



Ideal Owner/User Office/Warehouse Buildings Available for Sale in Merced

1771 Grogan Avenue, Merced California 95341



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Property Summary

1771 Grogan Avenue, Merced, California

Total Building Size	±9,936 SF Each building is ±4,968 SF
Land Size	±1.18 acres (±51,400 SF)
Sale Price	\$1,599,000
APN	059-300-060-000
Year Built	2006
Roll-Up Doors	Each building has (1) 12' x 12'
Power	Each building has 200 amp, three-phase
Building One	±2,500 SF office space, two restrooms and warehouse space
Building Two	±500 SF office space, one restroom and warehouse space

Two freestanding office/warehouse buildings in a nice business complex located in Merced, California. The property is fully fenced and paved, has direct access to the Merced airport and in close proximity to Highways 99 and 149. Opportunity to occupy both, or one and lease one out.

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Black/Rascal
Creek Bikeway/
Park

E Olive Ave

99

Modesto, CA
39.4 miles

140

Merced

99

Yosemite Pkwy

State Route 99

59

E Childs Ave

Hartley Lateral

Merced Municipal
Airport

Fresno, CA
58.2 miles

Farmdale Lateral

N

3000 ft



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