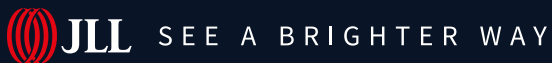




For Lease or Sale

±498,837 SF Rail Served Manufacturing Facility on ±42.64 AC

2201 Cooper Ave, Merced, CA



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

2201 Cooper Ave, Merced, CA / For Lease or Sale

Property Specs

Building SF	±498,837 SF	
Lot Size	±42.64 Acres	
APNs	059-450-041-000 059-450-072-000	059-450-073-000 059-450-058-000
Main Office	±24,545 SF Includes large open office areas, private offices, conference rooms, tech area, large cafeteria, and restrooms	
Shop Office	±32,173 SF Includes large open office areas, private offices, break area, restrooms, machine shop, and parts room	
Rail	2 interior rail spurs and 3 exterior rail spurs; Property directly serviced by both UP and BNSF	
Power	Existing 12 KV electrical service (expandable); MID electrical substation on-site	
Electrical Distribution	9 Interior electrical sub-stations	
Temperature Control	Large evaporative coolers	
Yard/Expansion Area	Yes	
Dock Doors	27 with mechanical levelers	
Grade Level Doors	4	
Clear Height	±19' - 37'	
Fire Suppression	Wet system	
Lighting	LED in manufacturing area	
Column Spacing	30' x 63' typical (not in all areas)	
Reinforced Slab	In warehouse area adjacent to interior rail spurs	
Equipment Mezzanine	Existing large evaporative coolers, air compressors, etc.	
Hazmat Storage	Located in the yard area	
Auto Parking	±365 (expandable)	
Trailer Parking	Existing and expandable	
Asking Price/Lease Rate	Contact Broker	



2201 Cooper Ave, Merced, CA / For Lease or Sale

Property Features



±498,837 SF building
on ±42.64 acres



Direct rail service from both Union
Pacific and BNSF



Large auto parking field, trailer
parking, and expansion capability



Two interior rail spurs and
three exterior rail spurs



Existing 12 KV electrical service
(expandable); MID electrical
substation on-site



Temperature controlled
(large evaporative coolers)



Electrical provider is Merced
Irrigation District (MID), a lower cost
alternative to PG&E



