

FOR LEASE



400 Grogan Ave, Merced CA

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400 GROGAN AVE. DESCRIPTION

Property Address	400 Grogan Ave Merced, CA 95341
APN	059-410-015
Building Total SF	± 8,000 SF
Lot Size	±74,052/ / 1.7 acres
Zoning	Industrial (General)
Price Per Month	\$8,000.00
Price Per Sq Ft	\$1.00

Commercial property for lease at 400 Grogan Avenue, Merced, offered at \$8,000 per month. This ±1.7-acre Industrial General-zoned property features:

- Approximately 1,000 SF office which includes 4 private offices, storage closet, 2 restrooms, Receptionist/Secretary work station.
- Approximately 1,600 SF parts storage area w/ 8 ft by 10 ft roll up door and 8 ft by 8 ft double metal doors for access to main warehouse.
- Approximately 5,200 SF warehouse area with three 12ft by 14ft roll up doors and 2 man doors and 1 restroom.
- 0.73 acres (32,000 SF) remains available for development, additional parking, yard space, or storage, making this property ideal for a variety of industrial and commercial uses.



WAREHOUSE PICTURES



OFFICE PICTURES



AERIAL MAP



ASSESSORS MAP

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

POR. SW. 1/4 SEC. 26, T.7S., R.13E., M.D.B. & M.

Tax Rate Area 5-000

59-41



Assessor's Map Bk. 59-Pg. 41
County of Merced, Calif.
1973

Merced Airport Industrial Park, R.M. Vol. 20, Pg. 49

NOTE—Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



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