



Hard to find Office/Warehouse Buildings Available for Sale

1771 Grogan Avenue, Merced California 95341



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Property Summary

1771 Grogan Avenue, Merced, California

Total Building Size	±9,936 SF Each building is ±4,968 SF
Land Size	±1.18 acres (±51,400 SF)
Sale Price	\$1,599,000
APN	059-300-060-000
Year Built	2006
Roll-Up Doors	Each building has (1) 12' x 12'
Power	Each building has 200 amp, three-phase
Building One	±2,500 SF office space, two restrooms and warehouse space
Building Two	±500 SF office space, one restroom and warehouse space

Two hard-to-find office/warehouse buildings in a nice business complex located in Merced, California. Building One has 50% office and 50% warehouse space. Building Two is 100% warehouse space. The property is fully fenced and paved, has direct access to the Merced airport and in close proximity to Highways 99 and 149.

Sale Price

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Black/Rascal
Creek Bikeway/
Park

E Olive Ave

99

N State Highway 99

W-16th St

Modesto, CA
39.4 miles

140

Merced

99

Yosemite Pkwy



State Route 99

59

G St

Merced Municipal
Airport

E Childs Ave

Hartley Lateral

Fresno, CA
58.2 miles

Farmdale Lateral



3000 ft

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