



2 SEPARATE PARCELS
±20.4 ACRES EACH OFFICE & INDUSTRIAL BUILDINGS
±49,522 SF LARGE IMPROVED YARD

FOR SALE/LEASE

3058 *Beachwood Drive*
 MERCED, CA

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FOR SALE

3058 Beachwood Drive | Merced, California

Income producing Industrial Property including seven buildings totaling $\pm 49,522$ SF with more than ± 15 acres of improved yard.

The property is centrally located between the cities of Atwater and Merced with access to CA Hwy 99 - connecting to the majority of Central Valley markets.

± 4 Miles from the New Merced County "Inland Port" located at the former Castle Air Force Base in Atwater, which recently received a \$50M Grant from the California State Transportation Agency to upgrade and expand the Railroad Tracks and Shipping Facilities.

PROPERTY HIGHLIGHTS

Sale/Lease Price: Contact Broker

APN: 057-500-034-000
(Recently split into two parcels)

Parcel Sizes: 20.4 Acres each

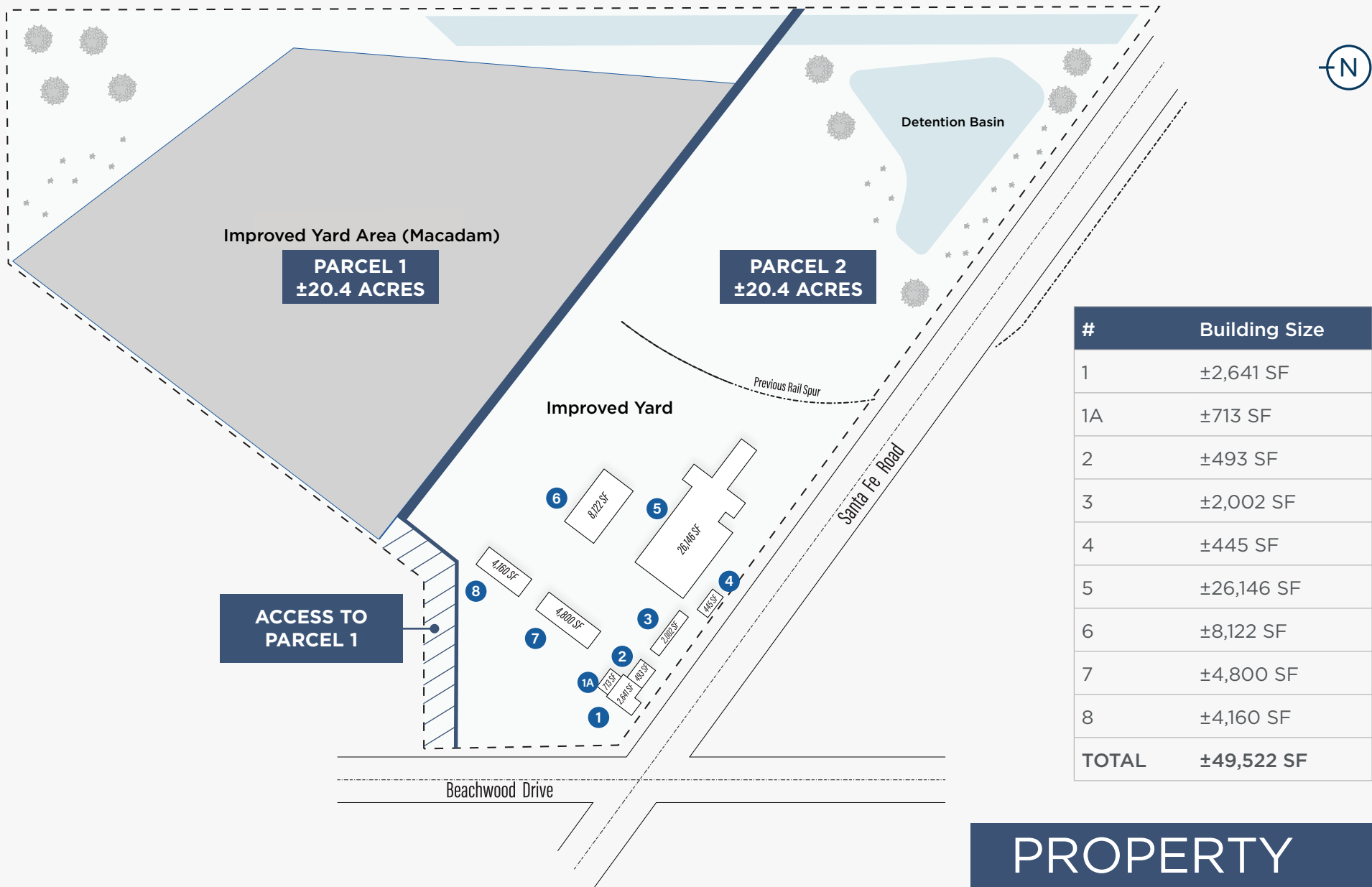
Building Size: $\pm 49,522$ SF (6 Buildings)

