



±9.00 ACRES

FOR SALE Industrial Land

3310 Beachwood Drive
Merced, California

AGENT: BUK WAGNER, SIOR
559 256 2451
FRESNO, CA
buk.wagner@colliers.com
BRE #01296746

AGENT: BRETT TODD
559 256 439
FRESNO, CA
brett.todd@colliers.com
BRE #01912244



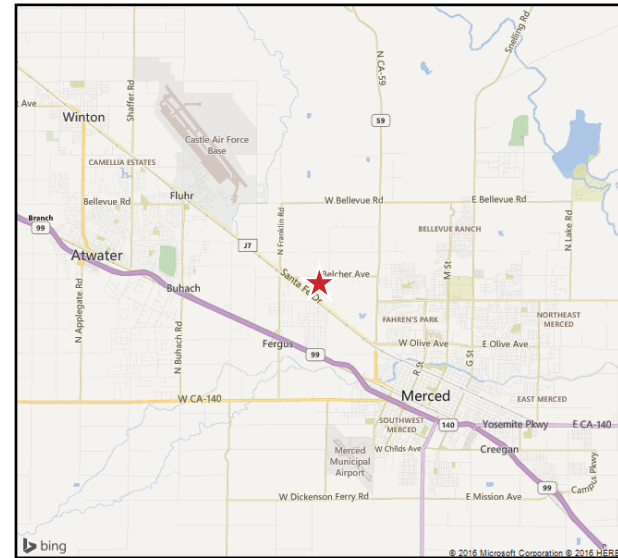
COLLIERS INTERNATIONAL
7485 N. Palm Avenue, Suite 110
Fresno, California 93711
559 221 1271
www.colliers.com/fresno

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)
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.



CONTACT US

BUK WAGNER, SIOR
559 256 2451
buk.wagner@colliers.com
License No. 01296746

BRETT TODD
559 256 2439
brett.todd@colliers.com
License No. 01912244

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PARCEL MAP

