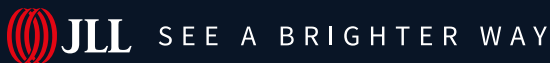




For Lease

±507,038 SF Rail Served Manufacturing Facility on ±42.64 AC

2201 Cooper Ave, Merced, CA



2201 Cooper Ave, Merced, CA / For Lease

Property Specs

Building SF	±507,038 SF
Lot Size	42.64 Acres
APNs	059-450-041-000 059-450-073-000 059-450-072-000 059-450-058-000
Main Office	±30,000 SF Includes large open office areas, private offices, conference rooms, tech area, large cafeteria, and restrooms
Shop Office	±35,000 SF Includes large open office areas, private offices, break area, restrooms, machine shop, and parts room
Rail	2 interior rail spurs and 3 exterior rail spurs; Property directly serviced by both UP and BNSF
Power	Existing 12 KV electrical service (expandable); MID electrical substation on-site
Electrical Distribution	9 Interior electrical sub-stations
Temperature Control	Large evaporative coolers
Yard/Expansion Area	Yes
Dock Doors	27 with mechanical levelers
Grade Level Doors	4
Clear Height	±19' - 37'
Fire Suppression	Wet system
Lighting	LED in manufacturing area
Column Spacing	30 x 63 typical (not in all areas)
Reinforced Slab	In warehouse area adjacent to interior rail spurs
Equipment Mezzanine	Existing large evaporative coolers, air compressors, etc.
Hazmat Storage	Located in the yard area
Auto Parking	±365 (expandable)
Trailer Parking	Existing and expandable
Lease Rate	Contact Broker



MID SUBSTATION
& EASEMENT



RAIL SPURS
2 Interior & 3 Exterior

2201 Cooper Ave, Merced, CA / For Lease

Property Features



±507,038 SF building
on ±42.64 acres



Direct rail service from both Union
Pacific and BNSF



Large auto parking field, trailer
parking, and expansion capability



Two interior rail spurs and
three exterior rail spurs



Existing 12 KV electrical service
(expandable); MID electrical
substation on-site



Temperature controlled
(large evaporative coolers)



Electrical provider is Merced
Irrigation District (MID), a lower cost
alternative to PG&E