Zoning: M-1 (Light Industrial)



- 2 Parcels totaling ± 40.8 acres
- Seven (7) warehouse buildings, one office building plus large improved yard areas
- Buildings range from ± 493 - 26,146 SF
- Access to Santa Fe Avenue via Beachwood Drive
- 22,000 vehicles per day average along Santa Fe Drive (18,135 VPD at Beachwood Dr/Santa Fe Dr intersection)
- Approximately 3.4 miles to Castle Air Force Base with new Inland Port
- Multiple tenants on short term leases with potential for significant upside
- Centralized property location between Atwater and Merced
- Close proximity to new Merced-Atwater Expressway with access to CA Hwy 99
- Above/below grade loading ramps
- PGE Electric & Gas service
- 1700' of street frontage on Santa Fe Drive
- 6" Main providing Municipal Water service

PROPERTY
Summary

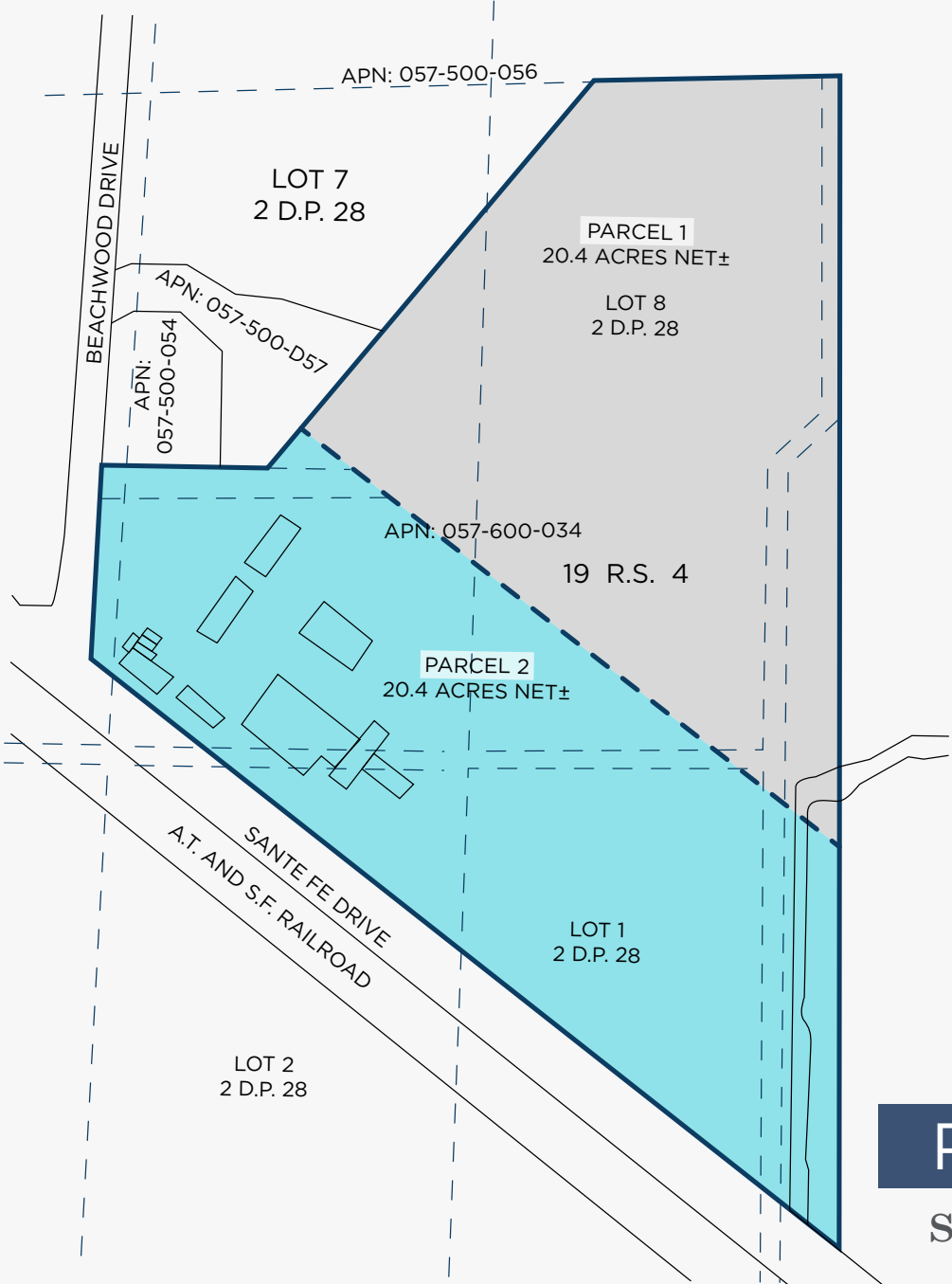


PROPERTY

Conceptual Site Plan

FOR SALE

3058 Beachwood Drive | Merced, California

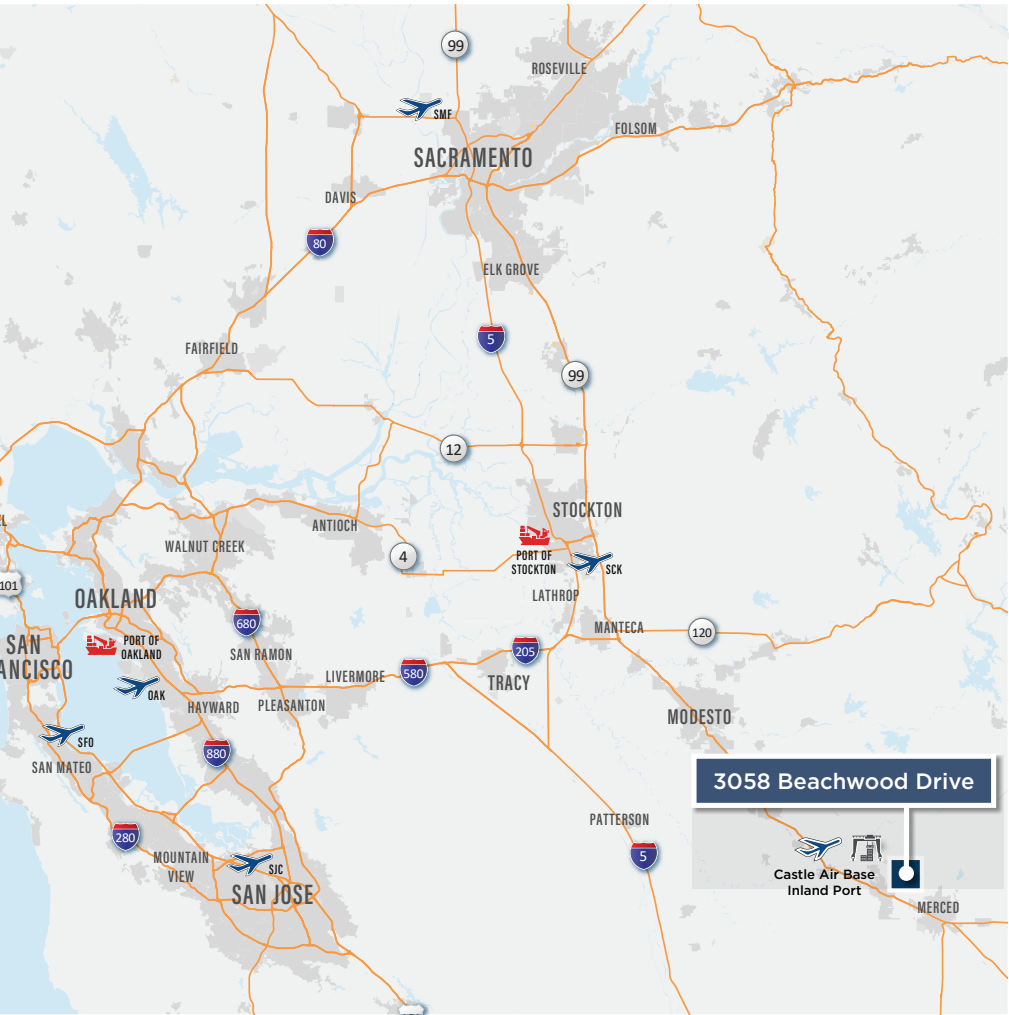


PARCEL MAP

Site Plan

FOR SALE

3058 Beachwood Drive | Merced, California



MARKET VIEW

Site Location



Exclusively Listed By:

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