



For Sale

2050 WARDROBE AVE

Merced, CA 95348



OFFERING SUMMARY

Sale Price	\$4,250,000
Available SF:	60,000 ± SF
Building Size:	60,000 ± SF
Office Space	20,000 ± SF-

PROPERTY HIGHLIGHTS

- 4.9 ± acres
- 60,000 ± sq. ft. steel building
- 16 Foot ceiling
- Four roll-up doors
- Upgraded three-phase power electrical system throughout
- One truck dock
- Ample off-street parking
- Fenced lot
- Ample bathrooms.

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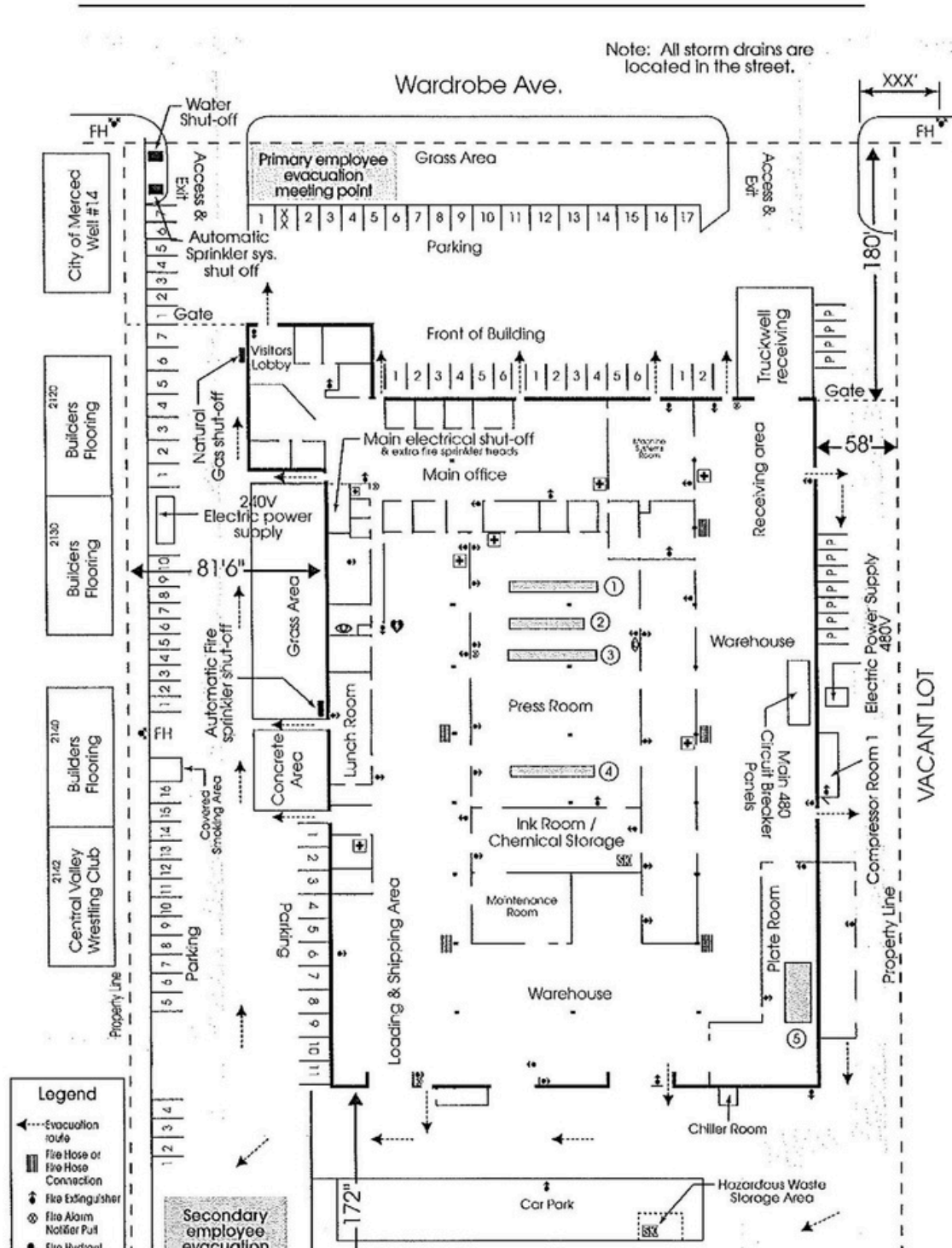


Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers and agents are advised to independently verify all information, including but not limited to square footage, zoning, permits, use, and condition.



