

Atwater Industrial Park | Heavily Improved Multi-Building Site

100 Airpark Rd, Atwater, CA 95301

FOR SALE

\$3,140,000.00



PATRICK MONREAL

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THE SAITO COMPANY

Premier Commercial Sales and Leasing

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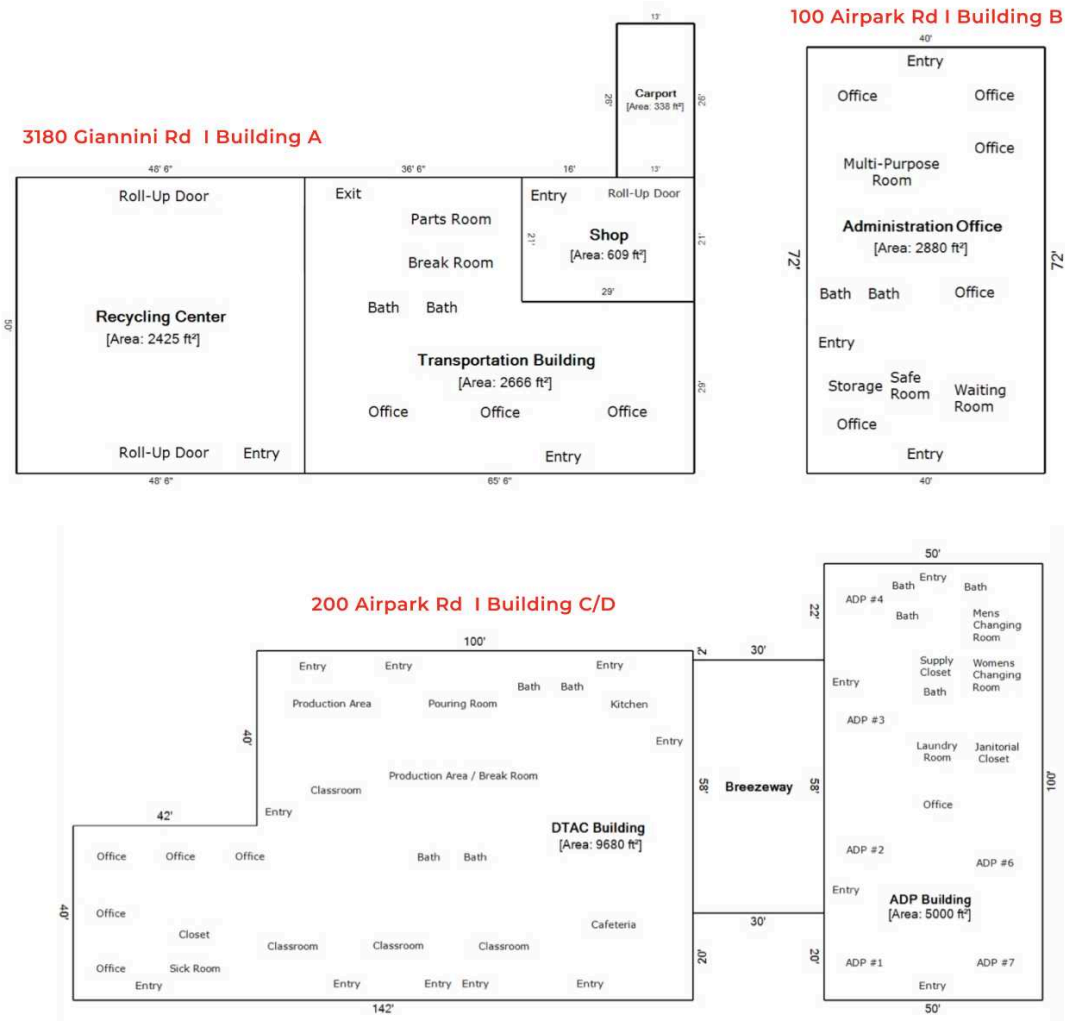
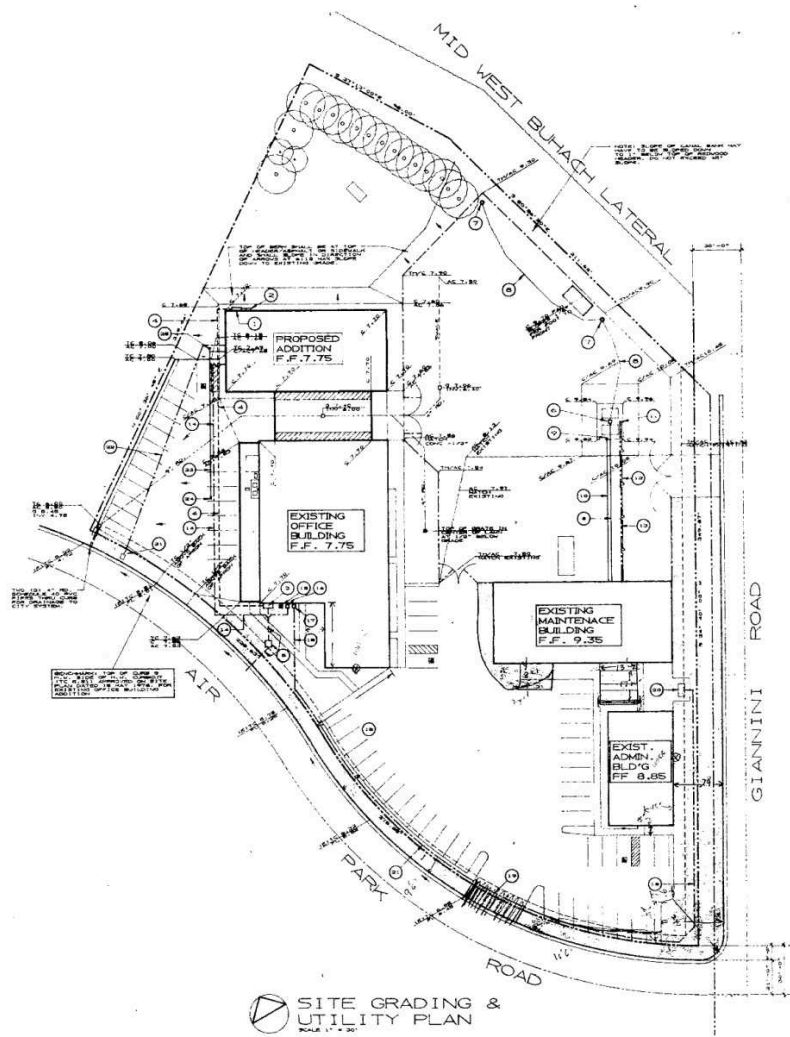
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Site Plan



