

FOR SALE OR LEASE

INDUSTRIAL

150 Hawk Dr, Merced, CA 95341

Income-Producing Industrial Opportunity with Owner-User Flexibility



EXCLUSIVELY LISTED BY
 **NORTHGATE**

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HIGHLIGHTS

- Newly constructed warehouse, move-in ready
- Great location near Merced Regional Airport and growing industrial sector
- Excellent investment / owner-user opportunity
- Demisable: Up to 8 units, minimum 4,425 SF per unit
- Eight (8) grade level door
- One (1) dock high door
- Power: 3,600 amps @ 480 volts
- Ceiling Height: 30 ft

PROPERTY OVERVIEW

ADDRESS	150 Hawk Dr, Merced, CA 95341
PROPERTY TYPE	Industrial Multi-Tenant
SALE TYPE	Investment or Owner-User
SALE PRICE	Contact Broker
LEASE TYPE	NNN
LEASE PRICE	\$1.25 / SF
AVAILABLE SPACE	4,425 - 22,125 SF
GLA	35,400 SF
BUILDING SIZE	35,400 SF
PARCEL SIZE	1.86 acres
ZONING	Light Industrial (I-L)
APN	059-430-018

MARKET OVERVIEW



ServiceMASTER
Restore

Clendenin Bros - Construction



Merced Regional Airport



Alia Corporation - McDonald's Franchisee
Valley DEF - Gas Station
Fastenal Fulfillment Center - Building Materials

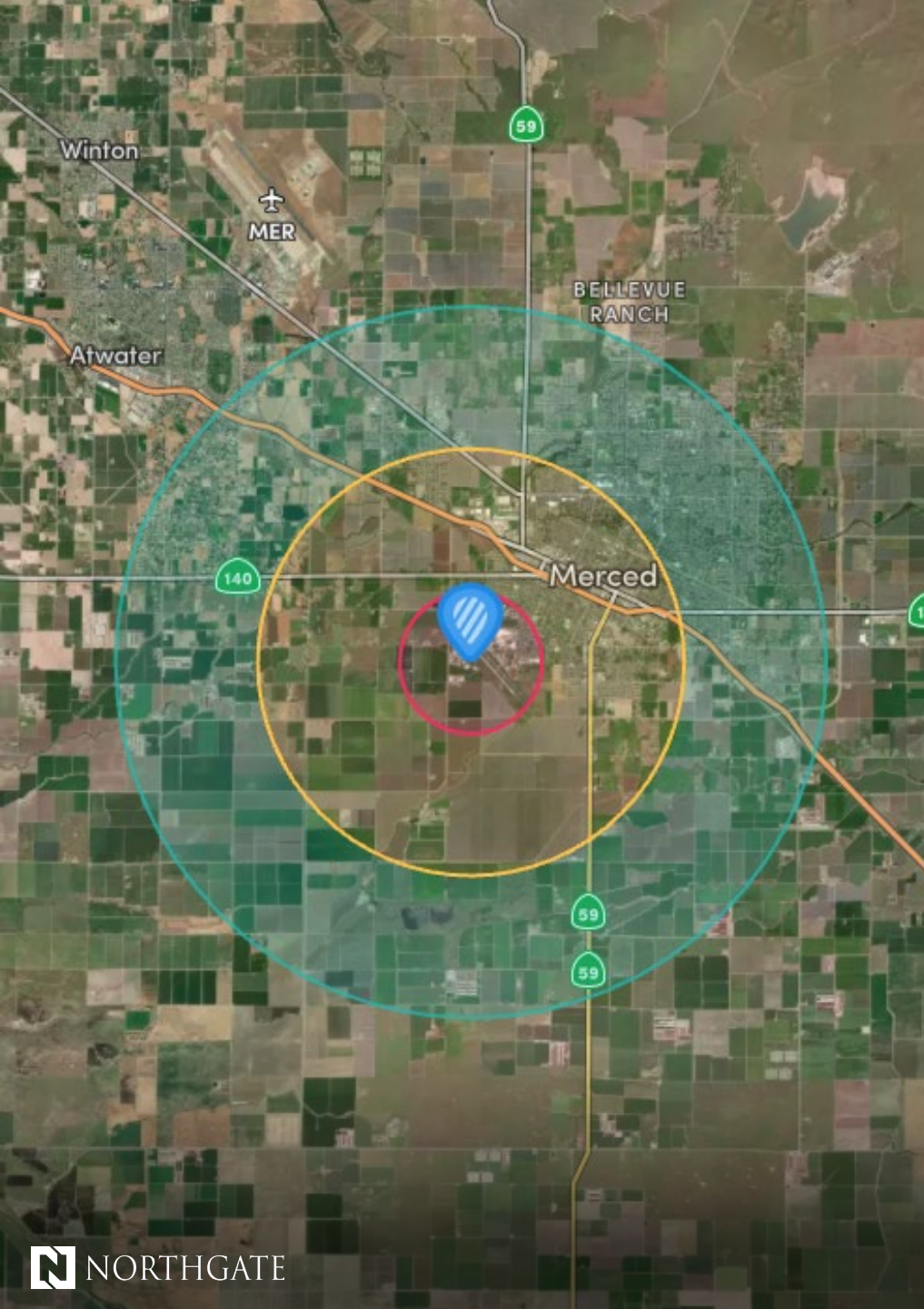
SITE



Zymex Industries - Herb Shop
Central California Tomato Grower
Container City Atwater-Merced

AERIAL VIEW





DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	2,606	40,974	100,027
Projected Population (5 Yr)	2,708	42,904	105,393
Average Age	30	31	32
Households	662	12,018	31,227
White Population	594	10,413	32,567
Black Population	129	2,164	5,642
Am Indian Population	113	1,532	2,965
Asian Population	245	3,413	10,482
Other Population	1,626	25,382	53,736
Hispanic Population	79.28%	74.79%	64.55%
Average HH Income	\$48.2k	\$56.1k	\$74k
High School Graduates	802	15,190	44,472
College Graduates	173	3,946	14,846
Total Employees	821	14,293	37,576



Investment Sales | Leasing | Asset Management | Property Management



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