

NAME: Western Industrial Park, Cooper Avenue
APN: 059-450-035 and -036
AREA: 7 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, high watertable
LAND USES: North: agricultural 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 42" main; infill required for special flood hazard; 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: Pad elevated for flood compliance; booster pump; on-site detention basin
OWNERSHIP: EMSEE Transportatin Co.
Brad Whalen
P.O. Box 20636
Gilroy, CA
95023
AVAILABILITY: For Lease and Build to Suit
BROKER: none

OTHER:

Booster Pump: Possibility
On-Site Detention Pond: Possibility



Industrial Site 5

City of Merced * 678 W. 18th Street

