



Available For Lease

**2901 Apron Ave
Atwater, CA 95301**



PROPERTY SUMMARY & PARCEL OUTLINE

THIS PROPERTY HAS IT ALL! DIRECT ACCESS TO RAIL • CRANES • AIR • HIGHWAY. Position your operation at the center of Castle Commerce Center, one of Central California's most exciting emerging industrial and logistics hubs. 2901 Apron Avenue offers ±76,110 SF on ±5.06 paved acres with two on-site rail spurs, direct access to Castle Airport, heavy power, extensive loading, and overhead cranes can be made available up to 10 tons if needed or can be removed from building. As strong as this location is today, its strategic advantage is expected to become even greater over the next few years. The planned \$49.6M Merced County Inland Port is expected to expand Castle's role in regional rail and freight movement, while improvements to the Atwater-Merced Expressway corridor are designed to strengthen connectivity between Castle and Highway 99. Together, these investments are positioned to further enhance access to major rail, air, highway, and regional freight networks. With rail, air and highway access already in place, combined with heavy power and heavy-lift capabilities, 2901 Apron Avenue offers a rare opportunity for manufacturing, distribution, logistics, aerospace, and other industrial users to establish operations ahead of Castle Commerce Center's next major phase of growth. The site also offers build-to-suit office, along with the ability to add additional dock doors, drive-ins, and other custom upgrades for specific operational needs. For companies thinking long-term, this is an amazing time to establish your operation and position your company ahead of the next major wave of infrastructure, connectivity, and logistics investment in the region.



