



# VA

2674 VASSAR AVENUE  
MERCED, CA



CAMPUS PKWY



DOPPLER ROAD

HEALY ROAD

VASSAR AVENUE

**VACANT 250,000 SQUARE FOOT BUILDING ON 49+ ACRES | ADJACENT TO HIGHWAY 99 & 140**

Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413





# EXECUTIVE SUMMARY

Jones Lang LaSalle America's Inc., ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 2674 Vassar Avenue in Merced, a vacant 249,511 square foot former grocery distribution facility situated on 49 acres. Strategically positioned along Highway 99 in California's primary agricultural hub, this Property presents a unique opportunity to acquire a vacant distribution center with both dry and cold-storage capabilities in one of the United States' most prominent agricultural markets. Of the 249,511 square ft, 107,279 square ft is refrigerated (20 to 40 degrees).

Constructed in 1996, the facility boasts impressive features including variable clear heights ranging from 16 to 28 feet, 31 dock-high doors, and 4 grade-level doors. Currently unoccupied and offering excess yard space, this asset provides investors the chance to purchase far below replacement cost.

The Property's location at the intersection of CA-99 and CA-140 is particularly advantageous. These major thoroughfares connect the Central Valley's agricultural center to both the Bay Area and Los Angeles, ensuring excellent accessibility to agricultural production sites, food processing plants, and California's key markets.

## PROPERTY SUMMARY

ADDRESS	2674 Vassar Avenue
SUBMARKET	Merced County
APN	066-031-008
Warehouse SF	249,511 SF
Land (Acres)	49 (12.76 Acres - Directly adjacent site, also owned by SaveMart)
Existing FAR / Allowable FAR	0.12 / 0.45
Year Built	1996
Clear Height	15' - 28'
Dock High Doors	31
Grade Level Doors	4
Power	480/277v, 3-Phase (To be Verified)
Sprinklers	Yes (To be Verified)
Roof	Insulated Metal







HIGHWAY 99  
VISIBLE



VACANT TRI-TEMP BUILDING  
(FORMER PRODUCE DISTRIBUTION)



MID & PG&E POWER  
PROVIDERS



TRAILER  
STORAGE



TRUCK  
SHOP



HEALY ROAD

VASSAR AVENUE



INSULATED  
PANELS



LED  
LIGHTING



FUEL  
ISLAND



COLD  
DOCK



RAIL  
SPUR



# INVESTMENT HIGHLIGHTS

## RARE OPPORTUNITY TO ACQUIRE A VACANT COLD STORAGE FACILITY

California held the largest share of revenue for U.S. Cold Storage in 2023 and is projected to maintain it's dominance in the market over the next decade. California is a major exporter of agricultural and poultry goods within North America, yielding constant demand for cold storage facilities especially in the Central Valley region.

## VALUE-ADD OPPORTUNITY ON HWY 99 & 140

In addition to the existing cold storage facility, the Property has approximately 710K SF of excess land available for cold storage to maintain a 0.45 FAR.



