

NAME: Western Industrial Park, Cooper Avenue
APN: 059-450-048, -049, -050, & -055
AREA: 12.2 acres
LOCATION: Western Industrial Park, West Merced
ZONING: Heavy Industrial (I-H) **GENERAL PLAN:** Industrial
PRESENT USE: Vacant
TERRAIN: Flat, 0-2 % slope
SOILS: Wyman and Landlow: good to imperfect drainage, high watertable
LAND USES: North: light industrial South: industrial
West: industrial East: Highway 59
GAS/ELECTRIC: Pacific Gas & Electric & Merced Irrigation District
WATER/SEWER: 12" water and 12" sewer in Cooper Avenue
STORM DRAINAGE: Served by 36" main on site; on-site storage may be required
SOLID WASTE: City of Merced
POLICE: Merced Police Department
FIRE: Merced Fire Department
RAIL: Union Pacific
ACCESS: Freeway 99 via 16th Street Interchange
DEVELOPMENT ISSUES: Flood plain; flood compliance required
OWNERSHIP: Dave Long
Hyway59 Properties, LP
13890 Looney Road
Ballico, CA 95303
(209) 442-4700
AVAILABILITY: For Sale; Call Broker
BROKER: Steve Tinetti
Tinetti Realty Group
2930 G Street

Merced, CA 95340
(209)-354-3838
OTHER:

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



Industrial Site 4

City of Merced * 678 W. 18th Street

