



±9.00 ACRES

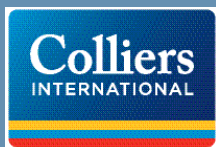
FOR SALE Industrial Land

3310 Beachwood Drive
Merced, California

PRICE REDUCED

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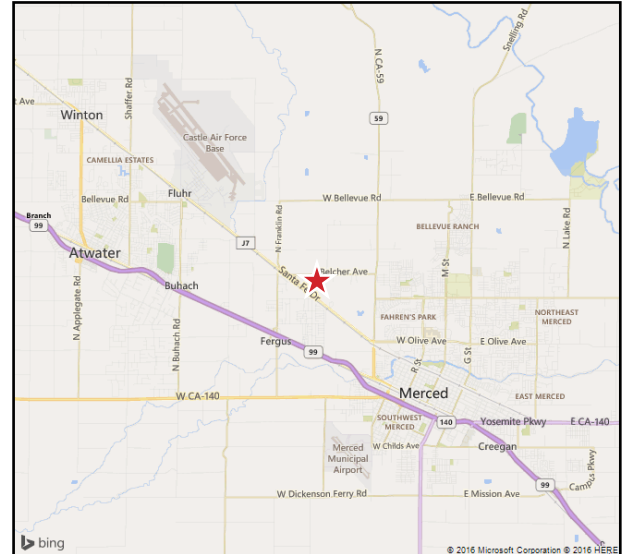
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PROPERTY HIGHLIGHTS

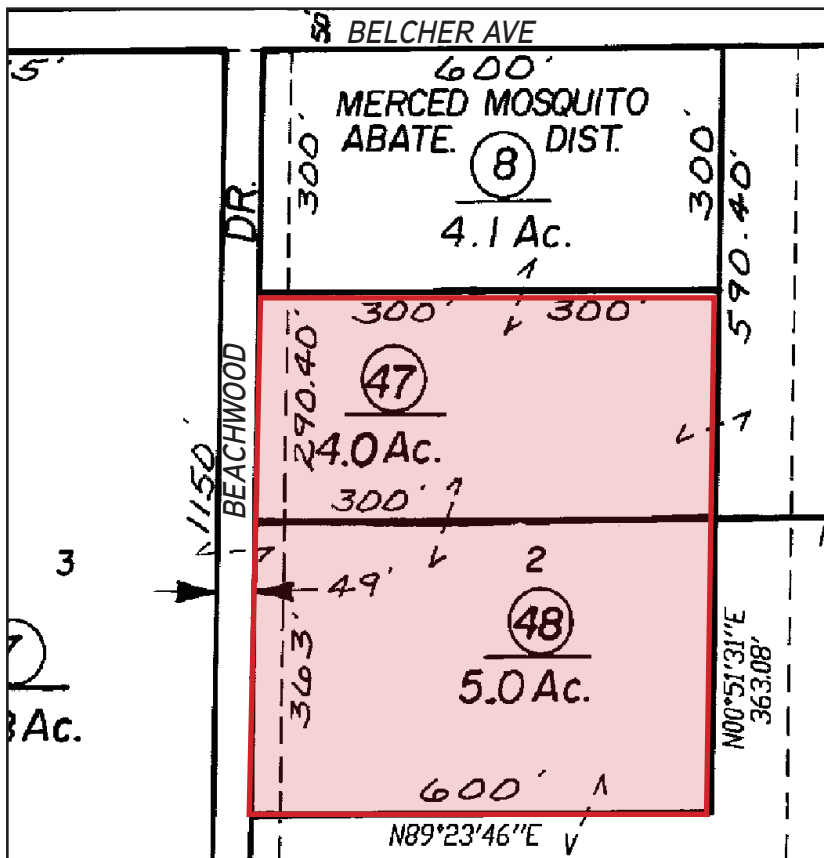
- › Located on the Northeast side of Highway 99, between Merced and Atwater
- › Approximately ±9.00 Acres
- › Two Parcels (5 acres & 4 acres)
- › Light Manufacturing (M-1)
- › Fully Fenced and Secured; 24-Hour Keypad access
- › Yard Lighting
- › Security Cameras Throughout

FOR SALE > 3310 Beachwood Drive

Property:	3310 Beachwood Drive, Merced, CA 95348. Located on the northeast side of Highway 99 between the Cities of Merced and Atwater.
Price:	\$1,400,000 (\$3.57/SF) \$1,150,000 (\$2.93/SF)
APN:	057-500-047 (±4.0 Acres) 057-500-048 (±5.0 Acres)
Total Land Size:	±9.0 Acres (±392,040 SF)
Zoning:	Light Manufacturing (M-1), County of Merced
Utilities:	Currently on private water and sewer (well and septic). According to the County of Merced public water is in the street but sewer is not. Buyer shall be solely responsible for thier own investigation of utilities and entitlements.
Comments:	This property consists of two parcels which total 9 acres. The 5 acre parcel has an old single family residence ±800 SF that has been remodeled and is currently being used as an office. Seller will sell parcels separately subject to mutually agreeable terms and conditions.
Income:	Currently the Owner has ±80 semi-trucks leasing parking stalls on a month-to-month basis for \$80/month. Lots have capacity for ±25 semi-trucks per acre or ±225 total spaces.



PARCEL MAP



CONTACT US

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