



2050 Wardrobe Avenue Merced, California

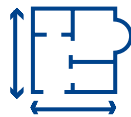
Contact Us:

Buk Wagner ^{SIOR} DRE #01296746
Senior Vice President | Principal
559 256 2451
buk.wagner@colliers.com

Charlie Schuh ^{CCIM} DRE #01992259
Senior Vice President | Principal
559 221 7393
charlie.schuh@colliers.com

Gil Lara DRE #01356043
Senior Associate
559 256 2434
gilbert.lara@colliers.com

Industrial Building with Heavy Power for Sale or Lease



±60,000 SF building
including
±20,000 SF of Office



±4.9 acre site



5,600 total
amps

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Property Summary

Colliers

Industrial Building with Heavy Power for Sale or Lease

Address	2050 Wardrobe Avenue, Merced, CA
Parcel Number	059-410-012
Building Size	±60,000 SF
Office	±20,000 SF
Site Size	±4.9 acres
Year Built	Approximately 1980
Power	Three Services (all with Merced Irrigation District): 2000 amps (208/120), 3-phase 2000 amps (480/277), 3-phase 1600 amps (480/277), 3-phase
Clear Height	16' - 18'
Ground Level Doors	Four 16' x 14' (WxH); two have fast doors, one is covered up
Dock	One
Sprinklers	Yes
Construction	Metal frame/metal exterior
Zoning	Light Industrial, City of Merced
Sales Price	\$4,500,000
Lease Rate	\$27,000/month, NNN (\$0.45 PSF)

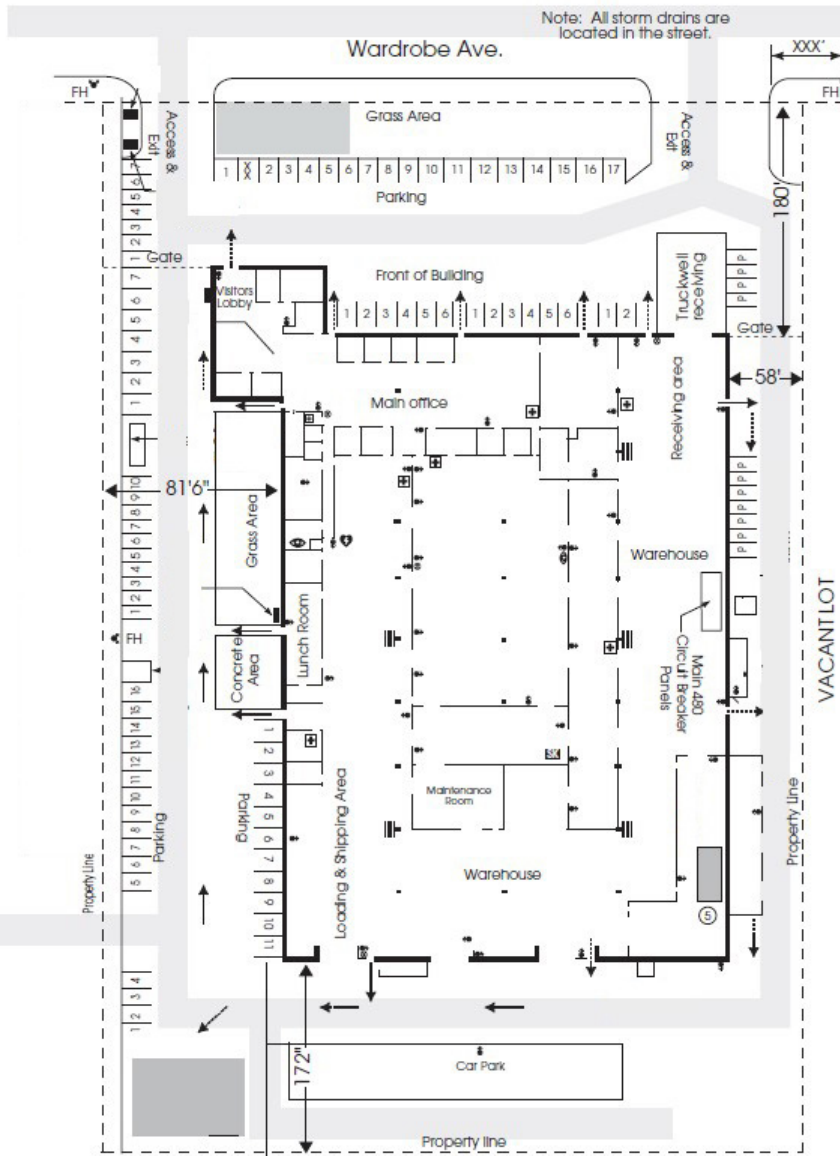
Additional Amenities

- Air lines with compressor
- Back-up generator
- Large breakroom
- Fiber internet line
- Portions of warehouse climate controlled
- Covered parking structure



