



±40.8 ACRES | OFFICE & INDUSTRIAL BUILDINGS - ±49,522 SF  
LARGE IMPROVED YARD

FOR SALE/LEASE

3058 *Beachwood Drive*  
MERCED, CA

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## FOR SALE

3058 Beachwood Drive | Merced, California

Income producing Industrial Property including six buildings totaling  $\pm 49,522$  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/Lease Price: Contact Broker

APN: 057-500-034

Parcel Size:  $\pm 40.8$  Acres

Building Size:  $\pm 49,522$  SF (8 Buildings)

Zoning: M-1 (Light Industrial)



### PROPERTY HIGHLIGHTS

- $\pm 40.8$  total acres with eight (8) warehouse buildings and large improved yard
- Buildings range from  $\pm 493$  - 26,146 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



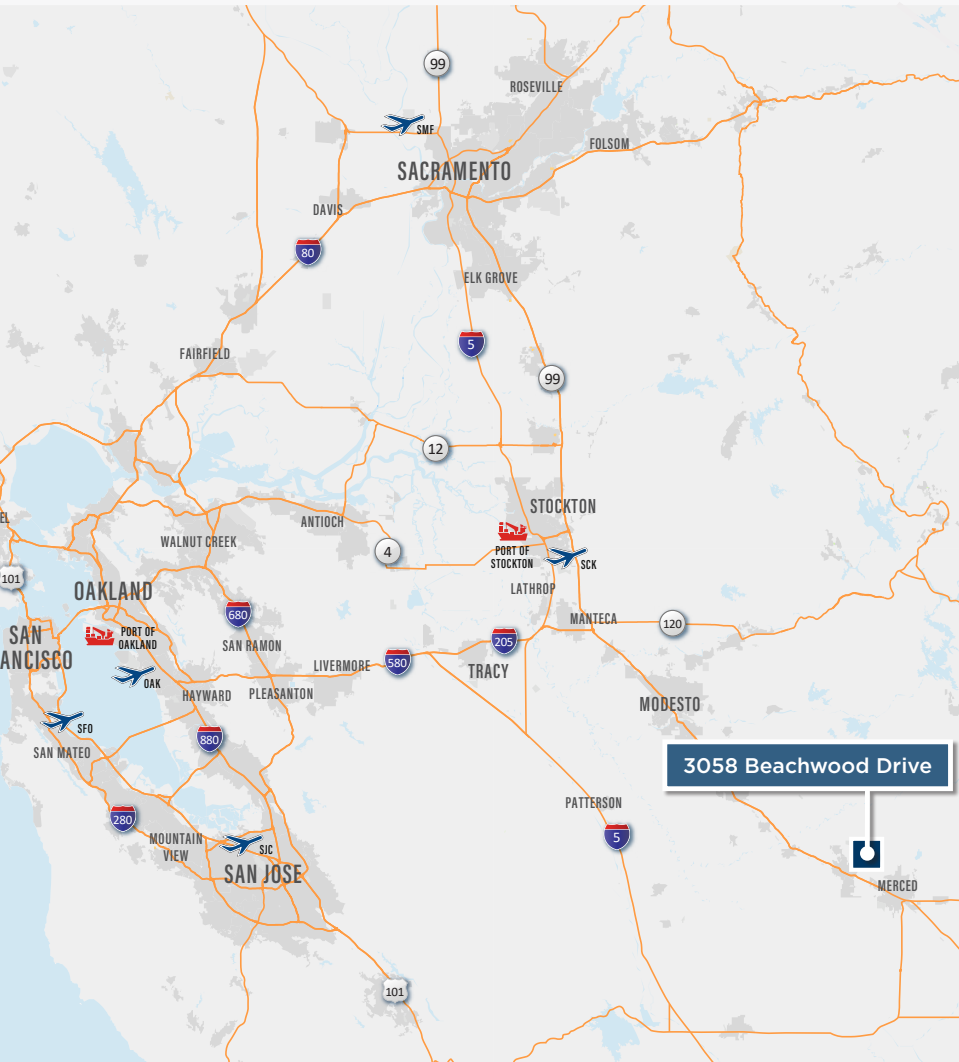
#	Building Size
1	±2,641 SF
1A	±713 SF
2	±493 SF
3	±2,002 SF
4	±445 SF
5	±26,146 SF
6	±8,122 SF
7	±4,800 SF
8	±4,160 SF
TOTAL	±49,522 SF

**PROPERTY**

**Conceptual Site Plan**

**FOR SALE**

3058 Beachwood Drive | Merced, California



# MARKET VIEW

Site Location





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*Exclusively Listed By:*

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