

127 HERON WAY

Merced, CA

FOR SALE


Tinetti Realty Group



**Priced at
\$860,000**

Jacob Morgner

Broker Associate
Tinetti Realty Group
DRE# 01882378

PROPERTY DESCRIPTION

Property Address	127 Heron Way, Merced CA 95341
APN	059-430-023-000
Square Footage	±4,975
Lot size	±1.5 acres
Year Built	2003
Parking	5 stalls in the front lot with ample room on paved areas as well as ground area.
Grade Level Doors	2 roll up doors 14' by 14'
Office Area	Approx. 1,100 sq ft
Warehouse Area	Approx. 3,875 sq ft
Power	3 Phase 200 amps
Zoning	Light Industrial I-L
Price	\$860,000
Price per SF	\$172.86

127 Heron Way offers 4,975 square feet of flexible industrial space on a 1.5-acre parcel, combining warehouse functionality with office space.

The building is comprised of approximately 1,100 SF of office space and 3,875 SF of fully insulated warehouse, making it ideal for a variety light industrial uses. The remaining ground can be used for future development or outdoor yard storage. Power is provided by MID which is up to 25% lower cost than PGE.

Located just minutes from the Merced Municipal Airport, with convenient access to major highways.



AERIAL VIEW



OFFICE PHOTOS



WAREHOUSE PHOTOS



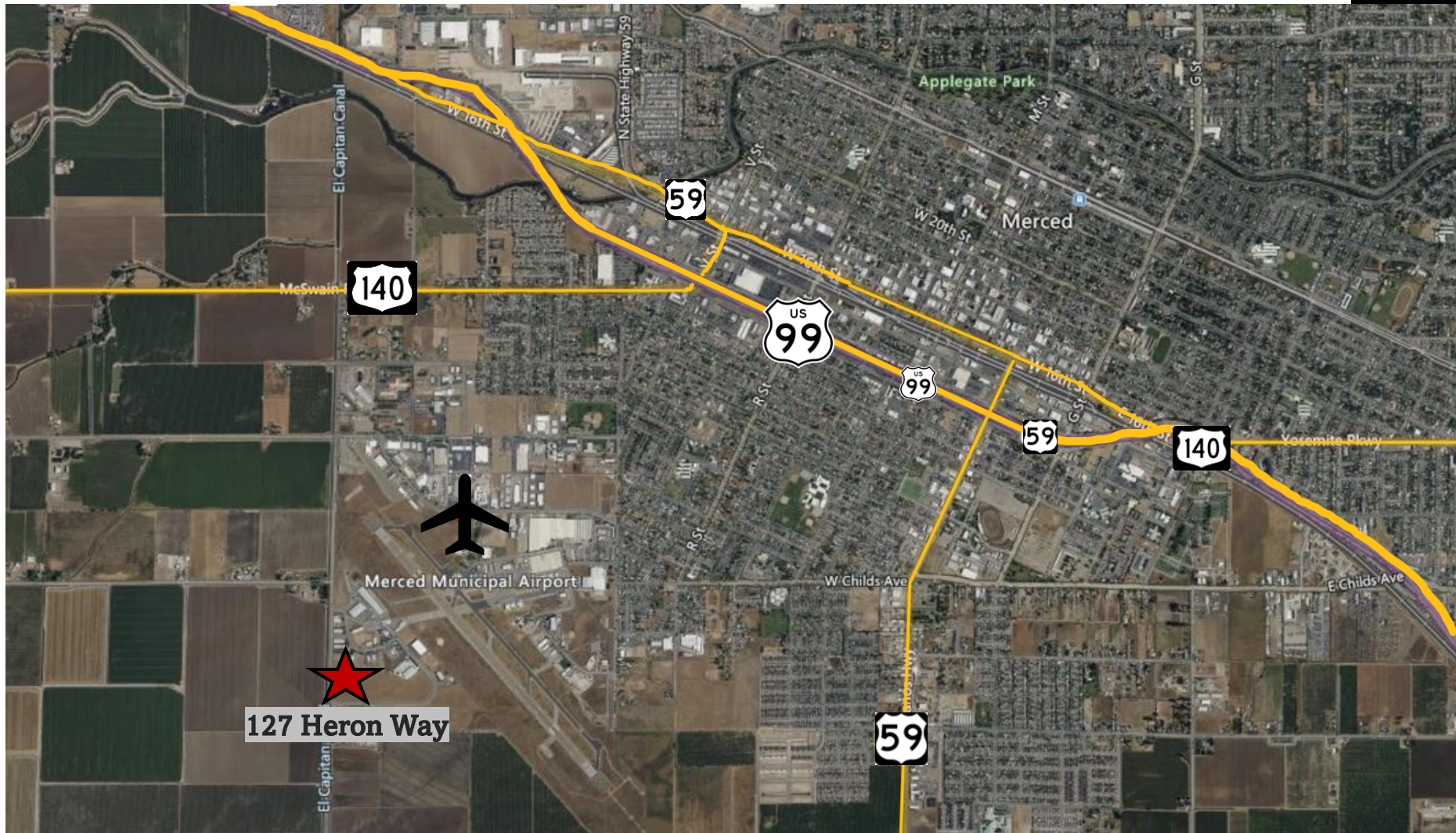
EXTERIOR PHOTOS



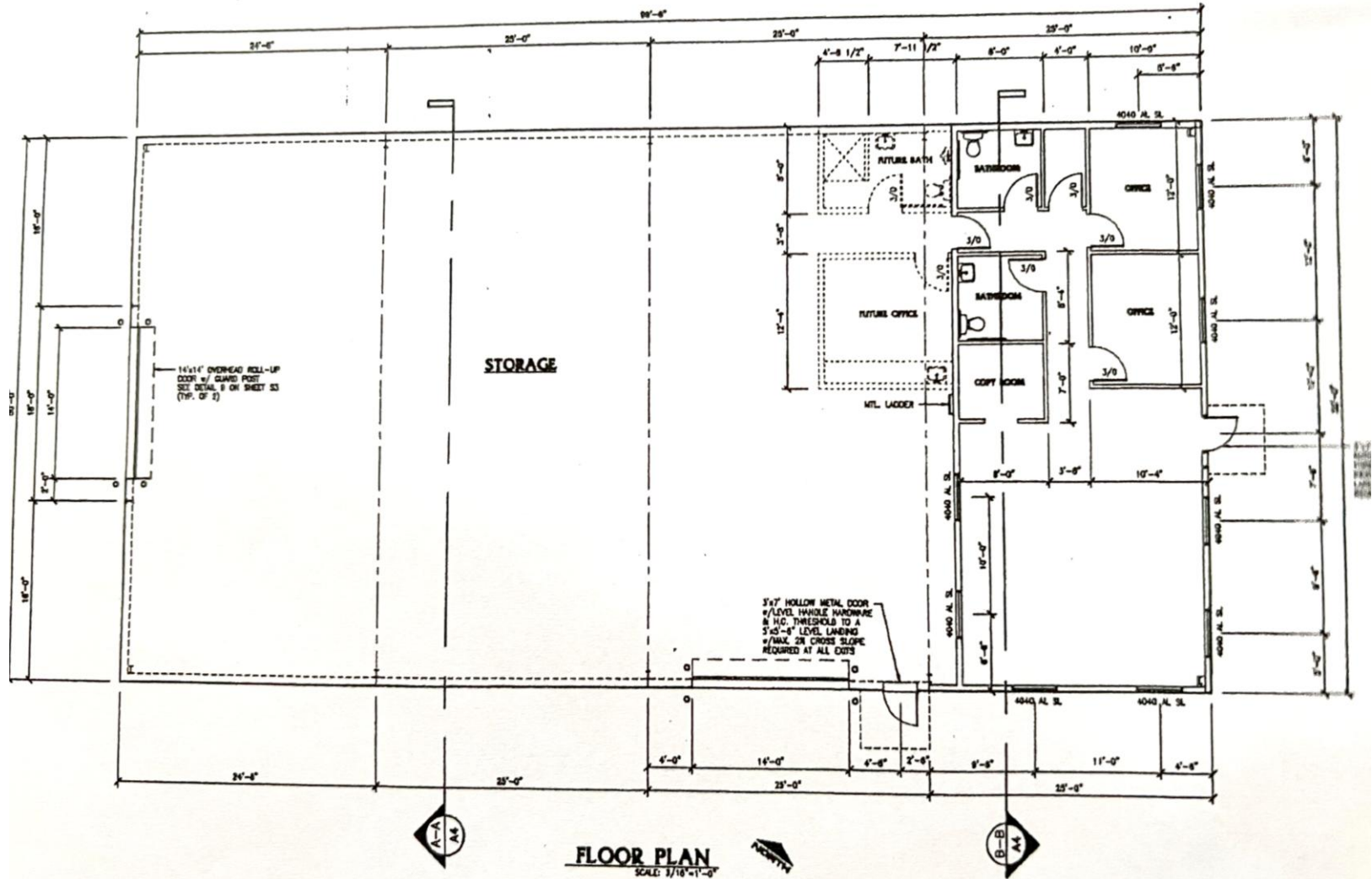
The warehouse has Two 14' x 14' Roll up doors as well as ample space for storage and/or parking.