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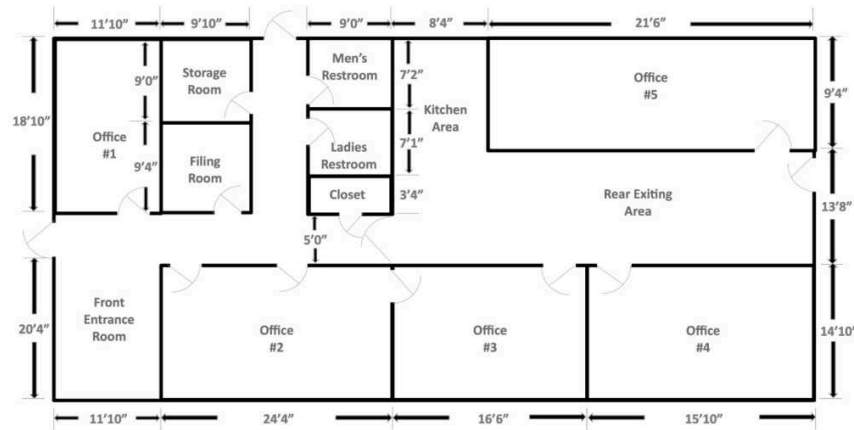
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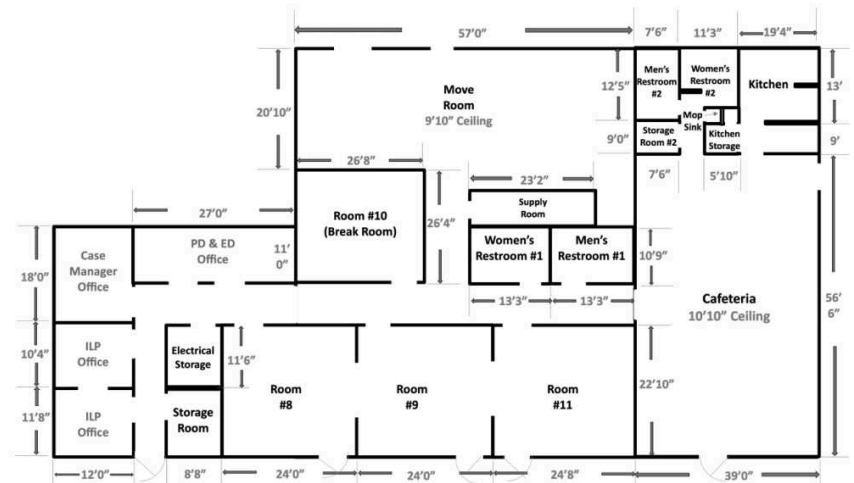
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Floor Plans

