



WAREHOUSE FOR SALE

±12,000 SF Warehouse on 1.2 Acres

1505-1507 W 18th St, Merced, CA 95340

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Property Information

SECTION 1

Property Summary



Property Description

This versatile 12,000 square foot warehouse sits on a spacious 1.2-acre lot, offering ample space for owner-occupants seeking functionality and expansion potential. Conveniently located in Merced's General Commercial (C-G) zone, the property is ideal for a range of commercial and industrial uses.

Property Highlights

- Zoning: General Commercial (C-G)
- Two (2) 10' x 10' Roll-Up Doors for easy loading and unloading
- 9' x 9' Sliding Door to accommodate flexible access
- Large Undeveloped Land Area offering expansion or yard potential
- Easy Access to CA-Hwy 99 & CA-Hwy 59 for seamless connectivity

Offering Summary

Sale Price:	\$1,250,000
Number of Units:	2
Lot Size:	1.2 Acres
Building Size:	12,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	476	1,244	5,128
Total Population	1,252	3,404	15,502
Average HH Income	\$46,617	\$49,395	\$52,611



Property Description



Location Description

Located in a growing commercial corridor, this property offers strategic access to key transportation routes and the flexibility to customize the space for various business needs. The large lot allows for additional improvements, parking, or outdoor storage.



