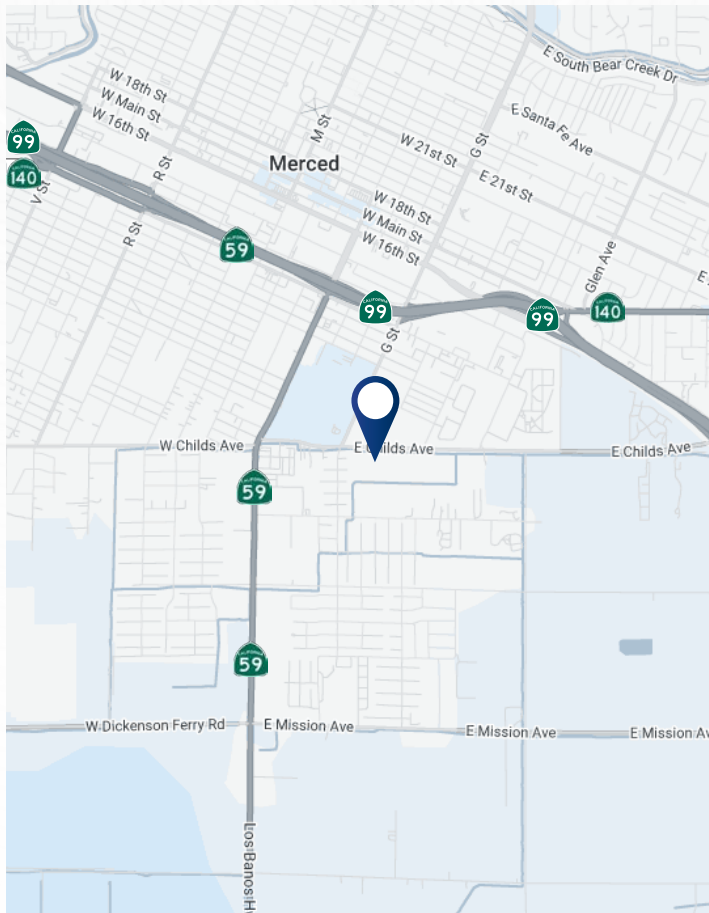


FOR SALE
864 E CHILDS AVENUE
MERCED, CA



LOT SIZE

20
ACRES

ZONING

M-2
HEAVY INDUSTRIAL

PROPERTY HIGHLIGHTS

- Immediate access to Highway CA-99 with street frontage on E. Childs Ave.
- Property is an excellent industrial redevelopment piece.
- Property is zoned M-2 Heavy Industrial, allowing for a variety of industrial and truck related uses
- Property is minutes away from UC Merced and the new development at Bellevue Ranch, which is planned to deliver 3,000 homes, multi-family housing, transit center, shopping centers, parks and schools.
- Merced AgTech Alliance is a public-private partnership which will create more than 3,000 jobs in the region and will support over 100 ag-tech startups.
- UC Merced to lead effort in fostering bio-industrial manufacturing, sustainability, agriculture and food chain innovation
- Zoning can accommodate heavier industrial uses that include truck parking and manufacturing.

Exclusively Listed By:

Evan Rose
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Marcus & Millichap



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