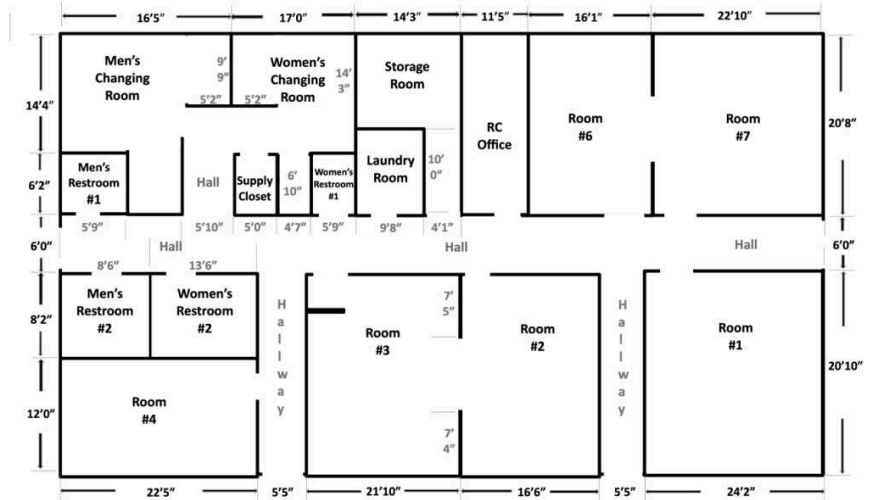
Administration Building



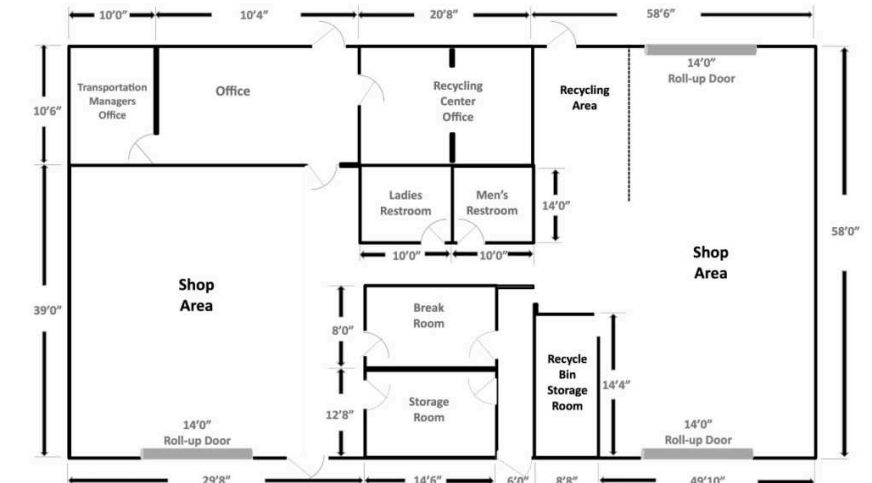
DTAC Building



ADP Building



Recycling + Transportation Building



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Vicinity Map



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Executive Summary

100 Airpark Rd is a heavily improved multi-building site located in Atwater's industrial park corridor. This flex-industrial site comprises of three buildings on a single parcel, 100 Airpark Rd, 200 Airpark Rd, and 3180 Giannini Rd. all offering flexibility for a range of general and light industrial users. Each building features adaptable office and shop space suited for a variety of operational needs. Spanning more than 2 acres, the property also includes yard space for work and storage, supporting efficient movement for owner-users and tenants. Located within the Airport/Business Park environment, the property is approximately 13 minutes from Castle Airport and just minutes from Hwy 99 and Hwy 140, providing convenient access for airport-adjacent users and regional or statewide distribution.

The immediate area is characterized by industrial and flex buildings, paved yards, and service-oriented uses. This established commercial setting supports an efficient operating environment well suited for all office and industrial occupancy. The surrounding street network, including Airpark Road and Business Park Way, allows for convenient circulation for parking and distribution.