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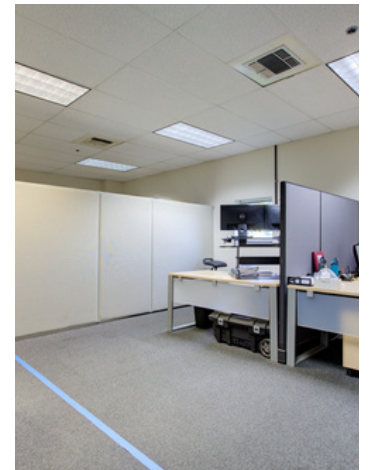
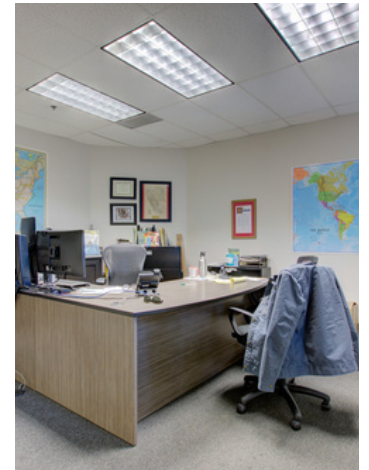
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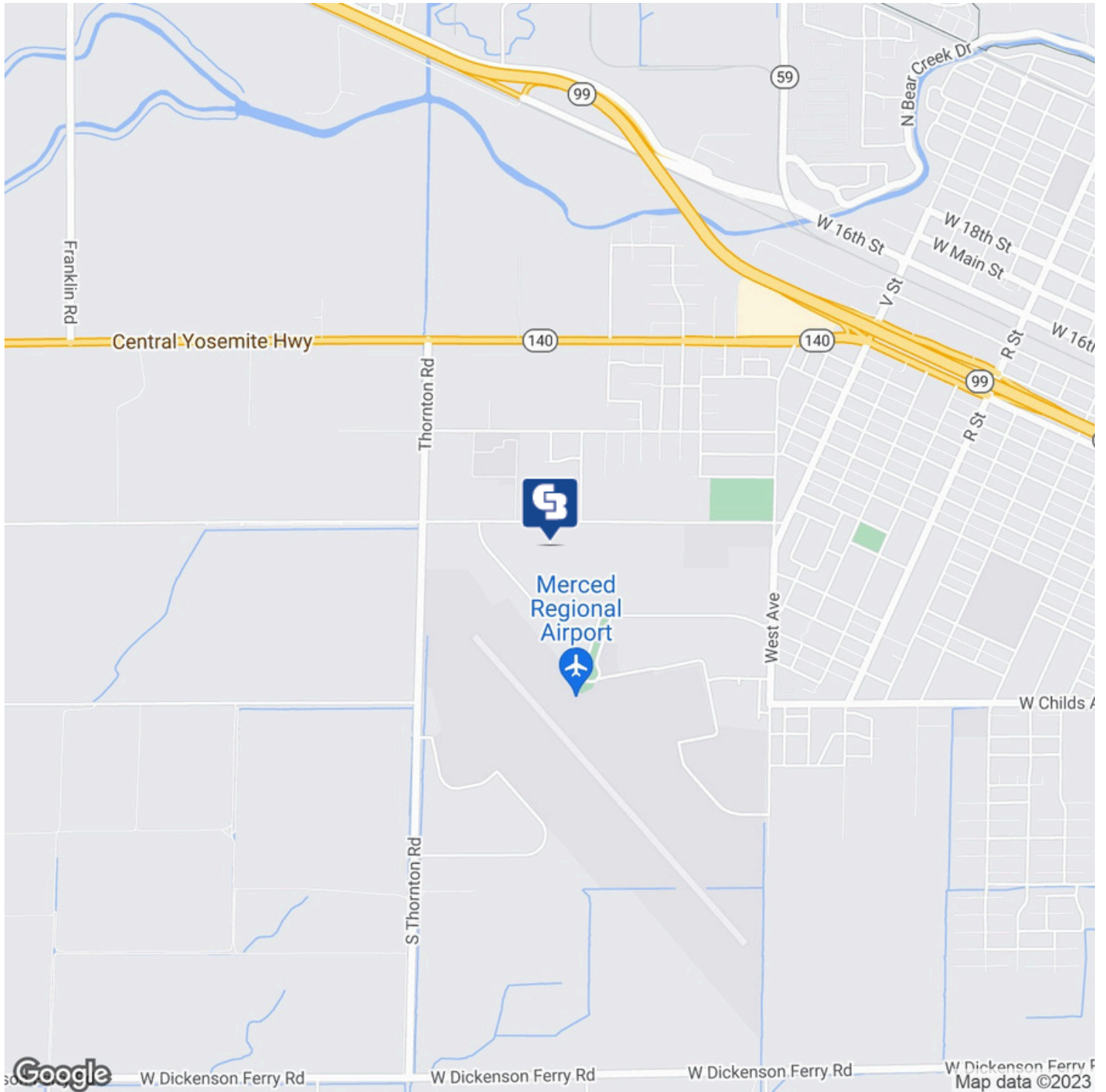
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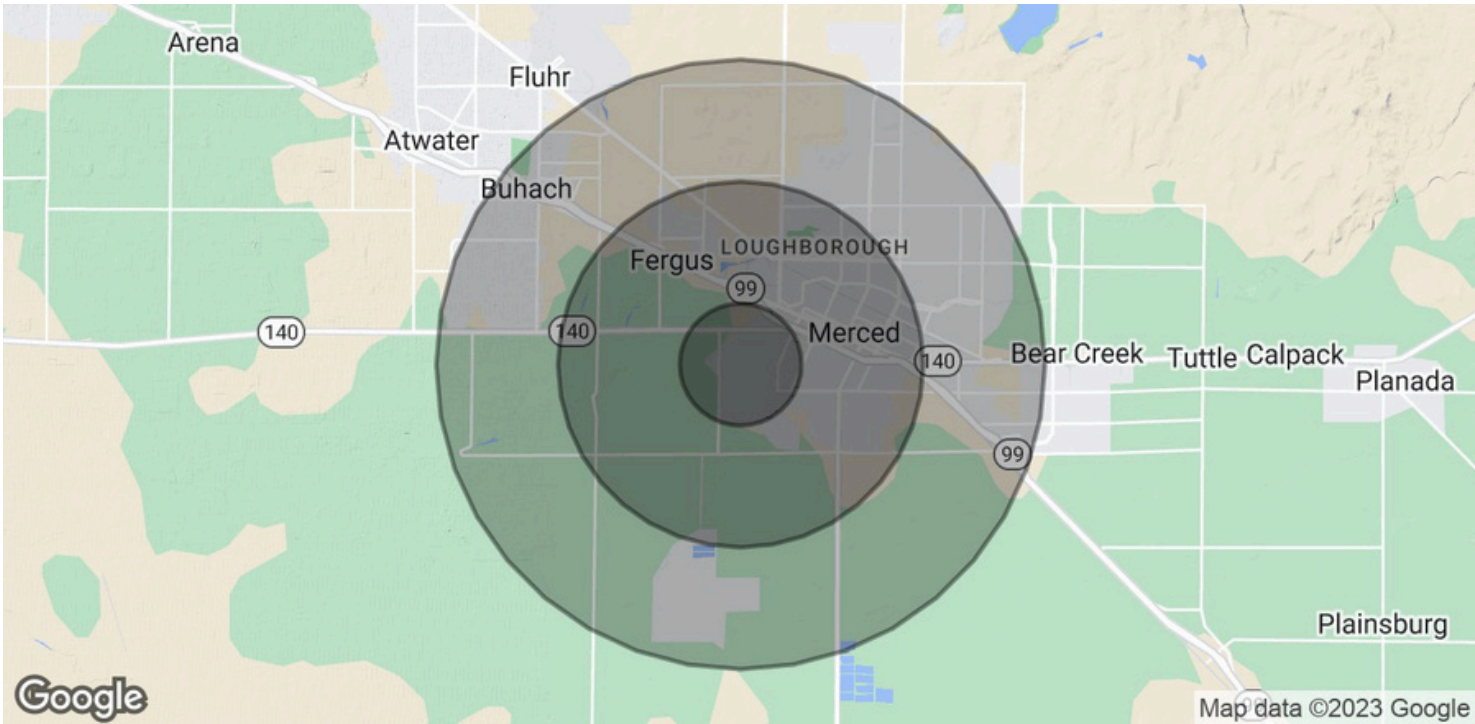
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,468	45,802	94,894
Average age	25.2	26.4	28.0
Average age (Male)	25.6	26.4	27.3
Average age (Female)	24.8	27.3	29.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,132	13,527	28,981
# of persons per HH	3.9	3.4	3.3
Average HH income	\$52,415	\$44,216	\$52,167
Average house value	\$222,875	\$250,990	\$274,378

* Demographic data derived from 2020 ACS - US Census

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