

# I-5 COMMERCE CENTER

FOR SALE/LEASE/BUILD-TO-SUIT

CA Highway 12/I-5 Interchange | Lodi, California

±200-Acre Business Park | ±79,380 - 1,085,280 SF Building Sizes



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## PROPERTY INFORMATION

Total Land Size:	200 Acres
Total Building SF:	3,198,760 SF
Zoning:	IL, San Joaquin County
Sewer:	On-Site Treatment Facility
Water:	Municipal
Electrical:	PG&E
Gas:	PG&E
Storm:	On-Site Detention

I-5 Commerce Center is a new 200-Acre business + logistics park project along Interstate 5 at the CA Highway 12 interchange in Lodi, California. With great freeway visibility from Interstate 5, the project stands to benefit from elevated traffic, existing retail, surrounding wine & agricultural industry, and proximity to the neighboring communities of Lodi and Stockton.

I-5 Commerce Center offers direct access to Central Valley, Sacramento, and Bay Area markets with connections to area highways (I-5, Hwy 120, Hwy 99, Hwy 4), intermodal facilities (BNSF, Union Pacific), Ports (Port of Stockton, Port of Oakland) and air cargo transportation (Stockton Metro Airport). The Central Valley location also offers a strong labor workforce that draws from the surrounding cities of Lodi, Stockton, Modesto, Tracy, Galt, Sacramento + more.