The property is located within one of Atwater's more function-driven submarkets, closely tied to the Castle Airport business district and the broader industrial park corridor. The area benefits from regional roadway access and the practical advantages of a Central Valley industrial location, including a business-oriented land-use pattern and operational flexibility.

Please do not disturb tenants.



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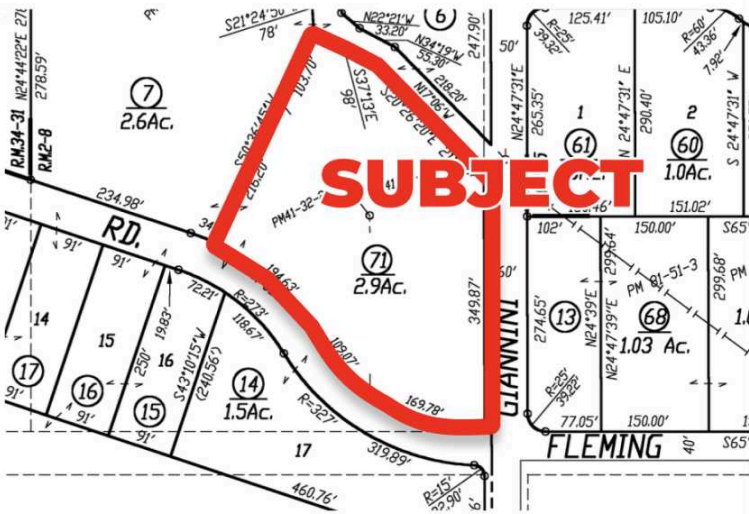
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Property Summary

Address	100 Airpark Rd, Atwater, CA 95301
Subdivision	Atwater Industrial Park
APN	056-400-071
Price	\$3,140,000.00 Call Broker for more details
Building Sizes	
100 Airpark Rd Administration Building	2,880 SF
200 Airpark Rd ADP Building & DTAC Building	14,680 SF
3180 Giannini Rd Recycling & Transportation Building	5,700 SF
	23,260 SF Total
Lot Size	2.9 AC
Property Type	Industrial Office
Zoning	M-1
Parking	65± parking stalls
County	Merced County
Site Access	Call Brokers for details



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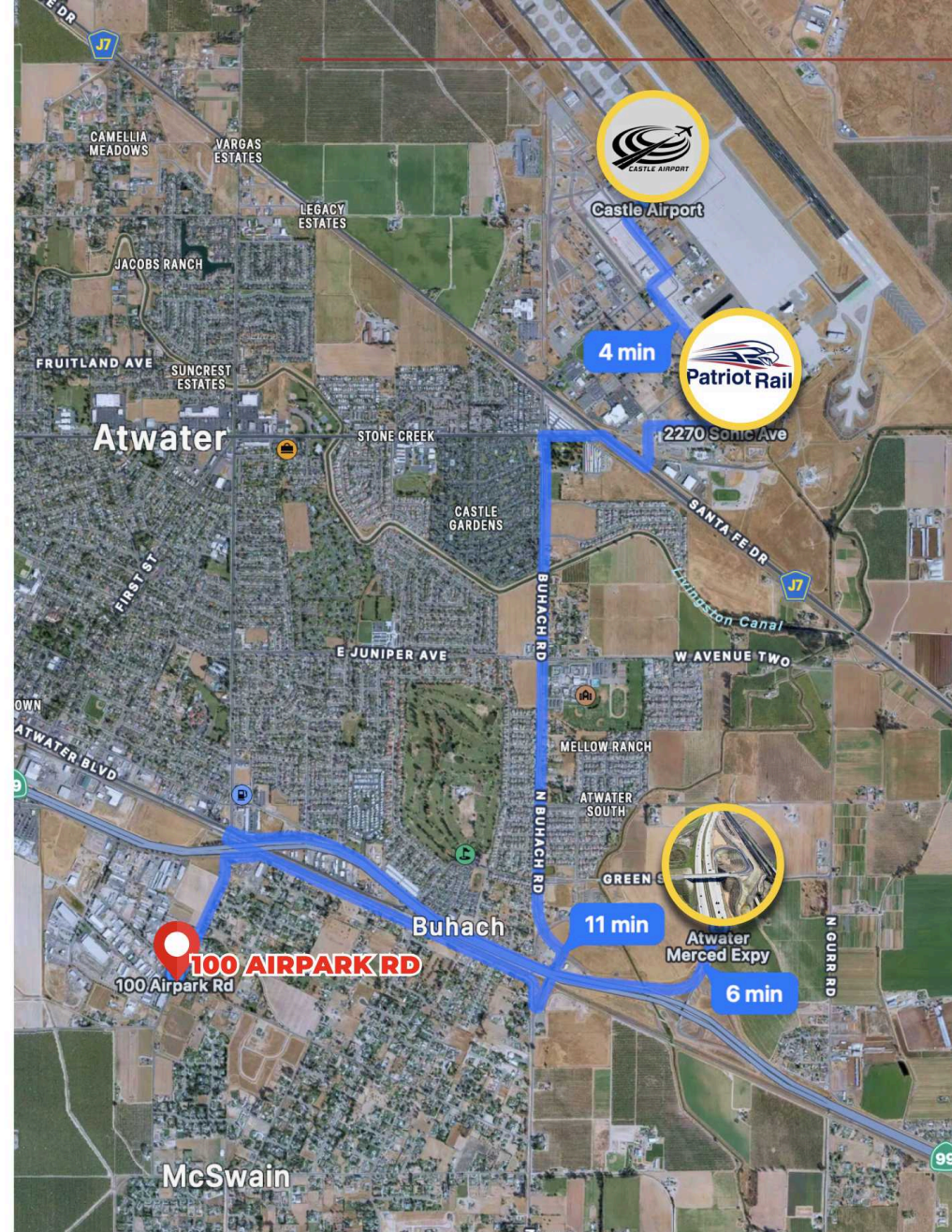
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Atwater, Regional Connectivity

