

FOR SALE

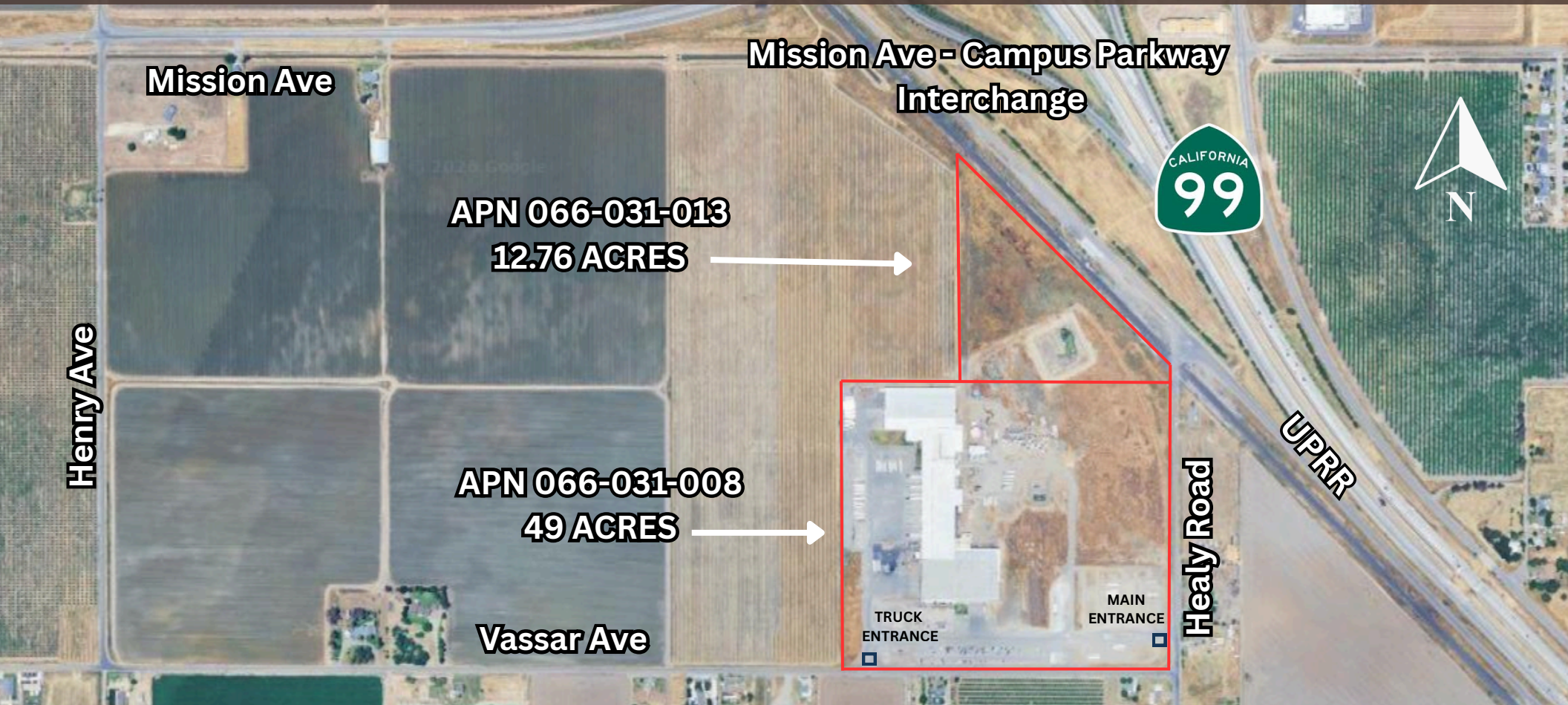
\$15,800,000 \$63.32 / SF

2674 VASSAR AVE

MERCED CA

FOR LEASE

\$.45 / SF NNN



249,511 SF INCLUDING 117,057 COLD STORAGE ON 61.76+ ACRES

The information in this marketing flyer has been obtained from sources deemed reliable but the Brokers and Owner do not make any guarantees, warranties or representations, express or implied as to its completeness or accuracy. The Buyer (Tenant) is strongly advised to complete its own due diligence investigation.

