



**Geweke Asset Management**

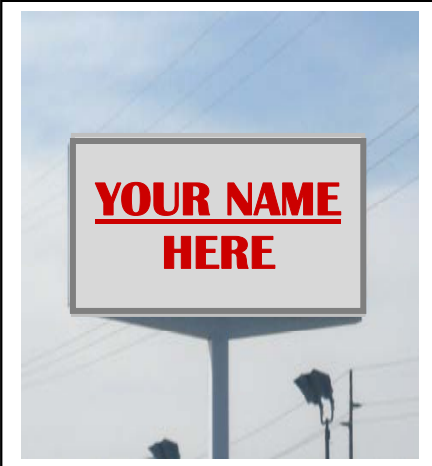
**248 E. Kettleman Lane • Lodi, CA**

**N O W  
LEASING**

For information, contact:

**GEWEKE ASSET  
MANAGEMENT  
(209) 333-4565**

1139 E. Kettleman Lane  
Suite 200  
Lodi, CA 95240  
Fax: (209) 334-1829



**YOUR NAME  
HERE**

Land Square Footage  
2.55 acres  
111,078+ sq.ft.

Building Square Footage  
21,040+ sq.ft.

**CALL NOW FOR DETAILS  
(209) 333-4565**

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### PROPERTY INFORMATION:

This rare opportunity features a 2.55 acre, that's over 111,078 sq.ft. of land! Situated close to many local businesses, a public school, local residence and convenient access to Highway 99 for visitors and guests of neighboring cities. This location features a large lot with ample parking; many office spaces with a private upstairs conference room and an abundance of storage spaces. Many potentials for a recreational or fitness center. Well equipped for any dealership with repair service. This location is a great opportunity for any new or existing business. Please contact *Geweke Asset Management* for more information.

### FEATURES

- Address:
  - 248 E. Kettleman Lane (APN: 062-060-046)
- Available Space:
  - ± 2.55 acres (Land)
  - ± 21,040 sq.ft. (Building) - Approx. 80ft Deep x 263ft Wide
- Equipped with Dump Station
- Monument Signage Available

### DEMOGRAPHICS (2008):

#### Population

1-mile	21,904
3-mile	65,711
5-mile	79,394

#### Average HH Income

1-mile	52,737
3-mile	61,811
5-mile	65,807

#### Median HH Income

1-mile	41,942
3-mile	48,030
5-mile	50,123

### TRAFFIC COUNTS (2008):

Kettleman Road	26,500 ADT
Highway 99	68,000 ADT

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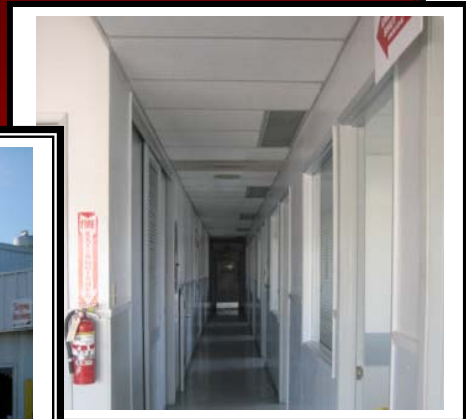
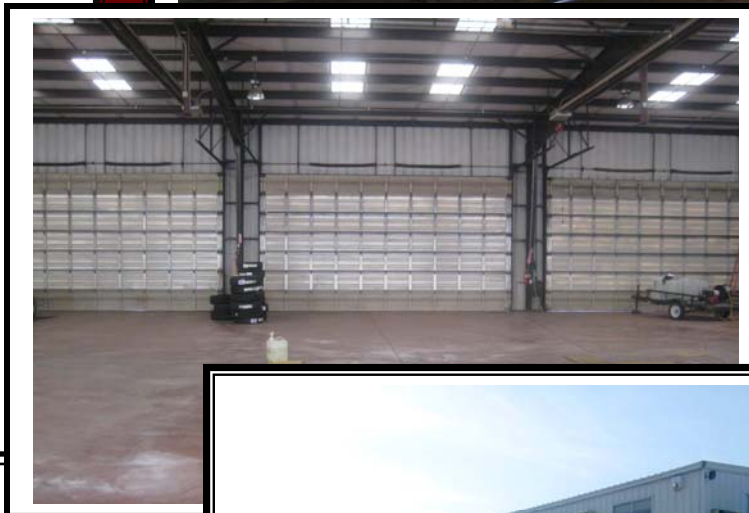
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Large Shop with Six Roll-Up Doors



Plenty Office Space

**PROPERTY  
PHOTOS**



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## 248 E. Kettleman Lane

### Lodi, CA 95240

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**AERIAL MAP  
NEIGHBORING  
BUSINESSES**



