Interstate 580	47.6

Rail	Miles
BNSF Intermodal Facility (Stockton)	21.9
UP Intermodal Facility (Lathrop)	25.5

Ports	Miles
Port of Stockton	20.3
Port of West Sacramento	39.7
Port of Oakland	75.8
Port of San Francisco	82.6
Port of LA & Long Beach	378.2
Port of Seattle	790.6

Airports	Miles
Stockton Metro Airport	22.4
Sacramento Int'l Airport	47.9
Oakland Int'l Airport	83.8
San Jose Int'l Airport	89.1
San Francisco Int'l Airport	102.0

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Aerial rail & Port assets



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