

For Sale

2170 Wardrobe Avenue • Merced • CA • 95341-6400



The information contained herein is deemed reliable, but is not guaranteed. For commercial real estate opportunities and inquiries, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1967 REAL ESTATE

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Property Summary

Address: 2170 Wardrobe Avenue • Merced

Sales Price: \$2,195,000.00

Available Size: ± 27,180 SF

Lot Size (SF/AC): ± 69,696 SF / ± 1.6 AC

County: Merced

Year Built: 1976

Property Type: Industrial

Parcel Number: 059-410-031

Procuring Broker Fee: 2.5%

Property Description:

Discover an exceptional investment opportunity at 2170 Wardrobe Ave, Merced, CA 95341, a prime commercial property spanning 27,180 SF. This versatile industrial space is easily divisible, featuring multiple roll-up doors, restrooms, compressed air distribution, and abundant natural lighting from skylights, making it ideal for warehousing, manufacturing, or logistics operations. Strategically located in a thriving Merced business corridor, the property offers excellent visibility and accessibility near major highways and UC Merced, catering to a diverse range of commercial tenants in the heart of the Central Valley.



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Income

Rent Schedule

November 1, 2025 – October 31, 2026	\$11,415.60 NNN
November 1, 2026 – October 31, 2027	\$11,758.07 NNN
November 1, 2027 – October 31, 2028	\$12,110.81 NNN
November 1, 2028 – October 31, 2029	\$12,474.13 NNN
November 1, 2029 – October 31, 2030	\$12,848.35 NNN
Average Rent Over Initial Term:	\$12,121.39
Cap Rate:	6.63% at \$2,195,000

Five (5) Year Option Rent Schedule

November 1, 2030 – October 31, 2031	\$13,233.80 NNN
November 1, 2031 – October 31, 2032	\$14,233.80 NNN
November 1, 2032 – October 31, 2033	\$14,660.81 NNN
November 1, 2033 – October 31, 2034	\$15,100.63 NNN
November 1, 2034 – October 31, 2035	\$15,553.65 NNN
Average Rent Over Option Term:	\$14,556.54
Cap Rate:	7.9% at \$2,195,000

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Location Map



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Aerial View



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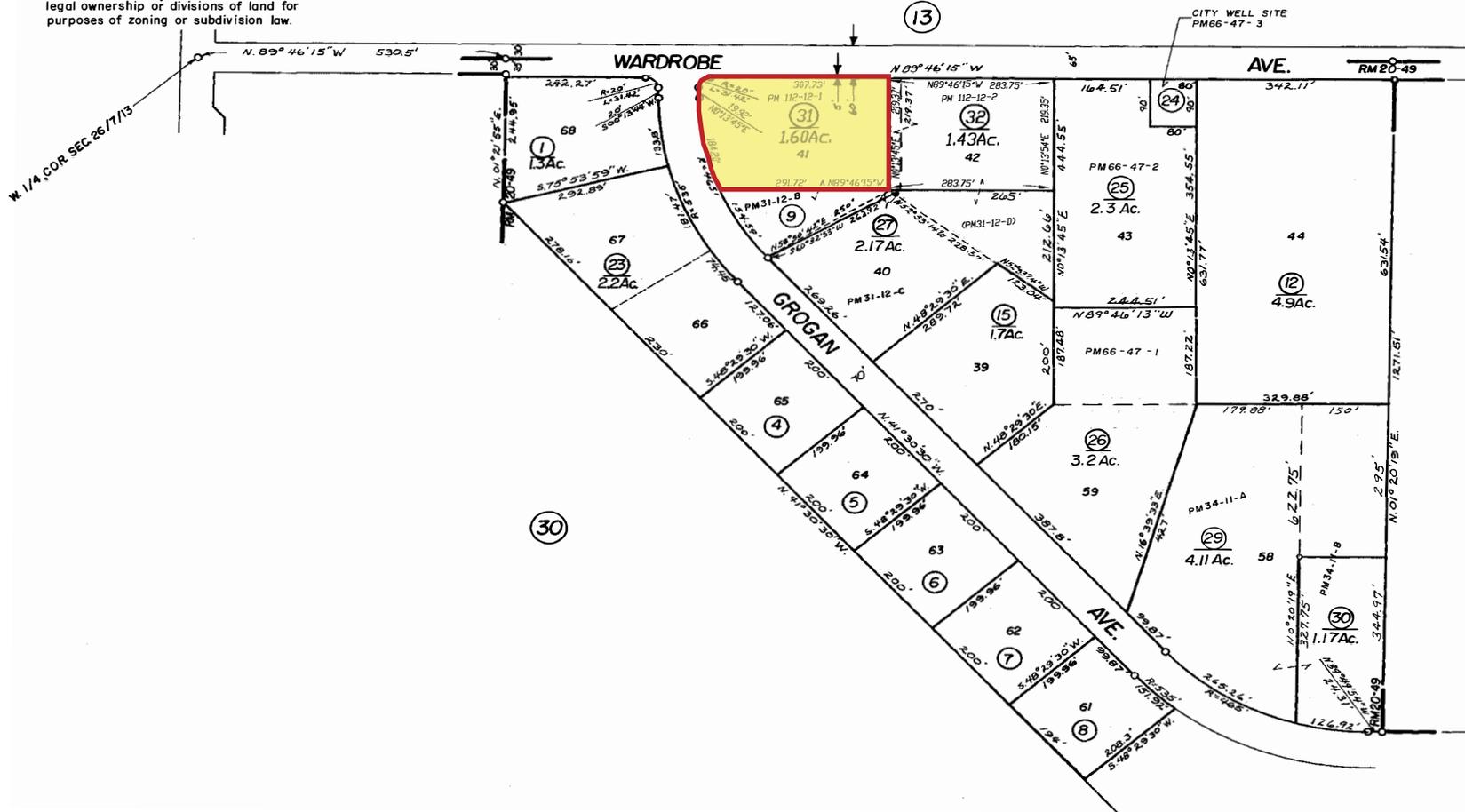
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Parcel Map

POR. SW 1/4 SEC. 26, T.7S., R.13E., M.D.B. & M.

Tax Rate Area 5-000 59-41

—NOTE—
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Assessor's Map Bk. 59 -Pg. 41
County of Merced, Calif.
1973

Merced Airport Industrial Park, R.M. Vol. 20, Pg. 49

NOTE—Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

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DRAWN 1-73
REVISED 6/80
10-26-11

Drone Photo Gallery



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