Equipment mezzanine with
multiple air compressors and
evaporating cooling towers



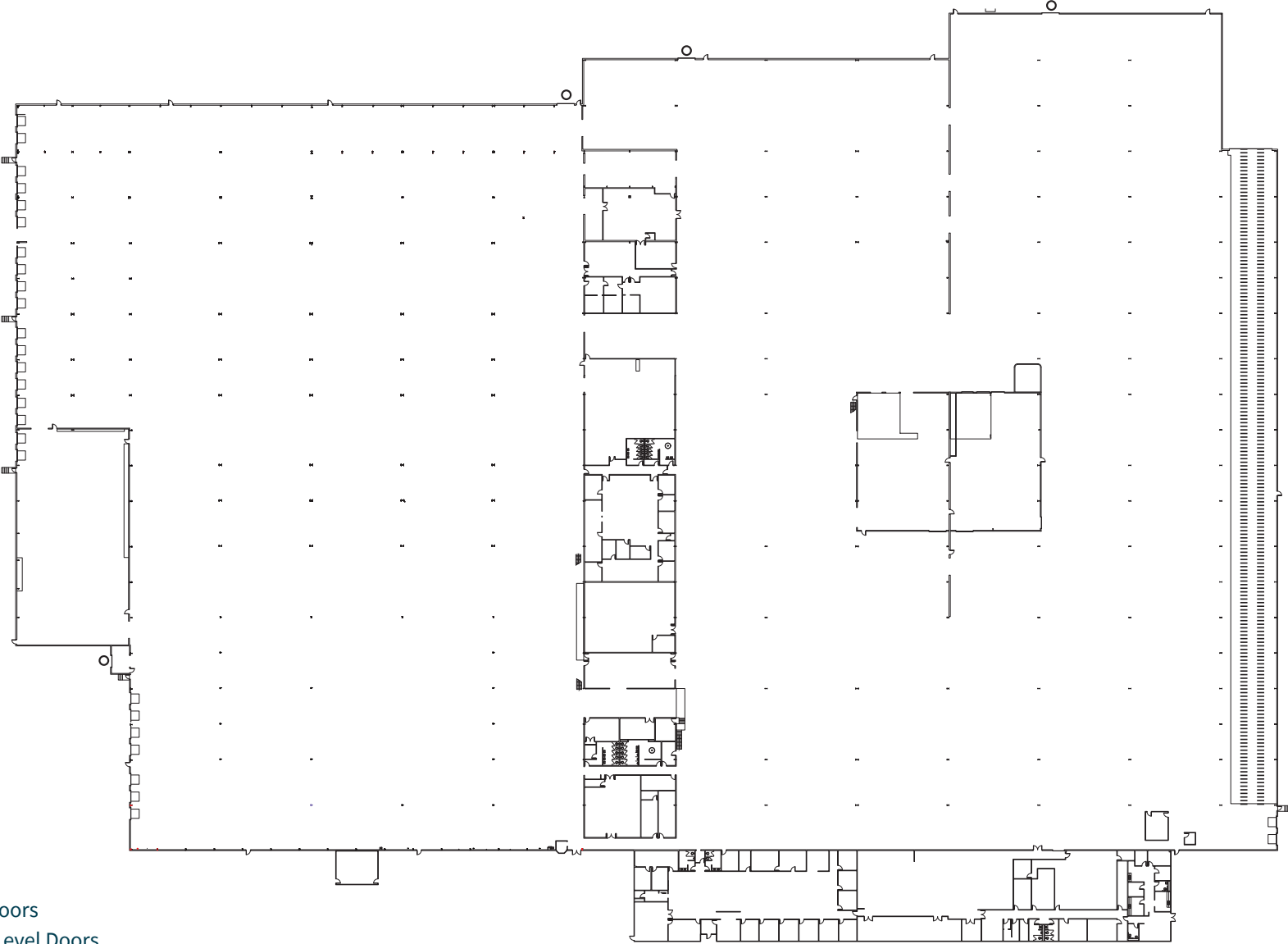
Site Plan



±507,038 SF
on +42.64 AC

- Property Boundary
- MID Substation and Easement
- Rail Line

Site Plan



- Dock Doors
- Grade Level Doors
- |||| Rail Spurs

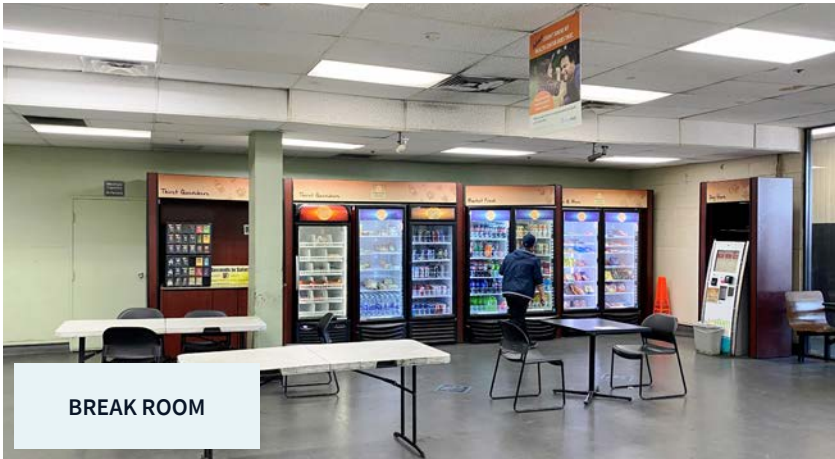
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INTERIOR SUBSTATION