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SUMMARY

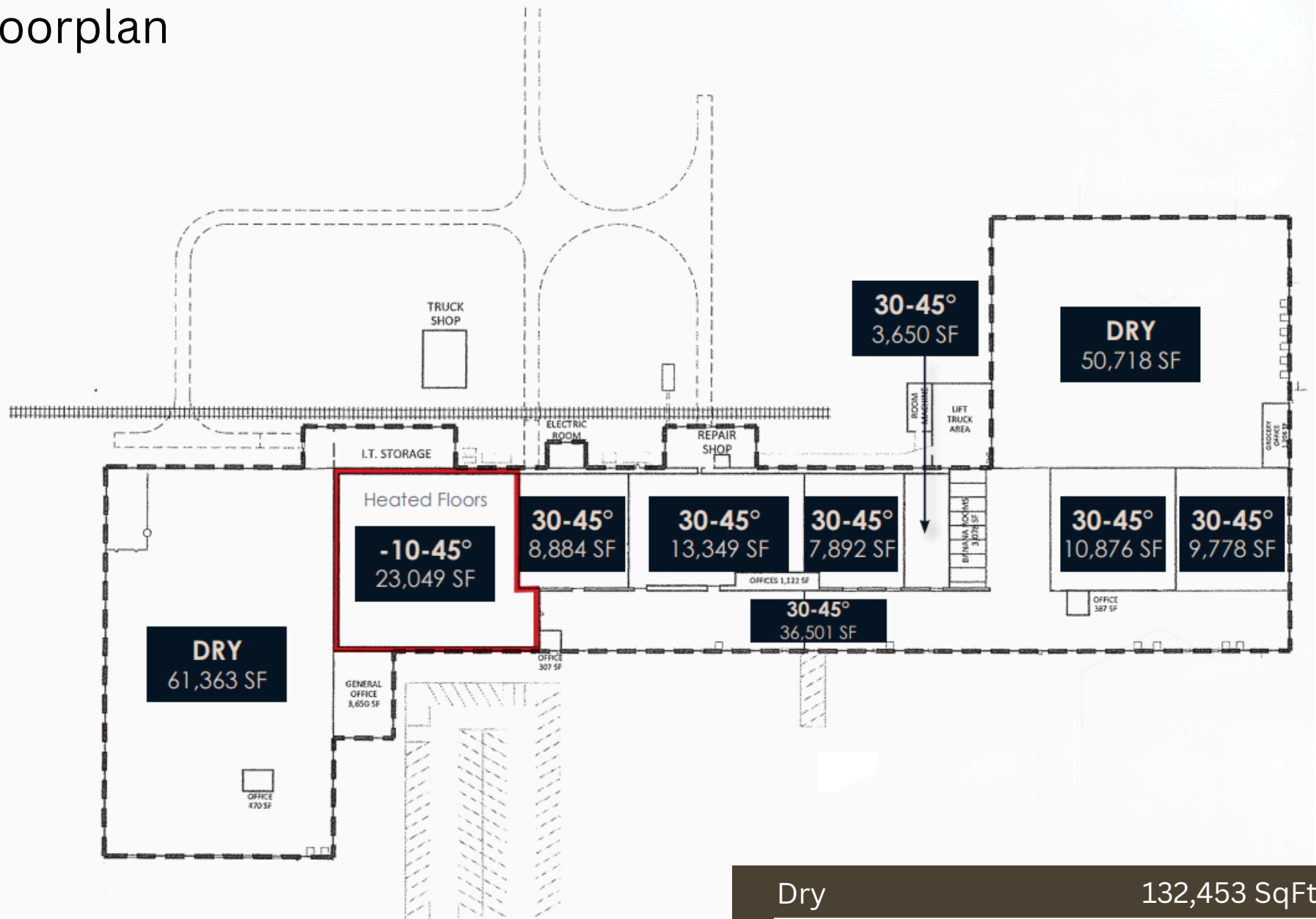
2674 Vassar Avenue in Merced is a 249,511± square-foot vacant warehouse-distribution facility situated on 61.76± acres (2 parcels), zoned M-2 in the County of Merced. Sited adjacent to the Highway 99 Mission Ave/Campus Parkway Interchange and within close proximity to Highway 140 and Highway 59. These major transportation corridors link the Central Valley's agricultural base to the Bay Area and Los Angeles, providing efficient access to production sites, food processing facilities, and key consumer markets across California. Located in the heart of California's great central valley, the property offers an opportunity to acquire a large-scale distribution center featuring both dry and cold storage capabilities within one of the nation's most significant agricultural markets. Of the total building area, 117,057 square feet is refrigerated (including 23,049 square feet of freezer space with heated floor), with temperature ranges from -10 to 45 degrees.

Originally constructed in the 1970s with multiple subsequent expansions (most recently in 2010), the facility features variable clear heights ranging from 15 to 35 feet, 37 dock-high doors, and eight grade-level doors. The property is currently vacant and includes substantial excess yard space, presenting investors with the opportunity to acquire an asset at a price well below replacement cost, with room to build additional buildings and/or provide industrial outdoor storage.