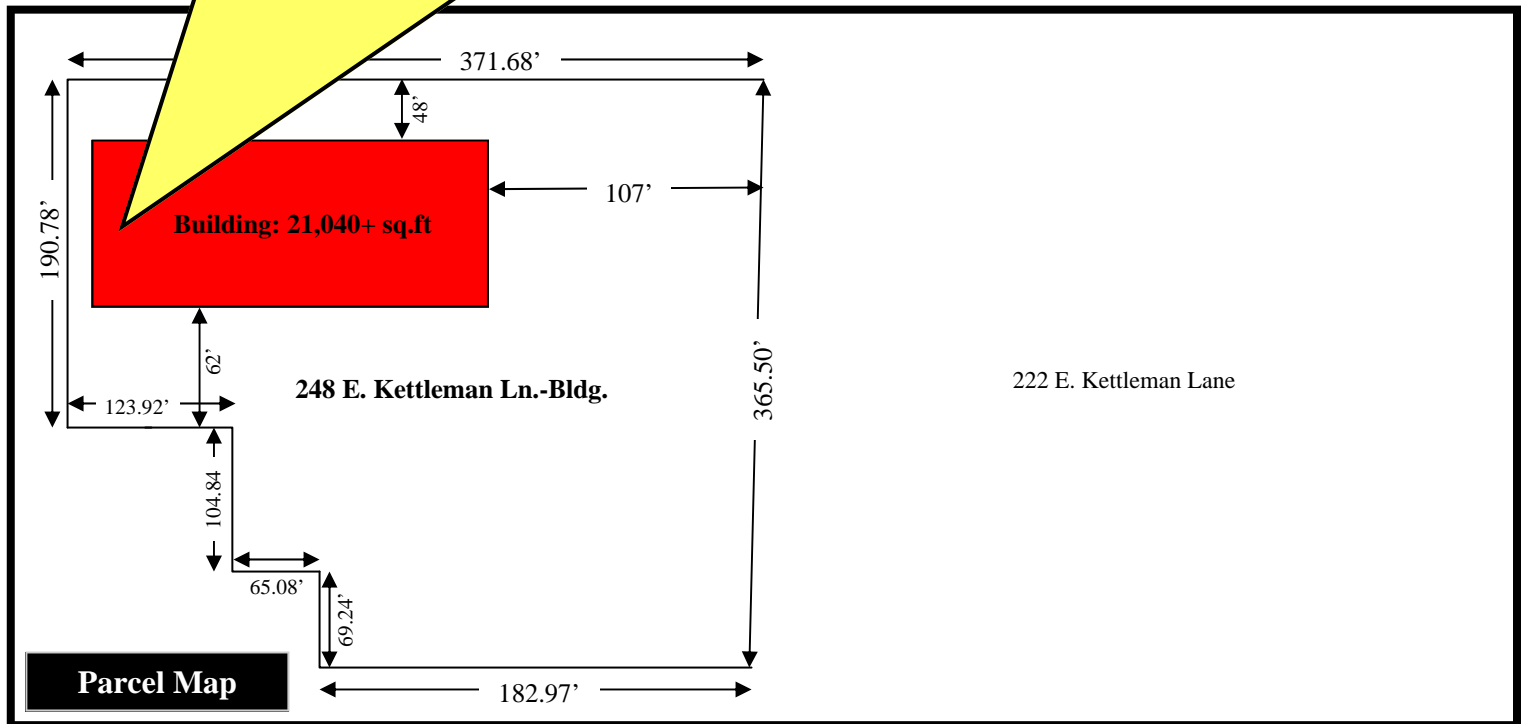
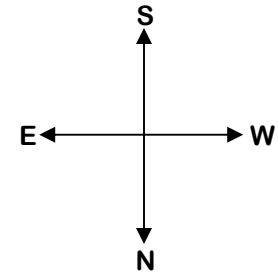
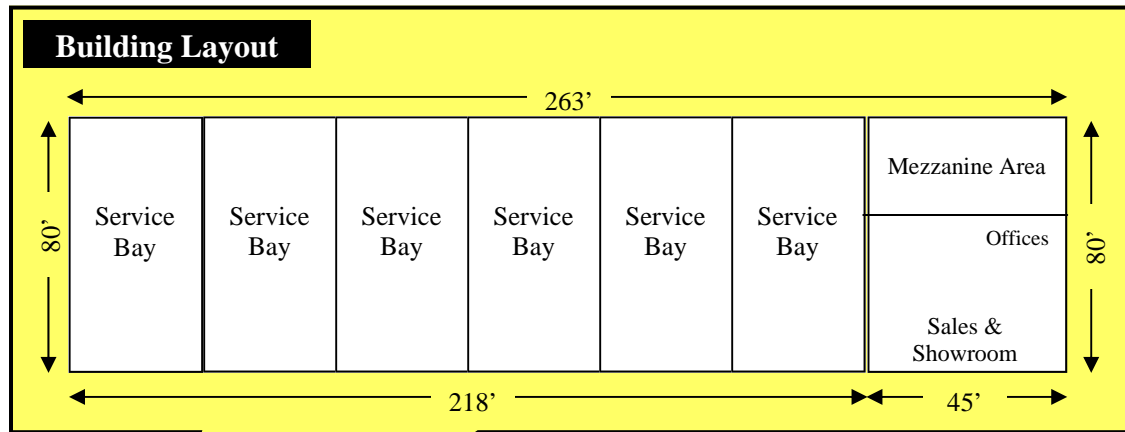


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### Bldg. Layout Parcel Map



## KETTLEMAN LANE