

NAME: University Industrial Park, Childs Avenue
APN: 061-030-090
AREA: 57 acres
LOCATION: University Industrial Park, South 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: Industrial South: agriculture
West: industrial East: agriculture
GAS/ELECTRIC: Pacific Gas & Electric, Merced Irrigation District, present at edge of site
WATER/SEWER: City of Merced 16" water in Childs Ave; 12" sewer in Tower Rd.
STORM DRAINAGE: On-site storage
SOLID WASTE: City of Merced
POLICE: Merced Police Department
FIRE: Merced Fire Department, ISO rating Class 2
RAIL: Burlington/Santa Fe
ACCESS: State Highway 140 or Childs Avenue to Freeway 99
DEVELOPMENT ISSUES: Flood plain, but no significant development issues expected
OWNERSHIP: Bill Lyons, Jr.
Lyons Investment
Lyons Investments
10555 Maze Blvd.
Modesto, CA 95358
(209)-522-1762
AVAILABILITY: For sale; Negotiable
BROKER: Mark W. Purdon
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



Industrial Site 12

City of Merced * 678 W. 18th Street