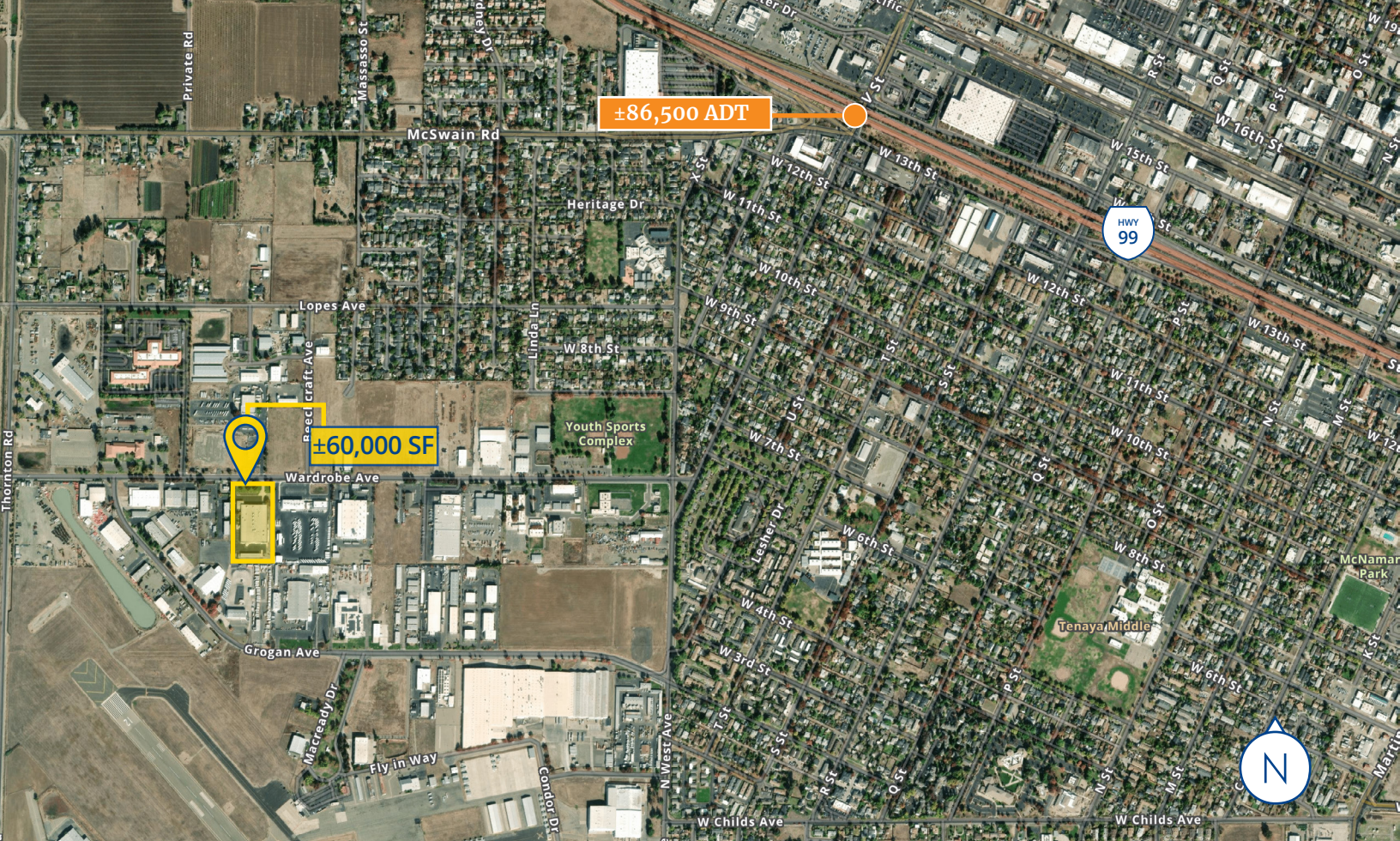
Floor Plan

2050 Wardrobe Avenue
Merced, California



±60,000 SF
Building on
±4.9
acres





Industrial Building with Heavy Power For Sale or Lease

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Merced, CA



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7485 N. Palm Avenue, Suite 110
Fresno, California 93711
P: +1 559 221 1271
F: +1 559 222 8744
www.colliers.com/fresno



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