Atwater sits in California's San Joaquin Valley within Merced County, home to over 297,000 residents and positioned along the Highway 99 corridor with direct access to the Bay Area, Fresno, Stockton, Sacramento, and Yosemite — making the region a critical link between Northern and Southern California. The local economy is anchored by agriculture, manufacturing, and growing activity in education, healthcare, and logistics, with nearby UC Merced driving long-term demand for housing, retail, and services across the area. Atwater's industrial growth is fueled by Castle Airport and the Castle Commerce Center — the former Castle Air Force Base, now home to more than 60 tenants including Waymo and Transportation Research Center. Patriot Rail operates a dedicated rail district on-site with direct interchange to the adjacent BNSF main line, giving properties like 100 Airpark Rd true multi-modal access to and from these key destinations. Regional connectivity is set to improve further with the proposed Atwater-Merced Expressway, which will link SR-99 through Castle Commerce Center to SR-59 near UC Merced, with Phase 1B expected to break ground in late 2026 or early 2027.

In addition, Atwater's direct frontage along Highway 99 gives industrial users efficient truck access to major distribution markets throughout California, while comparatively lower land and labor costs than coastal and Bay Area markets continue to draw manufacturing, logistics, and distribution users to the area. For owners and investors, this convergence of infrastructure and demand makes well-located industrial assets near Castle an increasingly scarce and strategic hold in the Central Valley.



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Demographics



Fresno, CA | Market Overview

Atwater is part of Merced County with a population of roughly 32,000 residents alongside State Route 99, about 8 miles northwest of Merced. The city has grown steadily over time and serves as a growing regional hub with a mix of residential, commercial, and industrial uses. The local economy is shaped by agriculture, logistics, small business activity, and airport-related uses tied to the former Castle Air Force Base site, now Castle Airport. Atwater's land-use pattern is more functional than urban, with business parks, industrial corridors, and lower-density neighborhoods creating a straightforward operating environment for commercial users. Median household income is around the mid \$60,000 range, supporting a stable local consumer base while still reflecting a more attainable cost structure than larger California markets. For investors and users, Atwater offers affordability, regional access, and a business-friendly setting that works well for industrial, service, and owner-user properties.

TOP EMPLOYMENT IN 93726 IN 5MI RADIUS

9,519	Management Business and Arts
8,516	Educational Services and Health Care
4,380	Agriculture
3,735	Retail Trade
3,690	Manufacturing

TOTAL EMPLOYEES ± 60,700 IN 5MI RADIUS

source: crexi.com

HH INCOME

1MI	\$64,900.00		
3MI	\$63,700.00		
5MI	\$67,100.00	GROWTH RATE	± 2.0%

POPULATION

1MI	±28,700PP		
3MI	±59,100PP		
5MI	±80,500PP	GROWTH RATE	± 1%

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For over 30 years, we have established ourselves as a reliable participant in California's commercial real estate industry, with an emphasis on the Central Valley and its neighboring regions. The wealth of our expertise has resulted in the successful completion of over \$1 Billion in Transactional Sales.

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