**PARCEL I ±62.4 ACRES**

BUILDING 1 1,085,280 SF

**PARCEL II ±34.9 ACRES**

BUILDING 2 606,480 SF

**PARCEL III ±62.4 ACRES**

BUILDING 3 1,085,280 SF

**PARCEL IV ±10 ACRES**

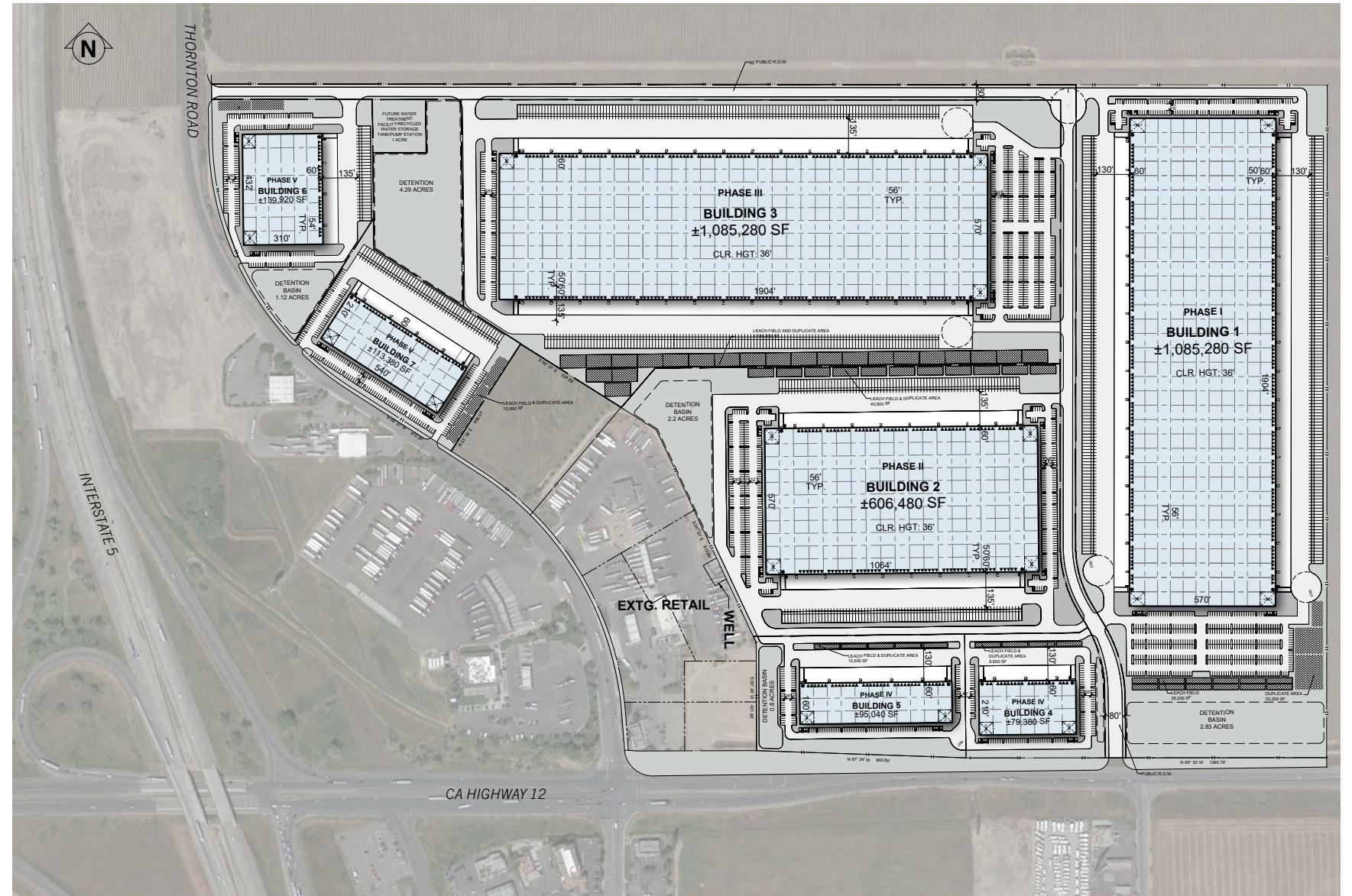
BUILDING 4 79,380 SF

BUILDING 5 95,040 SF

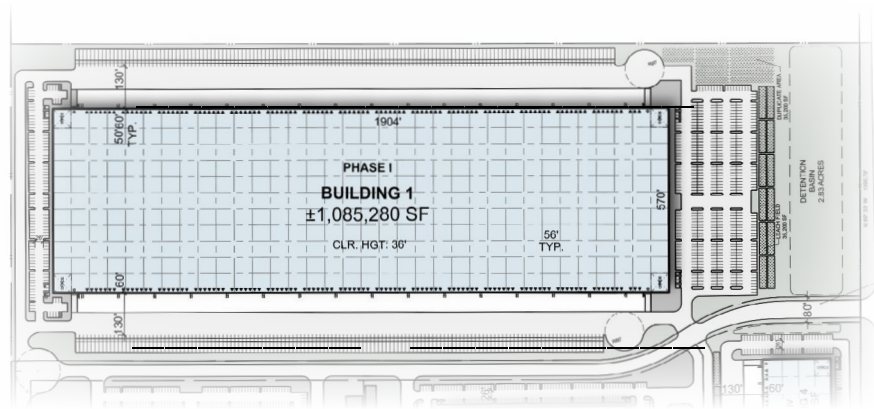
**PARCEL V ±14.2 ACRES**

BUILDING 6 133,920 SF

BUILDING 7 113,380 SF

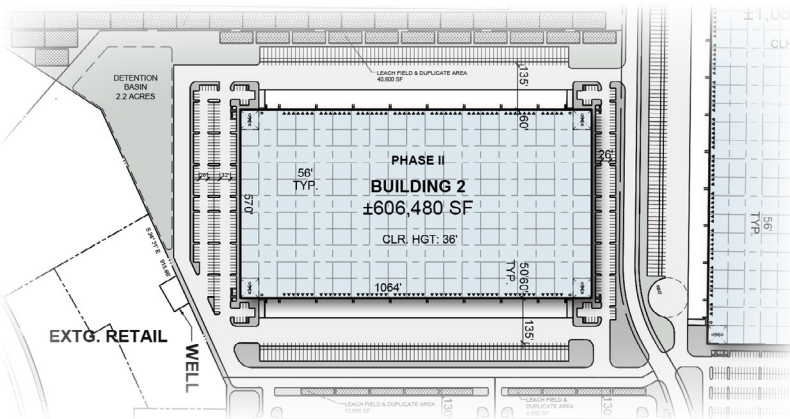


## BUILDING SPECIFICATIONS



### BUILDING 1

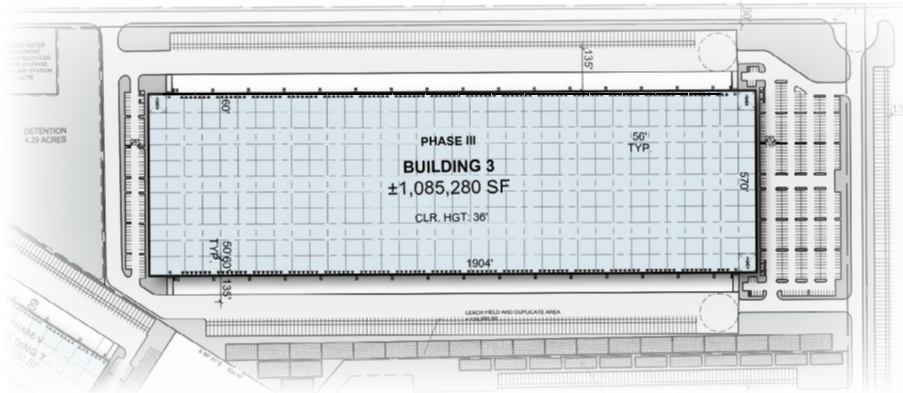
BUILDING SF	±1,085,280 SF	TRUCK COURT	130'
BUILDING DIMENSIONS	570' x 1,904'	DOCK-HIGH DOORS	216
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	36'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	695