PROPERTY DETAILS & SPECIFICATIONS

Address: 2901 Apron Ave, Atwater, CA 95301

Type: Industrial Warehouse/Distribution

Total SF: 76,110

Acreage: 5.06

Dock Doors: 7

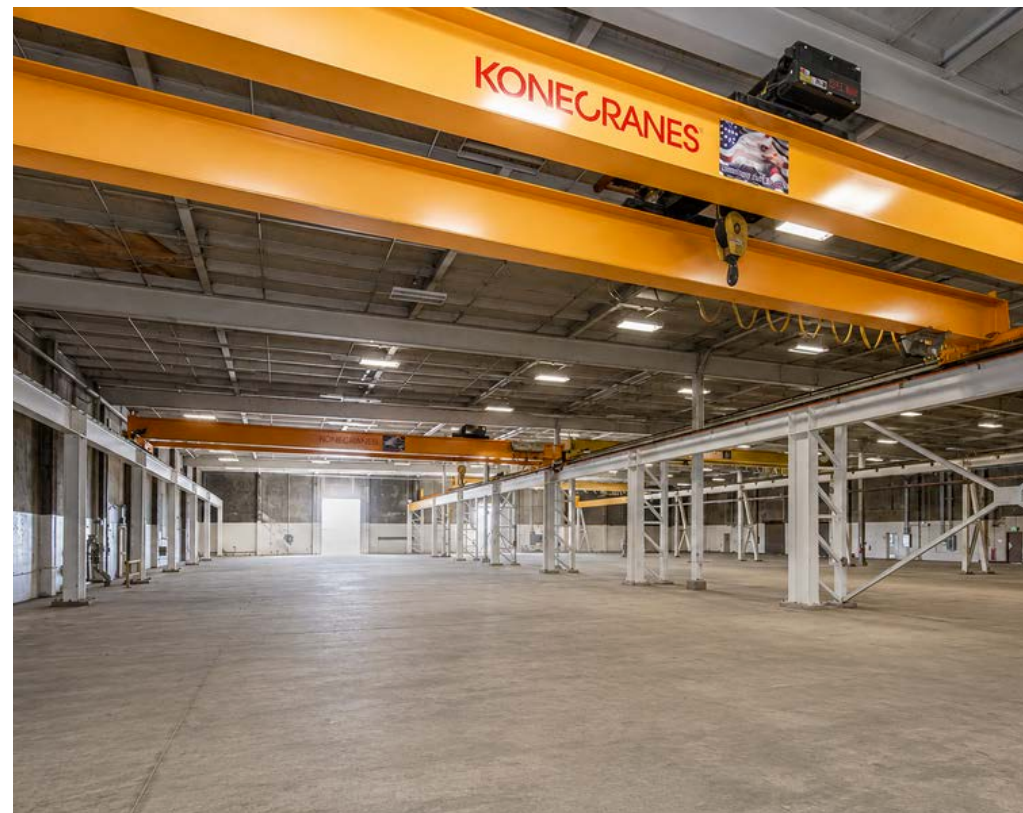
Drive In Doors: 3

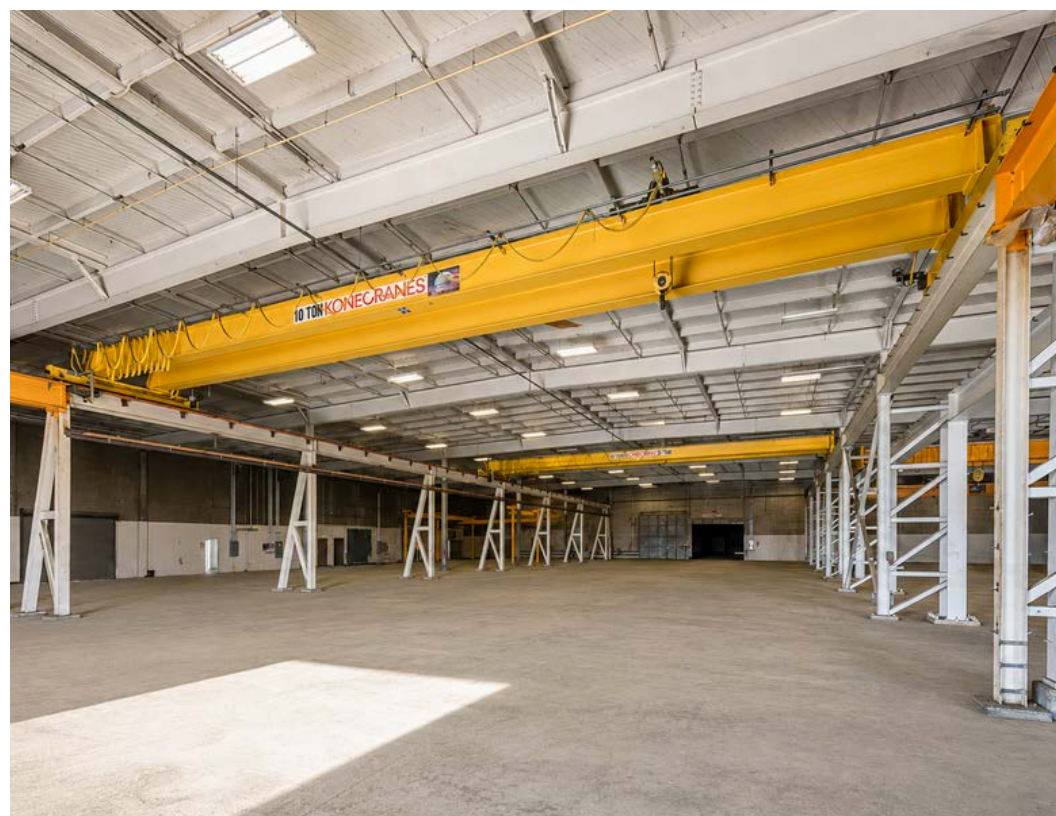
Rail Doors: 5

Clear Height: 24'

Building Class: B

Year Built/Renovated: 1955/2025







PRIME INDUSTRIAL LOCATION - (ATWATER, CA)

Atwater, California is a strategically located Central Valley market offering strong potential for commercial and industrial real estate. Positioned directly along State Route 99, Atwater provides efficient north-south connectivity to major California markets including Fresno, Modesto, Stockton, Sacramento, and the greater Los Angeles region.

