

FOR SALE

±123,500 SF FACILITY
±14.10 ACRE SITE

**2400 COOPER AVENUE
MERCED, CA 95348**



PROPERTY OVERVIEW

For Sale!

A ±123,500 SF warehouse located in Merced, a rapidly growing industrial hub in the heart of the San Joaquin Valley, positioned centrally between the San Francisco Bay Area and Los Angeles. The site offers easy access to CA State Highways 99 and 59.

The facility is ideal for manufacturing needs, rail capable, and accessible to an ample labor pool.

Site: ±14.10 Acres

Building: ±123,500 SF

Office: ±9,000 SF

Clear Height: 20'

Dock Door: 1

Drive-In Doors: 4

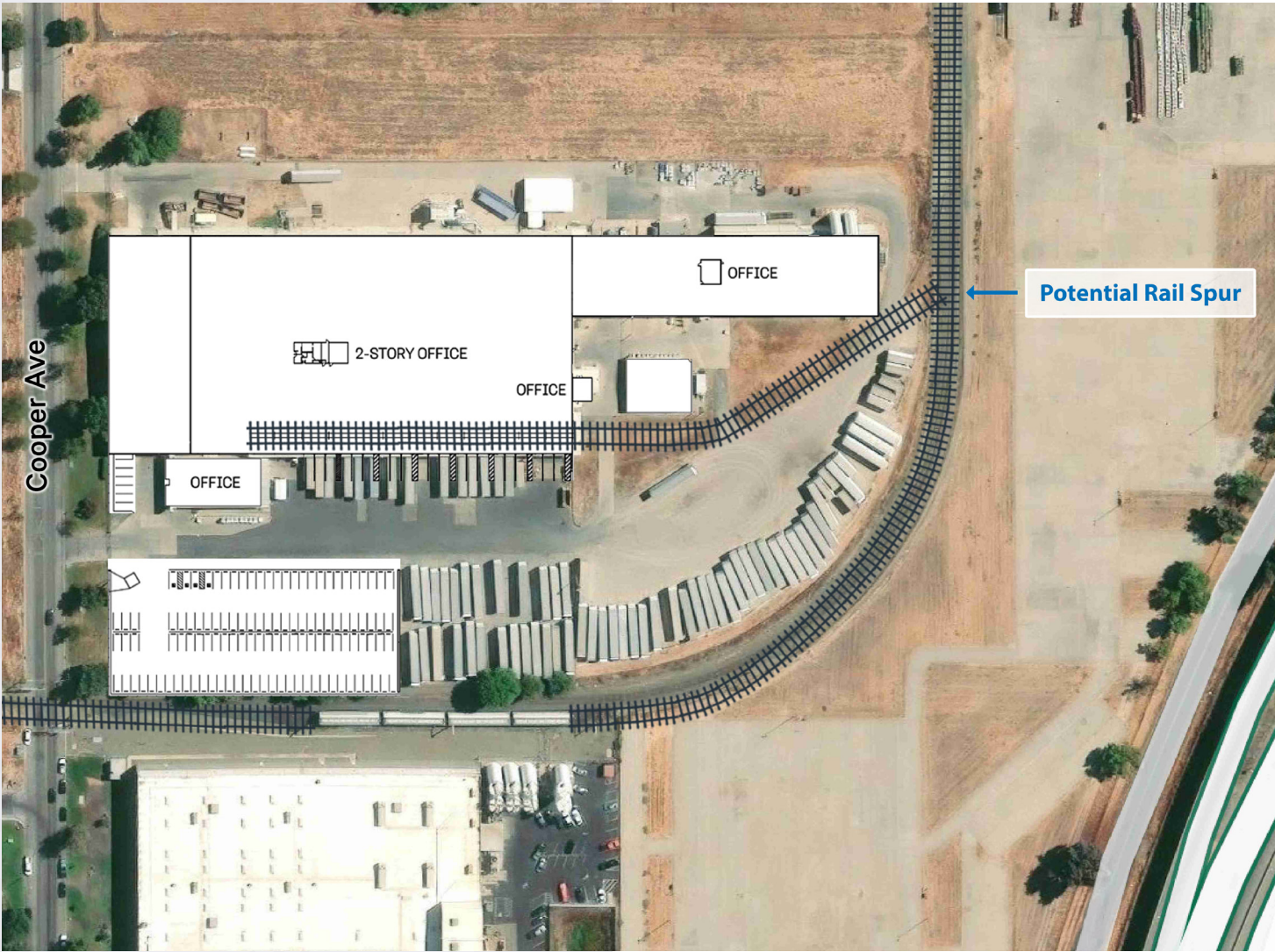
Car Parking: 116 spaces

Power: 2,400 Amps
(Subject to verification by buyer)





SITE PLAN



TENANT AERIAL



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