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	291
SPRINKLERS	ESFR		



### BUILDING 2

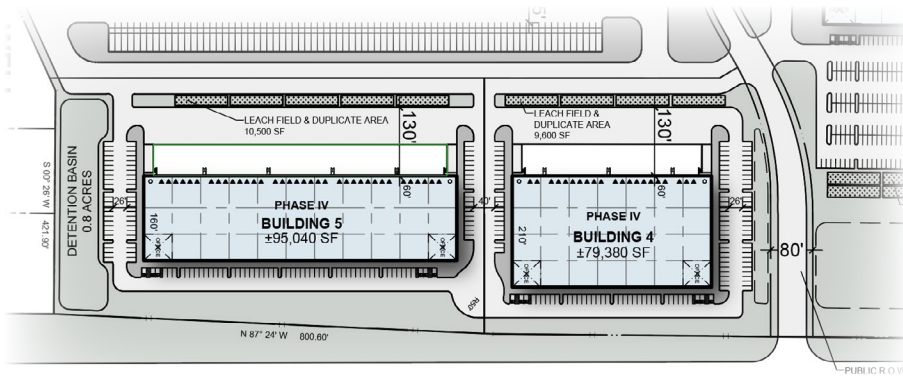
BUILDING SF	±606,480 SF	TRUCK COURT	135'
BUILDING DIMENSIONS	570' x 1,064'	DOCK-HIGH DOORS	108
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	36'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	427
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	158
SPRINKLERS	ESFR		

## BUILDING SPECIFICATIONS



### BUILDING 3

BUILDING SF	±1,085,280 SF	TRUCK COURT	135'
BUILDING DIMENSIONS	570' x 1,904'	DOCK-HIGH DOORS	216
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	36'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	661
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	141
SPRINKLERS	ESFR		

