

± 57,000 SF
INDUSTRIAL

FOR SALE

15510 COLLIER ROAD • DELHI • CA • 95315-9793

PRICE REDUCED!
MOTIVATED SELLER!



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
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PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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PROPERTY SUMMARY

ADDRESS:	15510 Collier Road • Delhi	COUNTY:	Merced
SALE PRICE:	\$3,500,000.00	PROPERTY TYPE:	Commercial
SQUARE FOOTAGE:	± 57,000 SF	PARCEL NUMBER:	046-220-025-000
LOT SIZE:	± 113,256 SF / ± 2.6 AC	PROCURING BROKER FEE:	2.5%

PROPERTY DESCRIPTION:

Formerly a sweet potato packing plant, this strategically located property offers a ±57,000 SF building, situated on ±2.6 AC with excellent visibility and accessibility, making it ideal for a variety of commercial uses. Positioned in a growing area with strong traffic flow, this site presents a unique investment opportunity for businesses looking to expand or establish a presence in the region.

HIGHLIGHTS:

- Functional building
- Easy freeway access
- Former packing facility
- Grade level doors



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AERIAL VIEW



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LOCATION MAP



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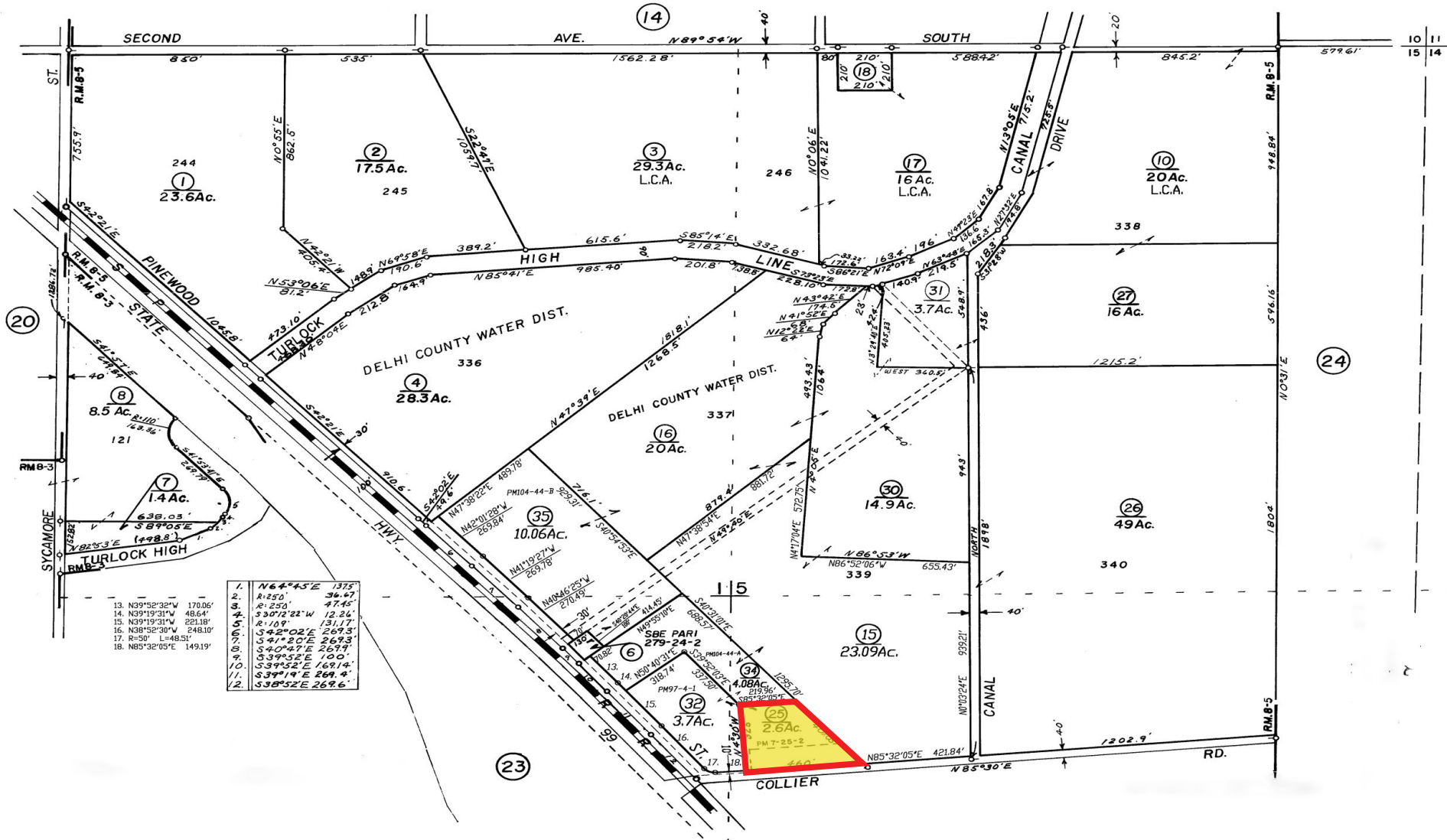
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PARCEL MAP

63-012



1.	N64°45'E	137.5
2.	R:250'	36.47'
3.	R:250'	47.45'
4.	S30°22'W	12.24'
5.	R:109'	131.17'
6.	S42°02'E	269.3'
7.	S41°20'E	269.3'
8.	S40°27'E	269.7'
9.	S39°52'E	100'
10.	S39°52'E	169.4'
11.	S39°19'E	269.4'
12.	S38°52'E	269.6'

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