Truck Storage



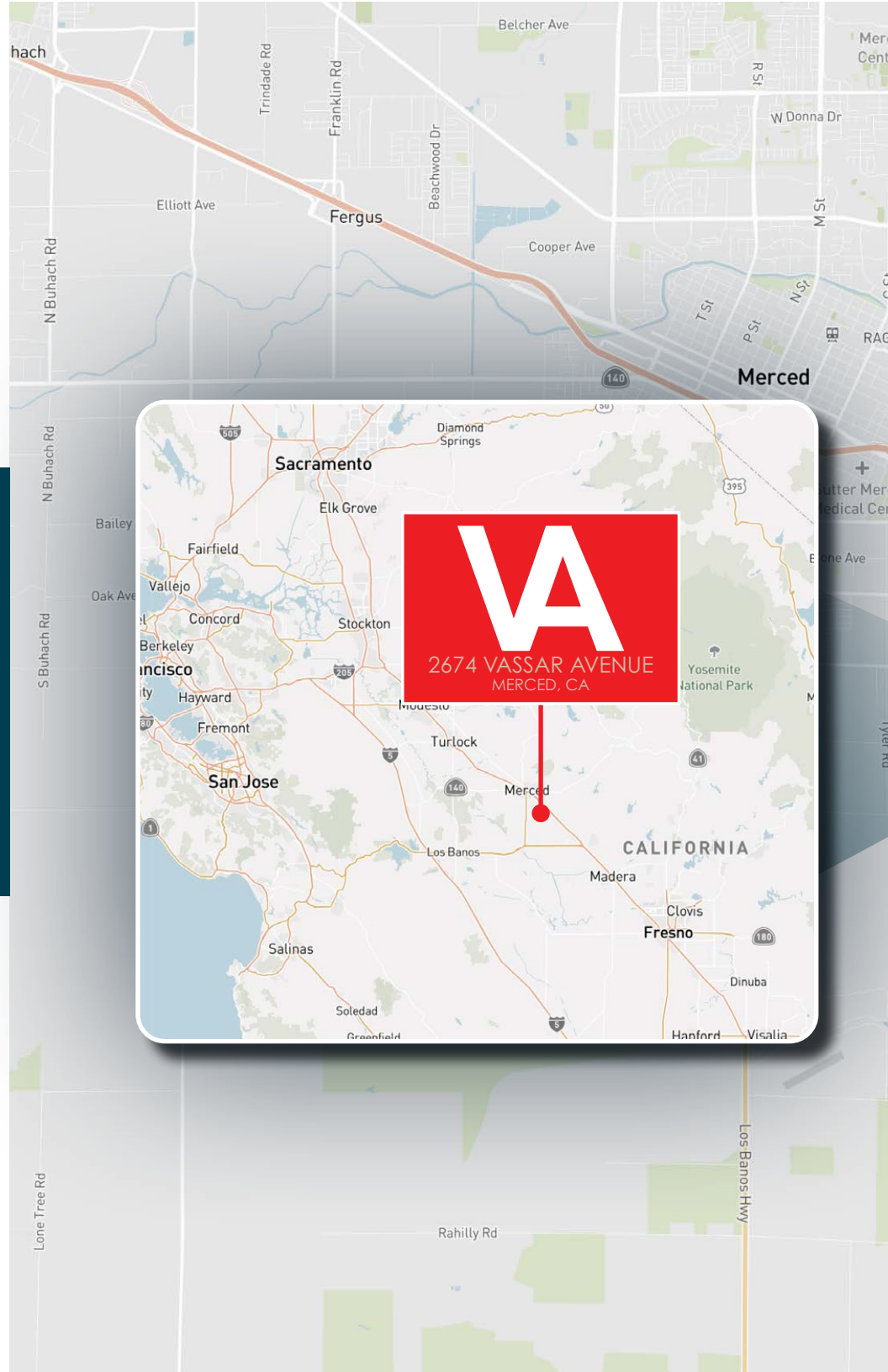
Efficient Operations



Increased Value

## STRATEGIC CENTRAL CALIFORNIA LOCATION

- Located at the intersection of Hwy 99 & 140, the Property provides tenants the ability to efficiently distribute goods throughout California, reaching core population centers within a few hours.
- The Property's location at the epicenter of food manufacturing allows tenants to efficiently serve those throughout the food production lifecycle from producers to those they distribute to.
- Proximity to population centers, allows distributors to streamline their operations and reduce transportation costs associated with delivering goods to retail outlets and consumers



## DISTANCE TO MAJOR MARKETS



**INNER BAY AREA**  
92 MILES



**SACRAMENTO**  
120 MILES



**RENO**  
249 MILES



**LOS ANGELES**  
273 MILES



**SAN DIEGO**  
393 MILES



**LAS VEGAS**  
449 MILES



**PHOENIX**  
675 MILES

## ABILITY TO MAXIMIZE ENERGY EFFICIENCY AND REDUCE OPERATING COSTS

Merced County's Commercial and Industrial rebates are supported by the Merced Irrigation District's public benefit program. They provide financial rebates and incentives to eligible industrial customers, enabling them to retrofit their existing electrical equipment with more efficient alternatives.

- Rebate program covers 50% of project cost, reducing upfront expenses for energy-efficient upgrades. Maximum rebate cap: \$150,000 per year per customer
- Adopting energy-efficient equipment lowers operating costs and maximizes ROI. Ongoing energy savings tied to rebate program (e.g., \$0.10 per kWh reduced)



**Pacific Gas and  
Electric Company**







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