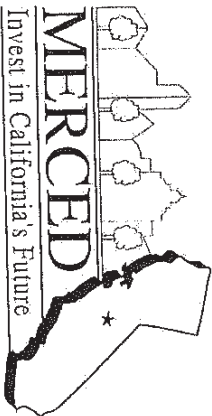


NAME: Western Industrial Park, Cooper Avenue
APN: 059-450-048, -049, and -050
AREA: 3.5 acres
LOCATION Western Industrial Park, West Merced
ZONING: Light Industrial (I-L) **GENERAL PLAN:** Industrial
PRESENT USE: Vacant
TERRAIN: Flat, 0-2 % slope
SOILS: Wyman and Landlow: good to imperfect drainage, high watertable
North: industrial South: vacant industrial
West: industrial East: industrial
LAND USES: Pacific Gas & Electric & Merced Irrigation District
12" water and 12" sewer in Cooper Avenue
GAS/ELECTRIC Served by 36" main on site; on-site storage may be required
WATER/SEWER: 12" water and 12" sewer in Cooper Avenue
STORM DRAINAGE: City of Merced
SOLID WASTE: Merced Police Department
POLICE: Merced Fire Department, ISO rating Class 2
FIRE: None
RAIL: Freeway 99 via 16th Street interchange
ACCESS: Flood plain; flood compliance required
DEVELOPMENT ISSUES: Dave Long
Hyway59 Properties, LP
13890 Looney Road
13890 Looney Road
Baillco, CA 95303
(209) 442-4700
OWNERSHIP: For Sale; Call Broker
AVAILABILITY: Steve Tinetti
BROKER: Tinetti Realty Group
2930 G Street
Merced, CA 95340
(209) 354-3838
OTHER: Enterprise Zone: May Be Required
Recycling Zone: May Be Required
Booster Pump: May Be Required
On-Site Detention Pond: May Be Required



Industrial Site 8

City of Merced * 678 W. 18th Street