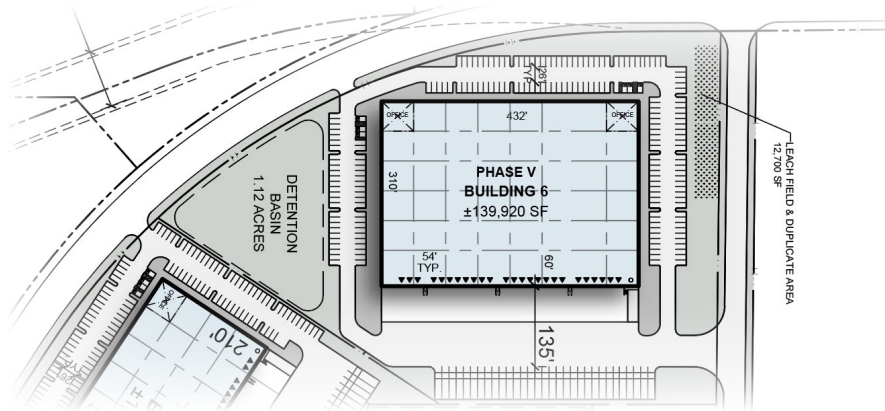


### BUILDING 4 + 5

BUILDING SF	1: ±79,380 SF 2: ±95,040 SF	TRUCK COURT	130'
BUILDING DIMENSIONS	1: 210' x 378' 2: 160' x 594'	DOCK-HIGH DOORS	1: 21 2: 36
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	1: 2 2: 2
CLEARANCE HEIGHT	36'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	40' x 60'	AUTO PARKING	1: 120 2: 124
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	1: 29 2: 45
SPRINKLERS	ESFR		

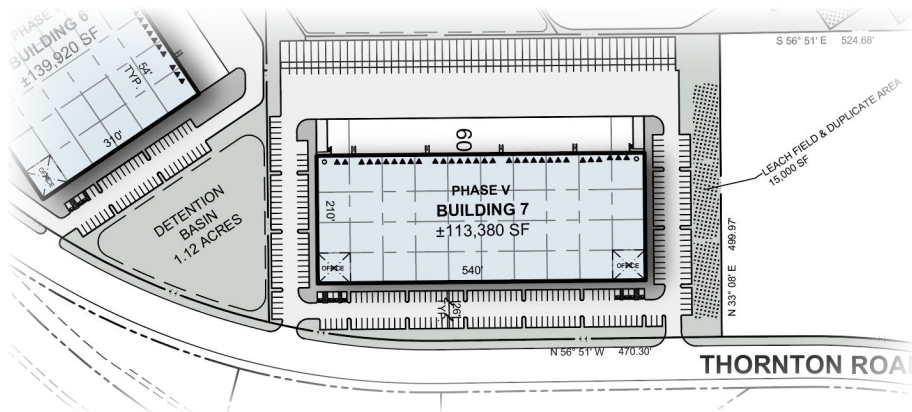


## BUILDING SPECIFICATIONS



### BUILDING 6

BUILDING SF	±133,920 SF	TRUCK COURT	135'
BUILDING DIMENSIONS	620' x 2,240'	DOCK-HIGH DOORS	33
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	2
CLEARANCE HEIGHT	36'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	40' x 60'	AUTO PARKING	229
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	54
SPRINKLERS	ESFR		

