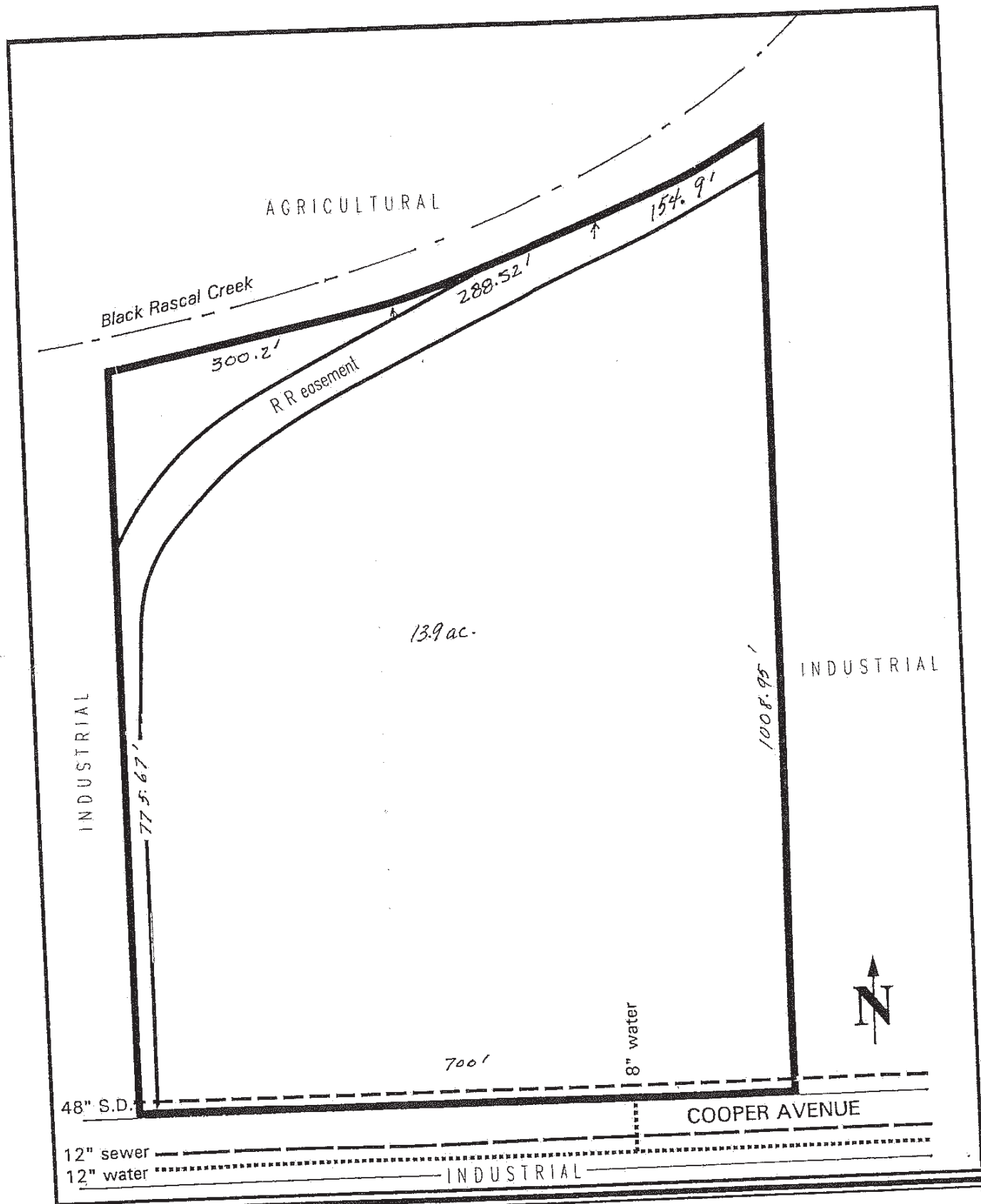


NAME: Western Industrial Park, Cooper Avenue
APN: 059-450-006, -007, and -008
AREA: 13.9 acres
LOCATION: Western Industrial Park, West Merced
ZONING: Light Industrial (I-L) **GENERAL PLAN:** Industrial
PRESENT USE: Vacant
TERRAIN: Flat, 0-1 % slope
SOILS: Landlow: imperfect drainage, weak hardpan
LAND USES: North: industrial South: industrial
West: industrial East: industrial
GAS/ELECTRIC: Pacific Gas & Electric, Merced Irrigation District
WATER/SEWER: City of Merced, 12" water and 12" sewer in Cooper Avenue
STORM DRAINAGE: Served by 48" main; on-site storage may be required; drainage system necessary
SOLID WASTE: City of Merced
POLICE: Merced Police Department
FIRE: Merced Fire Department, ISO rating Class 2
RAIL: Union Pacific
ACCESS: Freeway 99 via 16th Street interchange
DEVELOPMENT ISSUES: Flood plain; flood compliance necessary
OWNERSHIP: Todd Bender
Cirrus Land & Commercial Inc
755 E. Yosemite Ave
Suite J
Merced 95340
(209) 383-1211 x119
AVAILABILITY: Call Owner
BROKER: None

OTHER:

Booster Pump: May Be Required
On-Site Detention Pond: May Be Required



Merced Industrial Site