Equipment mezzanine with
multiple air compressors and
evaporating cooling towers



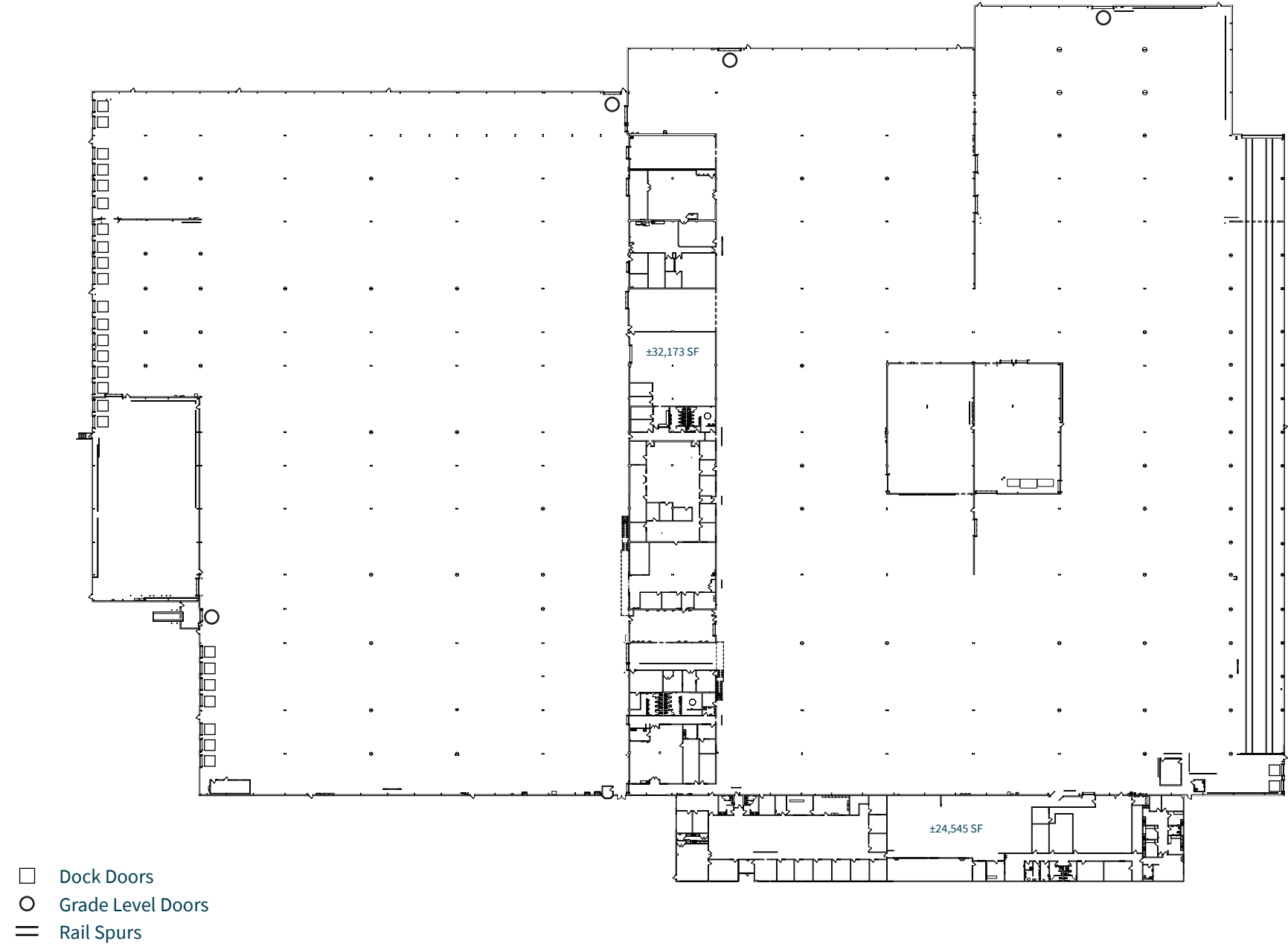
Site Aerial



±498,837 SF
on +42.64 AC

- Property Boundary
- MID Substation and Easement
- Rail Line

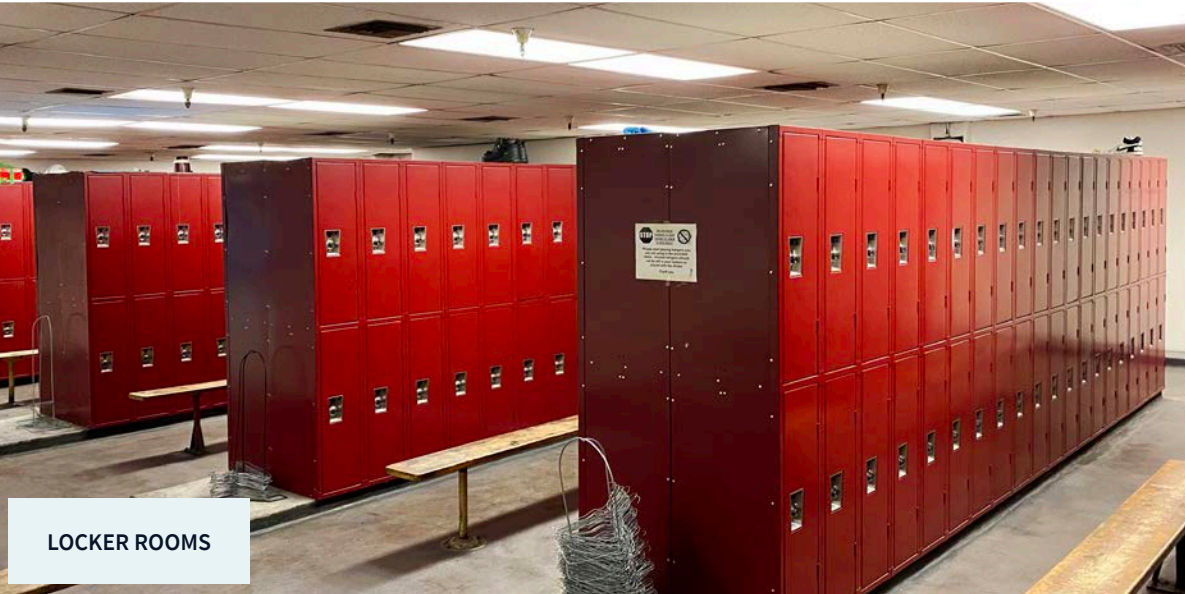
Site Plan



2201 Cooper Ave, Merced, CA / For Lease or Sale



INTERIOR SUBSTATION



LOCKER ROOMS



BREAK ROOM



EVAPORATIVE COOLERS






INTERIOR RAIL

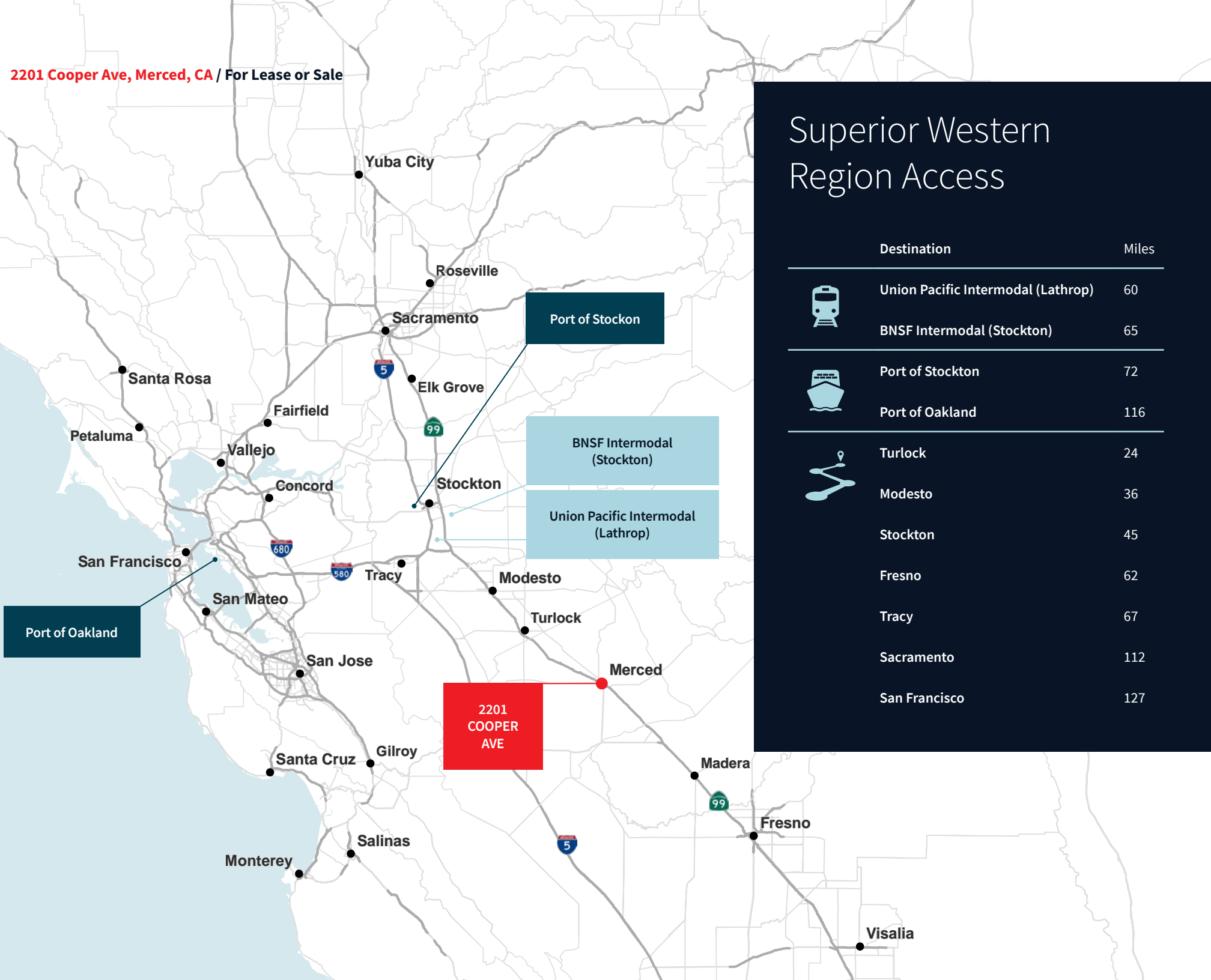


MULTIPLE AIR COMPRESSORS

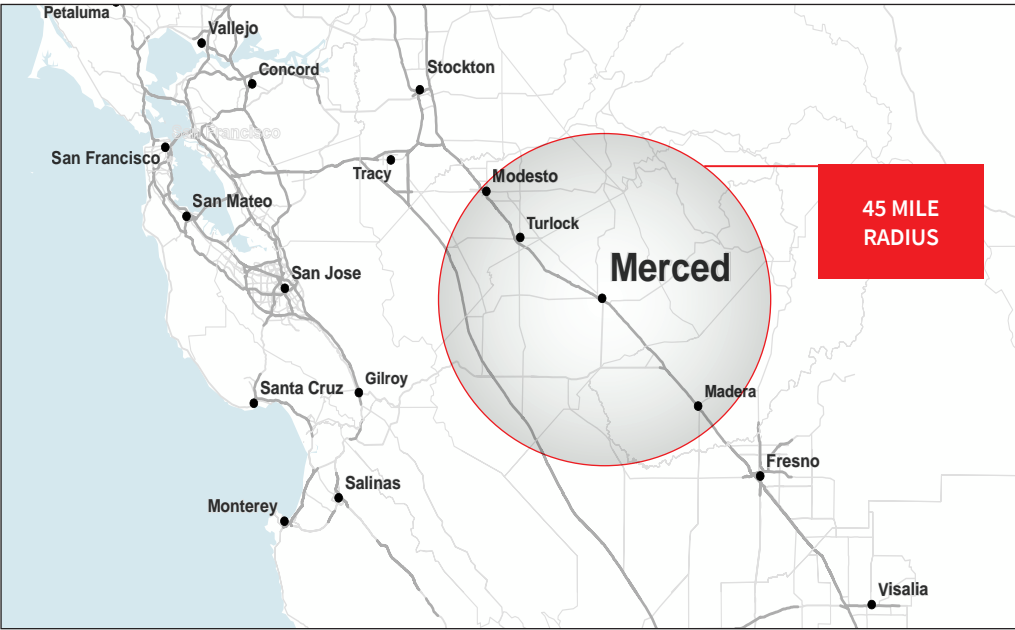
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Superior Western Region Access