Property Details

Address	2674 Vassar Ave, Merced CA 95341
APN	066-031-008 (49 Acres) & 066-031-013 (12.76 Acres)
Warehouse SqFt	249,511± SqFt
Land (Acres)	61.76± Acres
Existing FAR	0.093
Clear Height	Varies from 15' - 35'
Dock High Doors	37
Grade Level Doors	8
Power	Primary 8,000 AMP, 480-277 3 Phase 4 Wire, from MID (MID Transformer can provide 2 megawatts), also includes two smaller meters PG&E and MID
Sprinklers	Yes 100% Wet System (Some areas ESFR); has on site 350,000 gallon store tank
Roof	Insulated Metal
Sewer	Provided by City of Merced (6"-8")
Water	Primary Pump 100HP-2000GPM. Back-Up Pump 60HP
Lighting	LED lighting with motion sensors throughout the warehouse. There is no LED lighting in the service center, truck shop, forklift bay(s). battery rooms, and offices
Zoning	M-2 (General Manufacturing Zone)

Floorplan



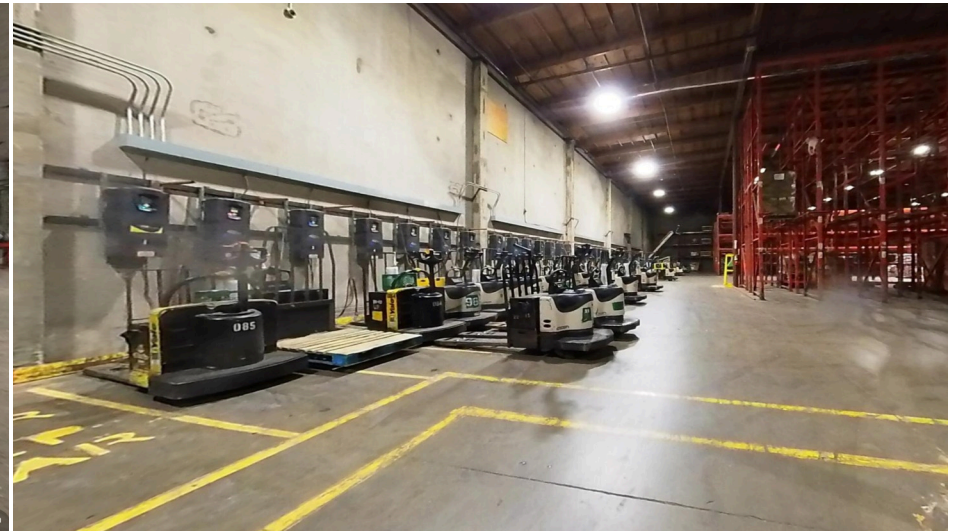
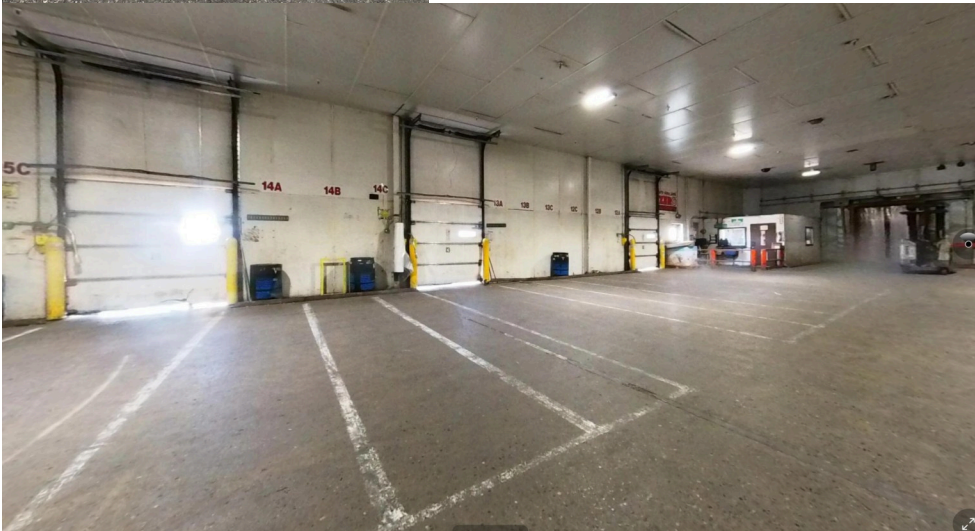
Dry	132,453 SqFt
Cooler	94,008 SqFt
Freezer	23,049 SqFt
Total Building	249,511 SqFt





- **In the Center of the Nation's Number One Agricultural Production Region**
- **Adjacent to Hwy. 99 (California's 'Main Street') & Close to Hwys. 59 and 140**
- **Within Quick and Easy Access to California's Major Markets**
- **Priced Well Below Replacement Cost and /or Competitive Market Rents**
- **Large Electrical Service - Priced less than 1/2 of PG&E's rates**
- **Surplus Land for Additional buildings or Industrial Outdoor Storage**

FOR Additional Photos go to <https://panoraven.com/en/embed/rVCBR3DHfg>



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