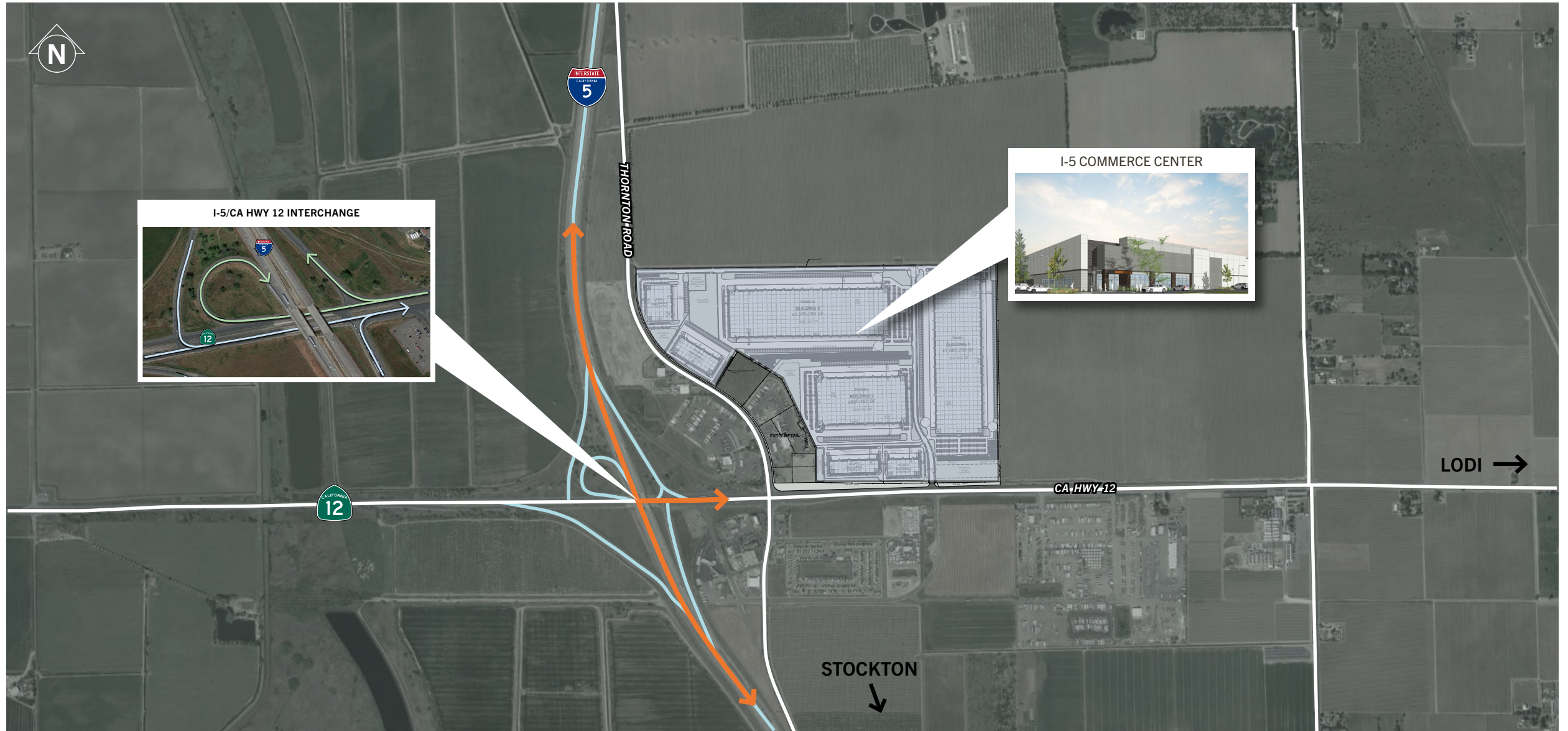


### BUILDING 7

BUILDING SF	±113,380 SF	TRUCK COURT	135'
BUILDING DIMENSIONS	210' x 540'	DOCK-HIGH DOORS	33
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	2
CLEARANCE HEIGHT	36'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	40' x 60'	AUTO PARKING	229
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	54
SPRINKLERS	ESFR		









## ACCESS TO MARKETS

CITY	MILES
STOCKTON	15
SACRAMENTO	34
OAKLAND	68
SAN FRANCISCO	77
SAN JOSE	93
FRESNO	139
LOS ANGELES	351
LAS VEGAS	531
PORTLAND	613
SALT LAKE CITY	728
PHOENIX	739
SEATTLE	786
DENVER	1,159