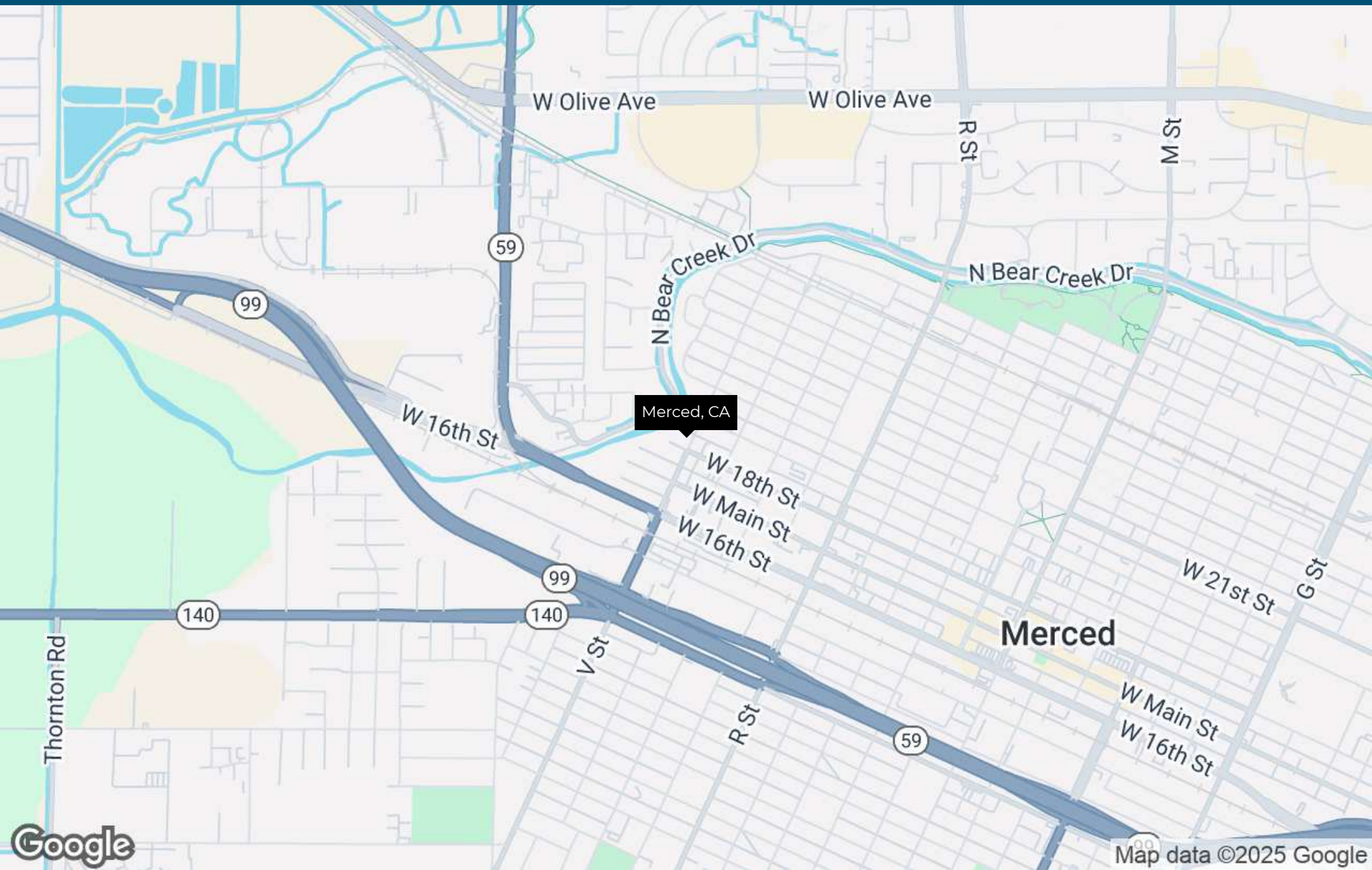
Additional Photos



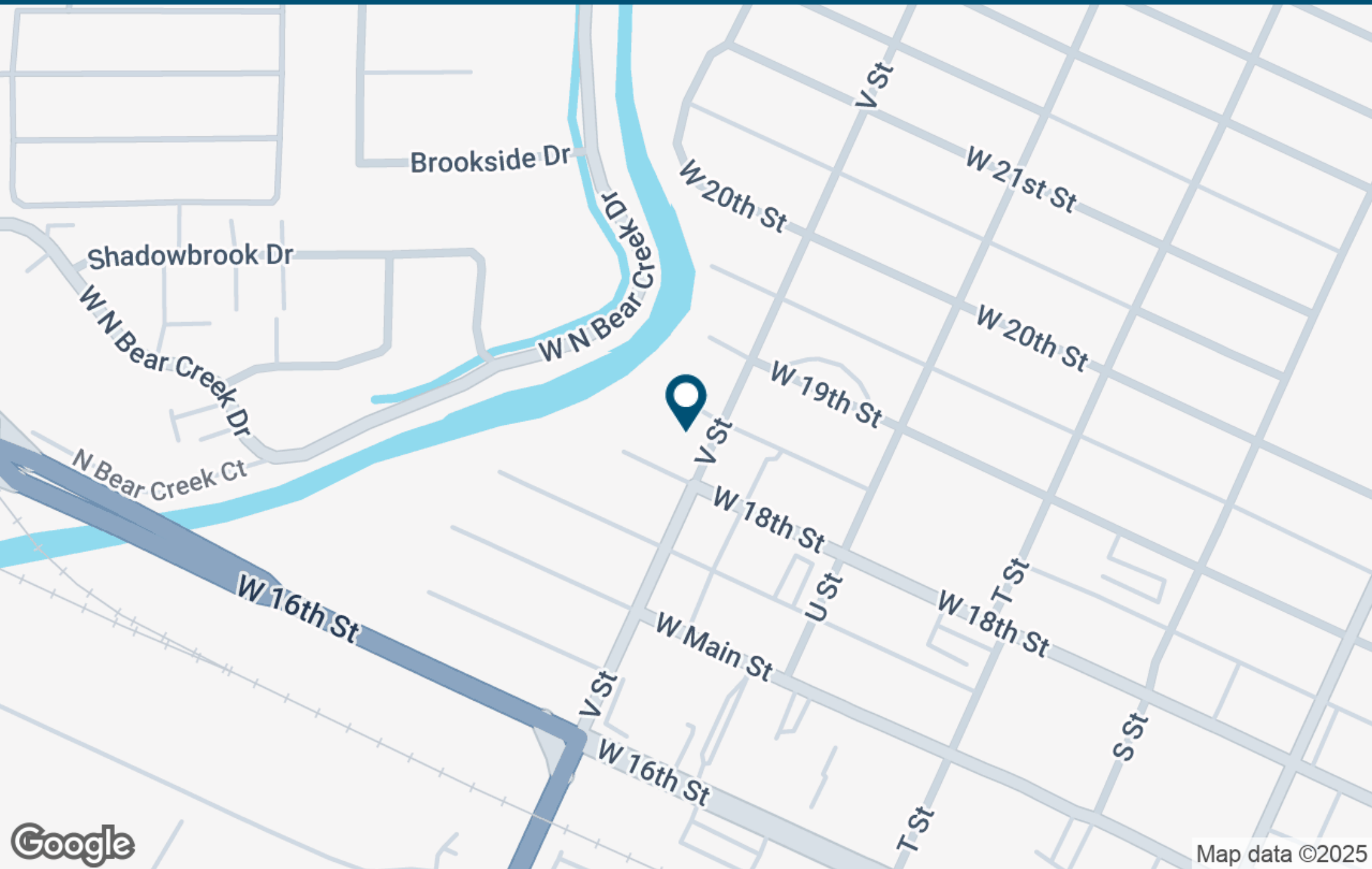
Location Information

SECTION 2

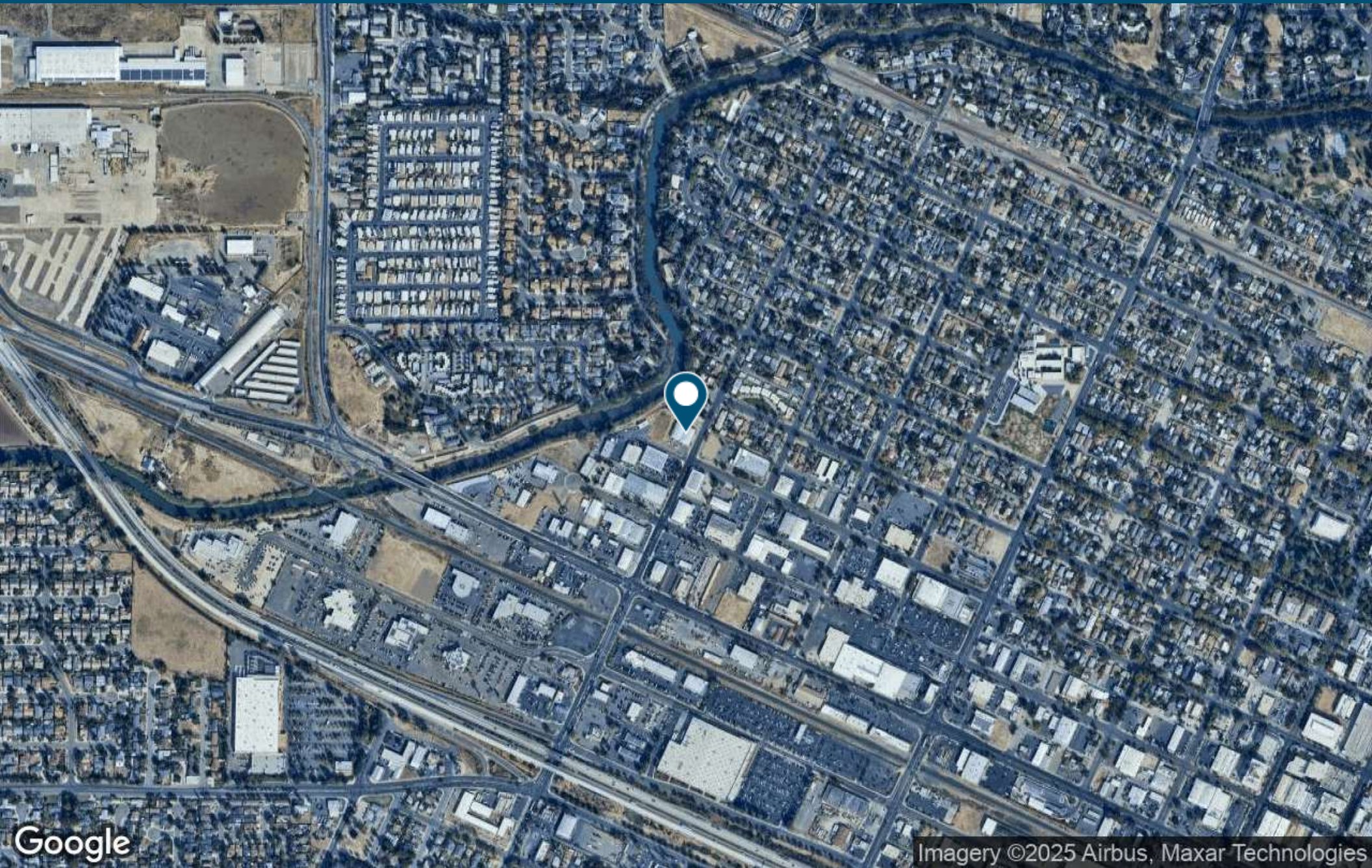
Regional Map



Location Map



Aerial Map



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Advisor Bios

SECTION 3



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Memberships

Certified Commercial Investment Member
International Counsel of Shopping Centers Member
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