	Destination	Miles
	Union Pacific Intermodal (Lathrop)	60
	BNSF Intermodal (Stockton)	65
	Port of Stockton	72
	Port of Oakland	116
	Turlock	24
	Modesto	36
	Stockton	45
	Fresno	62
	Tracy	67
	Sacramento	112
	San Francisco	127



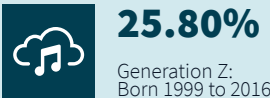
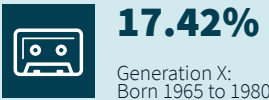
Strategic Location



Labor Demographics



Consumer Demographics



2201 Cooper Ave, Merced, CA / For Lease or Sale

Corporate Neighbors

- 1 Safeway
- 2 Tank Holding
- 3 Jain Farm Fresh Foods
- 4 SIG (Scholle IPN)
- 5 Greif
- 6 ABC Supply Co. Inc
- 7 Frito Lay
- 8 RTS Packaging, LLC
- 9 Fortis Solutions Group
- 10 Centurion Boats
- 11 Malibu Boats

Local Amenities

- | | |
|------------------|------------------|
| Walmart | Chipotle |
| Panda Express | Dutch Bro's |
| Del Taco | Starbucks |
| Lowe's | Taco Bell |
| Save Mart | Subway |
| Black Bear Diner | El Pollo Loco |
| Big 5 | In-N-Out |
| Food Maxx | Motel 6 |
| O'Reilly | El Capitan Hotel |
| Mountain Mike's | Days Inn |





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 **JLL** SEE A BRIGHTER WAY

 **IRG**
Industrial Realty Group, LLC

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