



±40.8 ACRES | OFFICE & INDUSTRIAL BUILDINGS - ±44,000 SF  
LARGE IMPROVED YARD

FOR SALE

3058 *Beachwood Drive*  
MERCED, CA

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## FOR SALE

3058 Beachwood Drive | Merced, California

Income producing Industrial Property including six buildings totaling  $\pm 44,000$  square feet with more than  $\pm 15$  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.

## PROPERTY INFORMATION

Sale Price:	Contact Broker
APN:	057-500-034
Parcel Size:	$\pm 40.8$ Acres
Building Size:	$\pm 44,000$ SF (six buildings)
Zoning:	M-1 (Light Industrial)



## PROPERTY HIGHLIGHTS

- $\pm 40.8$  total acres with six (6) warehouse buildings and large improved yard
- Buildings range from  $\pm 700$  - 27,500 SF
- Access to Santa Fe Avenue via Beachwood Drive
- 18,000 vehicles per day average along Santa Fe Drive
- Approximately 3.4 miles to Castle Air Force Base
- 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

# PROPERTY

## Summary

**FOR SALE**

3058 Beachwood Drive | Merced, California

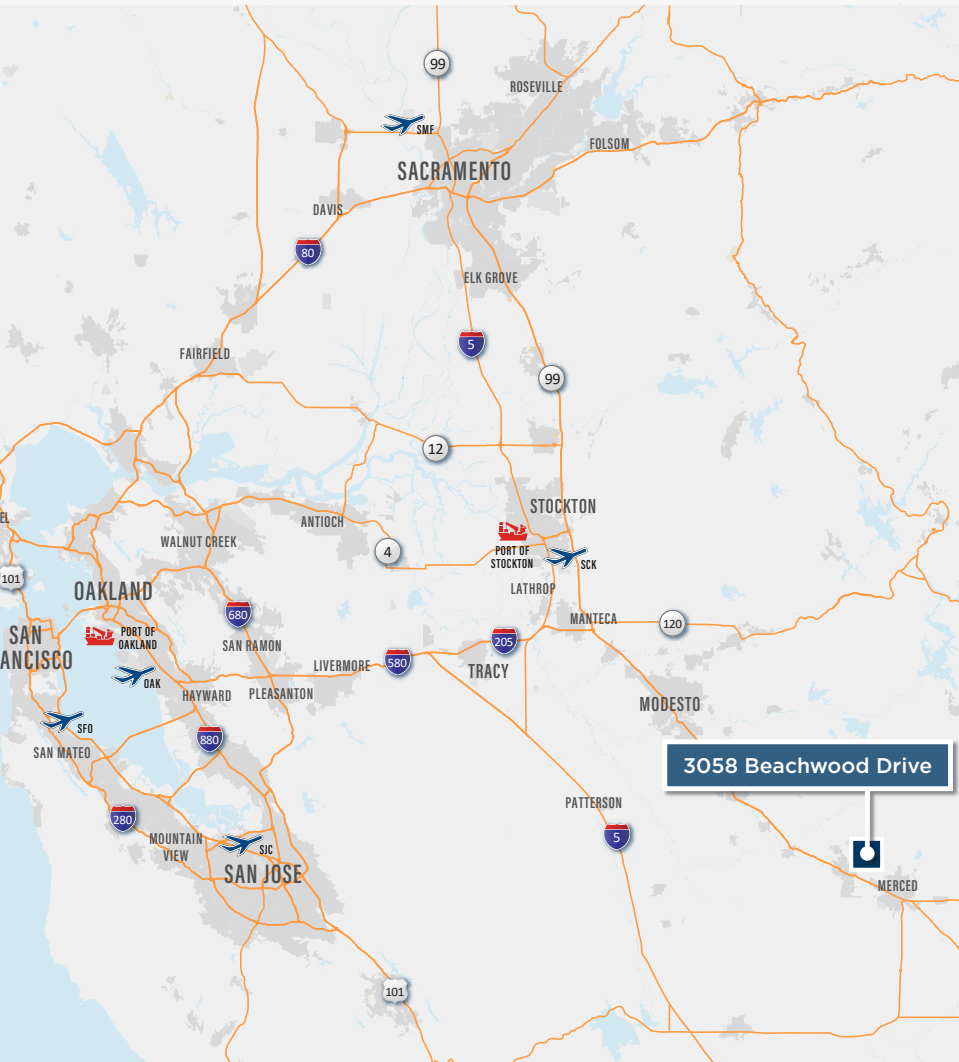


# PROPERTY

## Conceptual Site Plan

**FOR SALE**

3058 Beachwood Drive | Merced, California



# MARKET VIEW

Site Location



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MERCED, CA

*Exclusively Listed By:*

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