HWY AERIAL MAP



FLOOR PLAN



ASSESSOR MAP

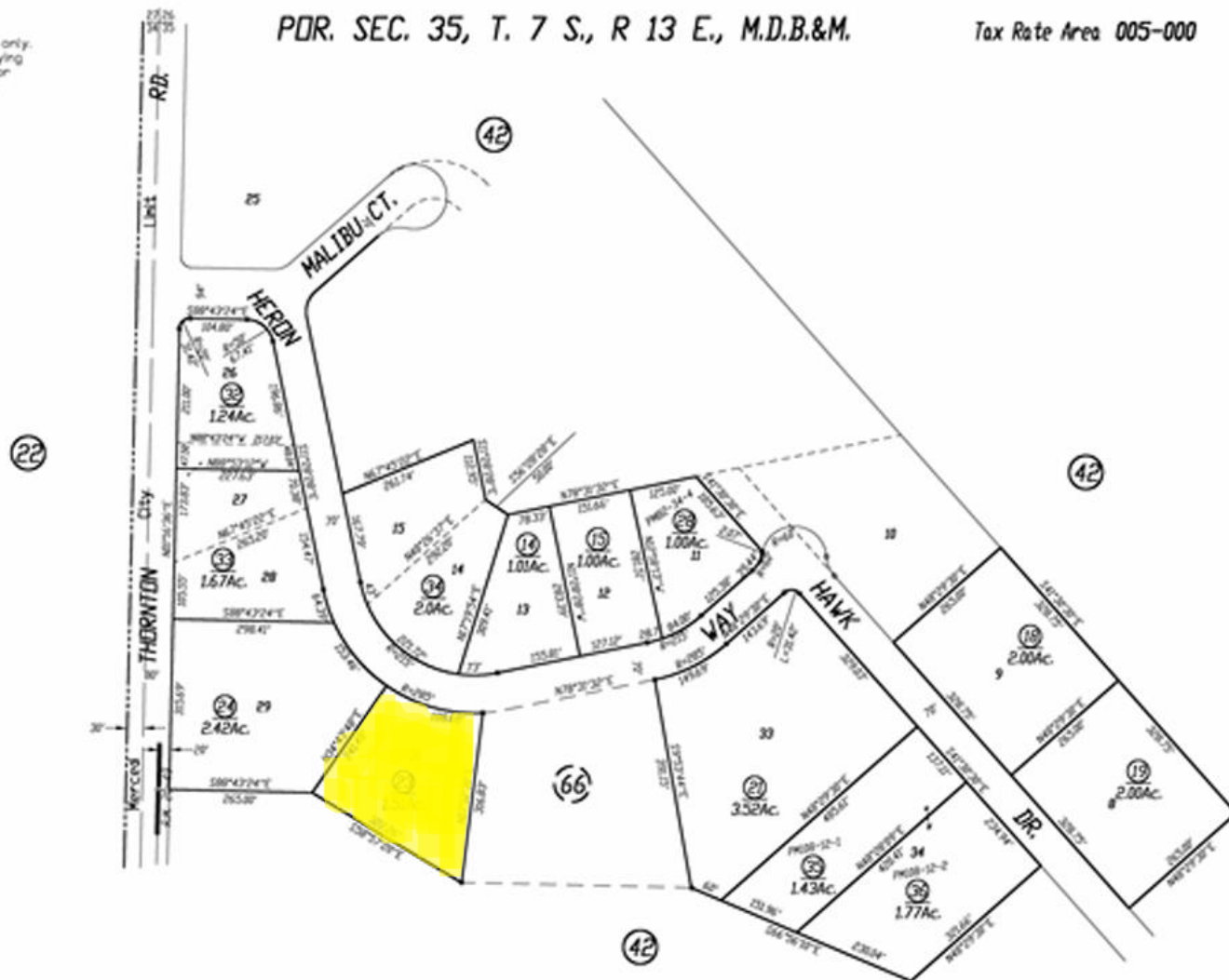
- NOTE -

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.

PDR. SEC. 35, T. 7 S., R 13 E., M.D.B.&M.

Tax Rate Area 005-000

59-43



REVISED 6-25-10

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

Assessor's Map Bk. 59 Pg. 43
County of Merced, Calif.
1973



Jacob Morgner

Tinetti Realty Group

2930 G St., Merced, CA 95340

C: 209-617-2679

O: 209-354-3830

Jacob@mercedrealestate.com

CA BRE Lic. #: 01882378

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