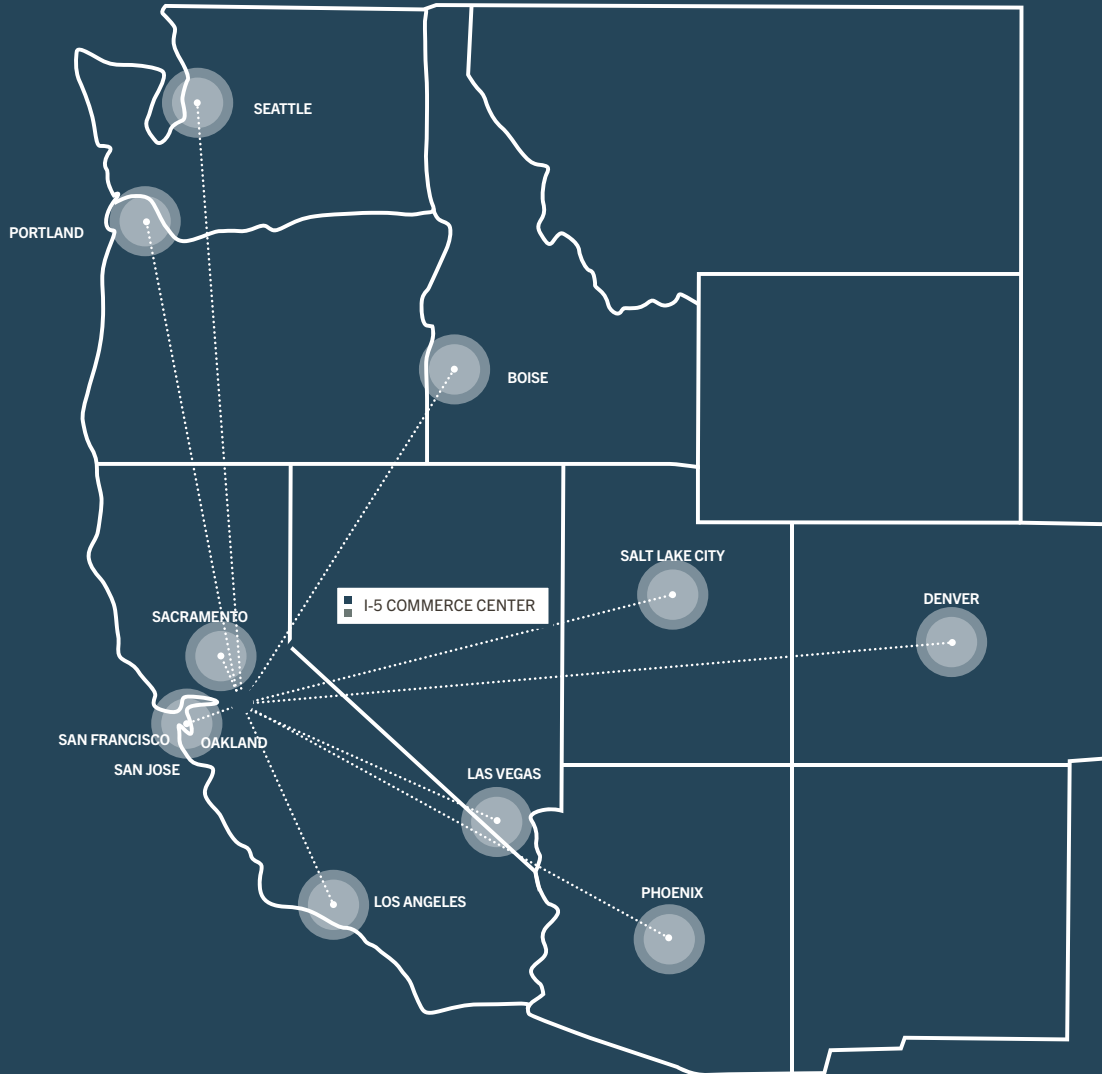
PORTS	MILES
STOCKTON	17
OAKLAND	68
LA/LONG BEACH	376
PORTLAND	625
SEATTLE	787

AIRPORTS	MILES
STOCKTON	20
SACRAMENTO	44
OAKLAND	77
SAN JOSE	90
SAN FRANCISCO	88

## MARKET DELIVERY

LOCAL MARKET (POPULATION)	
3 MILES	939
10 MILES	271,444
15 MILES	490,878

NATIONAL MARKET (POPULATION)	
SAME DAY	45,925,208
NEXT DAY	77,037,078
TWO DAY	138,070,457



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