LOCKER ROOMS



BREAK ROOM



INTERIOR RAIL

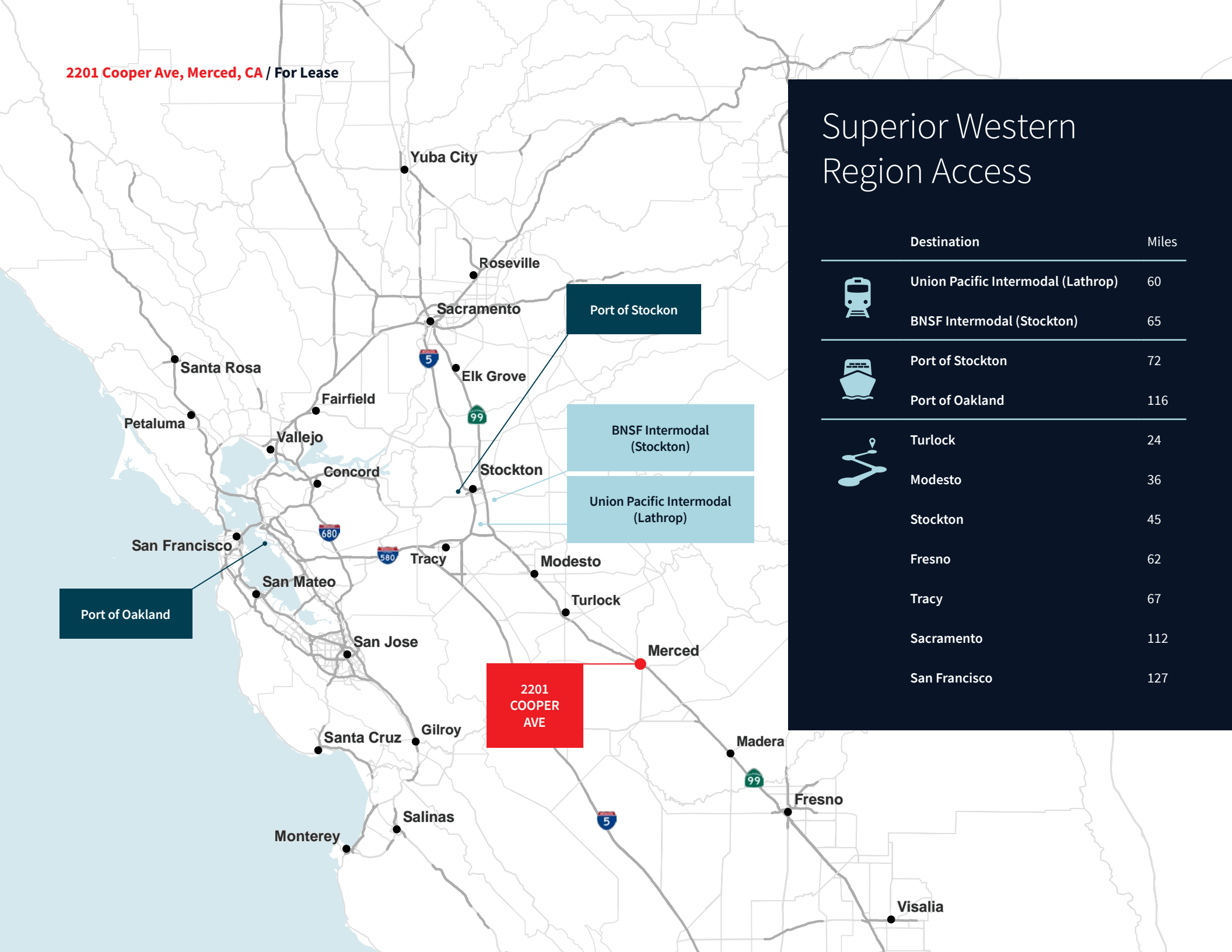


EVAPORATIVE COOLERS






MULTIPLE AIR COMPRESSORS

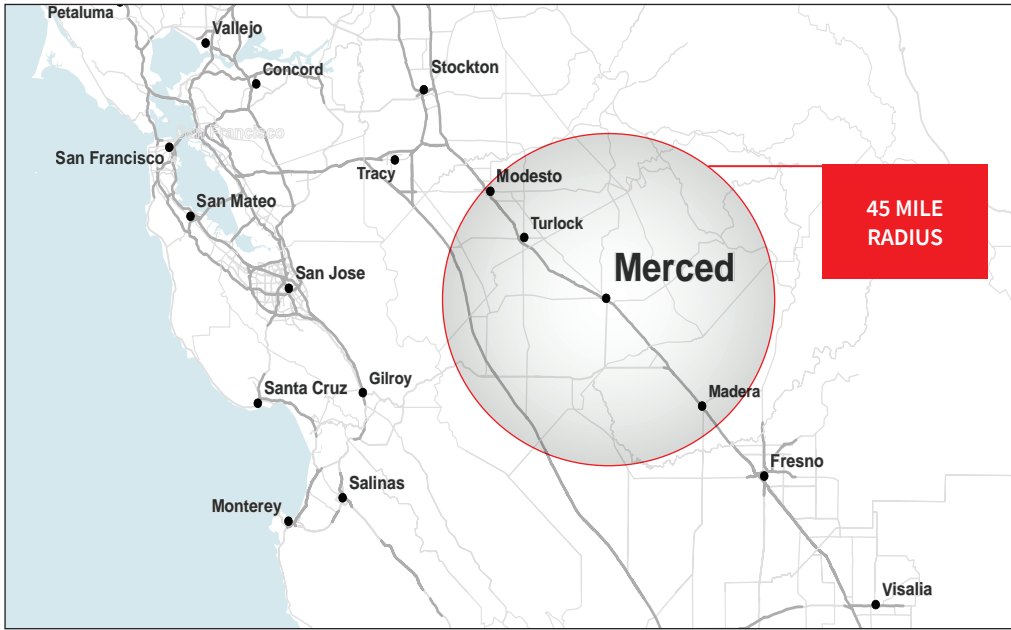
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Superior Western Region Access

	Destination	Miles
	Union Pacific Intermodal (Lathrop)	60
	BNSF Intermodal (Stockton)	65
	Port of Stockton	72
	Port of Oakland	116
	Turlock	24
	Modesto	36
	Stockton	45
	Fresno	62
	Tracy	67
	Sacramento	112
	San Francisco	127

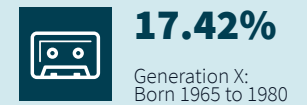
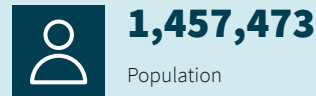
Strategic Location



Labor Demographics



Consumer Demographics



2201 Cooper Ave, Merced, CA / For Lease

Corporate Neighbors

- 1 Safeway
- 2 Tank Holding
- 3 Jain Farm Fresh Foods
- 4 SIG (Scholle IPN)
- 5 Greif
- 6 ABC Supply Co. Inc
- 7 Frito Lay
- 8 RTS Packaging, LLC
- 9 Fortis Solutions Group
- 10 Centurion Boats
- 11 Malibu Boats

Local Amenities

- | | |
|------------------|------------------|
| Walmart | Chipotle |
| Panda Express | Dutch Bro's |
| Del Taco | Starbucks |
| Lowe's | Taco Bell |
| Save Mart | Subway |
| Black Bear Diner | El Pollo Loco |
| Big 5 | In-N-Out |
| Food Maxx | Motel 6 |
| O'Reilly | El Capitan Hotel |
| Mountain Mike's | Days Inn |





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