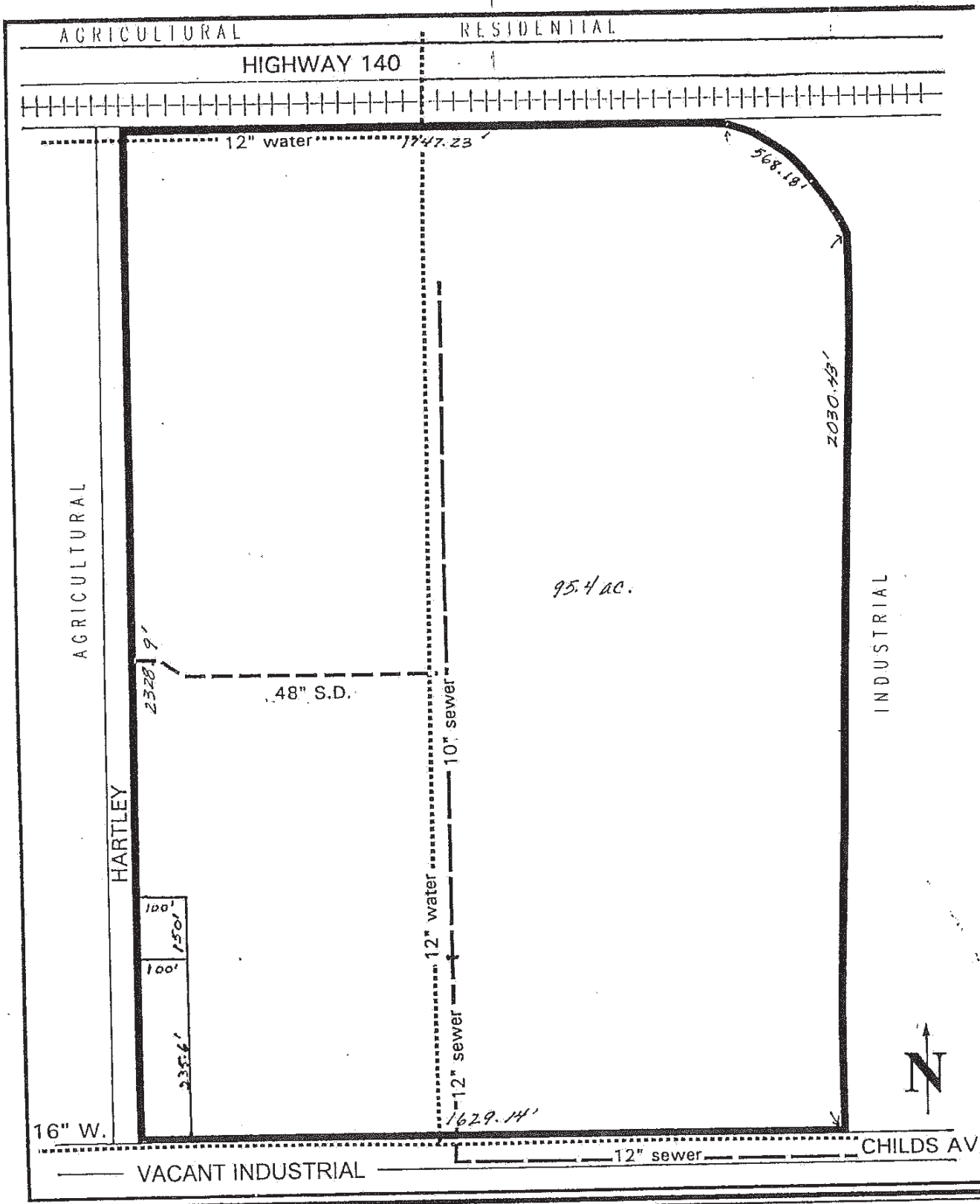


**NAME:** University Industrial Park, Childs Avenue  
**APN:** 061-340-015  
**AREA:** 95.4 acres  
**LOCATION:** University Industrial Park, East Merced  
**ZONING:** Heavy Industrial (I-H) **GENERAL PLAN:** Industrial  
**PRESENT USE:** Vacant  
**TERRAIN:** Flat, 0-3 % slope  
**SOILS:** Wyman, Yokohl, and Landlow: good to imperfect drainage, possible high watertable  
**LAND USES:** North: agricultural/residential South: vacant industrial  
West: residential East: industrial  
**GAS/ELECTRIC:** Merced Irrigation District, Pacific Gas & Electric, present at edge of site  
**WATER/SEWER:** 12" water and 12" sewer on Childs Avenue and on site  
**STORM DRAINAGE:** Served by 48" main on site; on-site storage may be required  
**SOLID WASTE:** City of Merced  
**POLICE:** Merced Police Department  
**FIRE:** Merced Fire Department, ISO rating Class 2  
**RAIL:** Santa Fe  
**ACCESS:** State Highway 140 or Childs Avenue to Freeway 99  
**DEVELOPMENT ISSUES:** Flood plain, but no significant issue expected  
**OWNERSHIP:** Bill Lyons, Jr.  
Lyons Investments  
Lyons Investments  
10555 Maze Blvd.  
Modesto, CA 95358  
(209) 522-1762  
**AVAILABILITY:** For Sale; Negotiable  
**BROKER:** Mark W. Purdom  
Aim Property Management  
1212 K Street  
Modesto, CA  
95354  
(209) 575-5900  
**OTHER:**  
Booster Pump: May Be Required  
On-Site Detention Pond: May Be Required



Merced Industrial Site