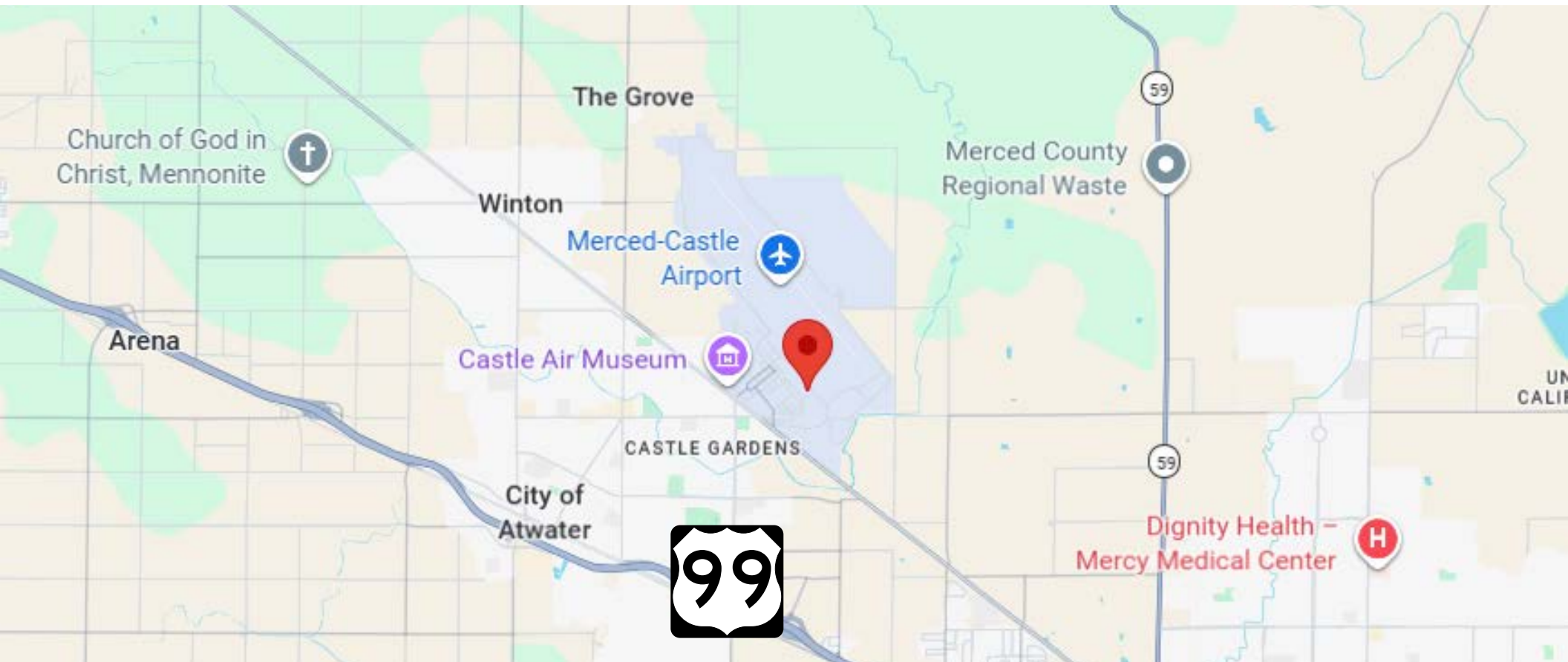
The area's industrial appeal is strengthened by the nearby Castle Commerce Center and Castle Airport, which provide substantial commercial-industrial acreage, an 11,800-foot runway, rail connectivity, and access to a developing multimodal inland port. Atwater also has an established base in agriculture, food processing, manufacturing, warehousing, and transportation, while ongoing infrastructure and economic-development initiatives support continued business expansion. Together, its central California location, transportation infrastructure, available industrial land, and proximity to Merced make Atwater an attractive market for manufacturing, logistics, distribution, and industrial investment.

LOCATION KEY DISTANCES

San Francisco - 124 Miles

Route 99 - 4.4 Miles

I-5 - 36 Miles





Erika Champlin



Vice President of Acquisitions



(518) 353-2427



Erika@IronHornEnterprises.com

Available For Lease

**2901 Apron Ave
Atwater, CA 95301**

